ior Resort PC 5/23/19 # 4 2 Pages Charlene Tim <charlene.tim@edcgov.us>



Fwd: El Dorado Senior Resort

Planning Department <planning@edcgov.us>
To: Charlene Tim <charlene.tim@edcgov.us>

Mon, May 20, 2019 at 8:08 AM

------ Forwarded message -----From: EdwardsJ <rocky5532@gmail.com>
Date: Sat, May 18, 2019 at 8:44 AM
Subject: El Dorado Senior Resort

To: <planning@edcgov.us>

Cc: <tiffany.schmid@edcgov.us>, <efernsanchez@edcgov.us>

John and Carol Edwards 5532 Crossbill Lane El Dorado, Ca 95682

May 15, 2019

County of El Dorado Planning and Building Department 2850 Fairlane Court Placerville, Ca 95667

RE: Conditional Use Permit CUP18-0009/

El Dorado Senior Resort

To whom it may concern,

We are writing this letter to express our concerns regarding the proposed development of the El Dorado Senior Resort. As a 17 year resident in Dorado Woods my wife and I have enjoyed living in this tranquil subdivision of 45 modest single family homes. Our home backs up to the property of the proposed development. Our family and many other residents in our neighborhood are extremely concerned with the proposed development of the El Dorado Senior Resort.

The immensity of the project is overwhelming and invasive to the residents. A massive 3 Story apartment building, a 3 story memory care hospital, several 2 story commercial buildings and multiple duplexes is unfathomable. This is not a Del Webb type senior single family homes development but a large commercial enterprise designed for maximum income potential while destroying the community it will overshadow. Other facilities like this are built away from residential homes for very good reasons. Ponte Palmero, Eskaton Village, New West Haven and Gold Country are just of few of many senior assisted living facilities located in strictly commercial areas and not alongside residential single family neighborhoods. **Developers of these care facilities and the County of El Dorado took into consideration the impact to the community prior to choosing a location.** Check with the local emergency personnel who respond to medical calls 24/7 at these facilities and you will understand why they are in their current locations. You will discover an inordinate amount of dispatched medical calls to these and other senior assisted care facilities frequently.

The sound of sirens and emergency vehicles throughout the day and night is not something the Dorado Woods residents should be exposed to.

Traffic on Koki Lane during the school year makes it difficult at best for residents to get in and out of the subdivision. It is not uncommon to see traffic backed up onto Highway 49 in both directions, not only in the morning and afternoon but on weekends as well for special events. To propose the development entrance and exit off of Koki Lane is beyond absurd. The additional traffic on Koki Lane could have a critical impact on getting emergency personnel and equipment to the school or the subdivision during already heavy volume times of the day. It is probably cheaper to use Koki rather than meeting the requirements Cal-Trans might have to have the access on Highway 49. It is not in the best interest of the public to use Koki Lane for this proposed development but it definitely is for the developer.

It is difficult to believe EI Dorado County would allow a virtual clear cutting of the property. What happened to the oak tree ordinance? Recently, I was informed that the county will let a developer cut all the trees he wants including heritage oaks if money is paid per tree. I hope that is not correct. Has the California Department of Fish and Wildlife signed off on this? Its understood some tree removal would be necessary to facilitate any building project but to remove to the extent shown in the mock drawing I received is unreasonable.

A development of this magnitude is a detriment to the residents of Dorado Woods. The additional noise from the 2 story commercial buildings, 3 story apartments, and the 3 story medical building will echo throughout our neighborhood day and night. Large commercial HVAC units, delivery and employee traffic in and out not to mention the intrusion of the lighting required for the parking lots and for security purposes will be overwhelming.

Understanding the property owners have the right to build within the county guidelines someone, has to protect the surrounding community from this type of over the top development that will destroy the quality of life of the residents in Dorado Woods. Who would purchase a home in this rural area with multi level towering buildings peering into their windows and 24/7 noisy activity reverberating throughout the subdivision?

The property values of our homes will plummet as soon as this proposed development breaks ground.

The best option would be a subdivision of affordable single family homes that would provide young working families the opportunity for home ownership. That would be a reasonable project that would be far less intrusive to the current residents of Dorado Woods. If this development is approved, the residents of this community will be receive a clear message from the El Dorado County Planning Commission that money talks and the homeowners quality of life in our County is categorically insignificant.

We ask that The El Dorado County Planning Commission reject the proposed development of the El Dorado Senior Resort recognizing the inconceivable and detrimental impact to the quality of life of the residents in the Dorado Woods.

Thank you for your time and consideration,

John and Carol Edwards

John Edwards Dorado Woods HOA President