

8/21/2020

Edcgov.us Mail - Fwd: DR20-0001/EI Dorado Senior Village

PC 8-27-20

Item #3

Julie Saylor <julie.saylor@edcgov.us>

3 pages



Fwd: DR20-0001/EI Dorado Senior Village

1 message

Planning Department <planning@edcgov.us>
To: Julie Saylor <julie.saylor@edcgov.us>

Fri, Aug 21, 2020 at 7:19 AM

----- Forwarded message -----

From: **Amanda Land** <amland17@gmail.com>
Date: Thu, Aug 20, 2020 at 9:20 PM
Subject: DR20-0001/EI Dorado Senior Village
To: <planning@edcgov.us>

Hello,

Please review the attached letter with our concerns regarding DR20-0001/EI Dorado Senior Village at Parcel Numbers 331-221-30 and 331-221-32.

Thank you,
Marcus and Amanda Land
Crossbill Lane
El Dorado, CA 95623

 **DR20-0001 EI Dorado Senior Village Letter.pdf**
33K

County of El Dorado Planning Commission
2850 Fairlane Court
Placerville, CA 95667

RE: DR20-0001/El Dorado Senior Village

To Whom It May Concern,

We are Marcus and Amanda Land. We own a home on Crossbill Lane, El Dorado, CA 95623 and have many concerns with the proposed project bordering our property at Parcels 331-221-30 and 331-221-32.

We understand that development of this property will occur, but we have concerns regarding the scale and type of project, and hope our concerns can be addressed prior to project approval. We are most concerned with the impact on our current community from Mr. Davies' plan.

As addressed previously before the Planning Commission during public meetings in 2019, Mr. Davies had consistently neglected the fire safety of the property. As I write this, the air is filled with smoke and hundreds of wildfires rage across California, with several of our friends under mandatory evacuation orders. Mr. Davies has had the property weed-whacked once in the three summers we have owned our house, but has done nothing to reduce the "vertical fire ladder" by trimming trees. The one and only time the property has been weed-whacked behind our house was last month, seemingly only in an attempt to keep up appearances in front of the Planning Commission in anticipation of the upcoming public hearing on August 27, 2020.

Mr. Davies seems to have little interest in our local community. The property owners are from the Bay Area with no personal investment in our community or El Dorado County, other than this property. The proposed projects for this site (first CUP18-0009/El Dorado Senior Resort and now DR20-0001/El Dorado Senior Village) have not been scaled for our neighborhood or rural county. Mr. Davies has completely ignored the draw of El Dorado County - it's "small town" feel. Mr. Davis is demonstrating his lack of concern for the local community by attempting to use California SB 35 to by-pass local authorities and community input. He is attempting to pack in as many people as possible to make as much money as possible and then leave town, ignoring the community he is impacting.

We are concerned with the traffic that 149 units and 2 commercial buildings will bring to our neighborhood. As a house bordering Koki Lane, we are aware of the high speed at which the high school students drive down Koki Lane. An increase of residents in the area would lead to higher vehicle and pedestrian traffic that Koki Lane and Pleasant Valley Road are not equipped to handle.

Mr. Davies had made previous concessions under CUP18-0009/El Dorado Senior Resort to our requests regarding the multi-story Commercial Building #2, but with DR20-0001/El Dorado Senior Village, Commercial Building #2 is once again a multi-story building directly bordering our backyard with zero offset from our fence noted. The plans for a second level would be an eyesore, and intrude on our privacy. Our backyard will be unappealing with hotel guests looking down on us. Mr. Davies has also deemed our fence line an appropriate location for apartment building dumpsters. We have lived in apartments, the dumpsters are always located as far from the apartments as possible because they are unpleasant to be near, the smell is horrific and the noise of the lids banging open and close at all hours is irritating. For these same reasons, we do not want them against our fence.

Low income housing, especially apartments, typically bring higher crime rates to an area. We are concerned with our quiet neighborhood having an influx of crime.

We would find the plans to develop this property less objectionable if it was single-story, family homes. A design such as this would match our existing neighborhood more closely.

We hope Mr. Davies will be amenable to our concerns and withdraw his existing proposal. The existing proposal will do nothing but lower our property values and force us to seek a home elsewhere. Our goal is not to stop the development of this property, but to find a solution that will benefit the community as a whole.

Thank you for your attention to these concerns,

Marcus Land and Amanda Land
Crossbill Lane
El Dorado, CA 95623