

8/26/2020

Edcgov.us Mail - Fwd: El Dorado Senior Village (DR20-0001)

PC 8-27-20
Item #3



Julie Saylor <julie.saylor@edcgov.us>

Fwd: El Dorado Senior Village (DR20-0001)

1 message

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

Wed, Aug 26, 2020 at 7:23 AM

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

From: **Morgan Edwards** <rockmorg55@yahoo.com>
Date: Tue, Aug 25, 2020 at 8:01 PM
Subject: El Dorado Senior Village (DR20-0001)
To: planning@edcgov.us <planning@edcgov.us>

Commissioners,

I am sending this correspondence requesting the Planning Commission reject the request for streamlined ministerial Design Review Permit in accordance with provisions of SB 35.

The scope and size of this proposed development is beyond reasonable. It is obvious the developers are committed to build the largest, most imposing project that can be squeezed onto the 8 acre parcel. The intent of the group of realtors from the bay area is to build it, sell it and get out of town. Mr. Davies stated last year on July 15, 2019 at the only meeting the residents of Dorado Woods had the opportunity to attend with the developers, to date, that the intent was not to own or manage the property after development was completed.

There has been no communication with the surrounding residents concerning the current project from the developers. We received no information about the current proposal from the developers concerning design, size, capacity, age restrictions, traffic, nothing. We have had no opportunity to comment or discuss any aspect of the new design. The only reason we have any information about the new project is the fact that we continuously monitored the Planning Commissions calendar and Mr. Purciel's letter that was sent to some of the residents about this meeting.

The size of the buildings, placement of trash dumpsters at the back fences of the Crossbill Lane homes, parking areas that will be lit up all night and the substantial impact on the current gridlock that occurs several times a day on Hwy 49 and Koki Lane while school is in session, will be overwhelming. All of us understand the property will be developed eventually, all we ask is for consideration to be given to the surrounding residents in the form of communication, input and the a willingness to modify the size of the project.

By trying to qualify for the California SB 35 designation the developers intend to circumvent the Planning Commissions ability to administer the county's zoning laws, ordinances, rules and regulations concerning land use and ensuring the implementation of the General Plan.

I ask that the commission adhere to the General Plan policies concerning Level of Service "F" conditions that currently exist on the Hwy 49 Corridor and reject this proposal.

Thank you for your consideration,

John Edwards

8/26/2020

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Item #3
2 pages



Julie Saylor <julie.saylor@edcgov.us>

Fwd: El Dorado Senior Village project

1 message

Natalie Porter <natalie.porter@edcgov.us>
To: Julie Saylor <julie.saylor@edcgov.us>
Cc: Breann Moebius <breann.moebius@edcgov.us>

Wed, Aug 26, 2020 at 1:13 PM

Hi Julie -

Here's the email from Caltrans regarding the El Dorado Senior Village project.

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

From: **YOUNT, KEVIN J@DOT** <KEVIN.YOUNT@dot.ca.gov>
Date: Tue, Aug 25, 2020 at 2:00 PM
Subject: El Dorado Senior Village project
To: Tia Raamot <tia.raamot@edcgov.us>, Natalie.Porter@edcgov.us <Natalie.Porter@edcgov.us>

Tia and Natalie

I wanted to reach out and let you know that Caltrans will not be in attendance at Thursdays Planning Commission Meeting. Caltrans has reviewed and has worked with El Dorado County on this project. The project has been modified so that peak hour impacts are at acceptable levels, which is acceptable to Caltrans.

If you have anything further to discuss please feel free to contact me, my contact information is below.

Kevin Yount

Branch Chief, Transportation Planning – East

Division of Planning, Local Assistance & Sustainability

Office: (530)741-4286

Mobile: (530)513-0584

Email: kevin.yount@dot.ca.gov

www.dot.ca.gov/d3/

For real-time highway conditions: <http://quickmap.dot.ca.gov/>



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8/26/2020

Edcgov.us Mail - Fwd: El Dorado Senior Village project

Natalie K. Porter, P.E., T.E.
Senior Traffic Engineer

County of El Dorado
Community Development Services
Department of Transportation, Long Range Planning
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