

Hello,

I am writing today with a number of concerns regarding the proposed ELS Development on the El Rojo Grande Ranch property located just down the hill from West Sedona on State Rt. 89A.

Since this Development will require a **Zoning change** from Residential (2 acre per home site) to PAD Zoning, we citizens have an opportunity to voice our opinions and concerns. So, this is the time to take a good hard look at the way we want our community to grow. I have studied the **Yavapai County Comprehensive Plan** and found a number of instances where this proposed development is in direct conflict with the stated goals, objectives and recommendations in the plan.

This proposed development will be composed of **628 mobile (double-wide) homes** and **60 RV slips** for a total of **688 home sites**. This density is quite high and as there are typically two people per homesite, we are looking at approximately **1376 residents**, each owning and driving a car. So let's start with traffic. These are my calculations.

***Traffic-** 1376 resident cars x 2 trips/day = **2752 more cars per day** on the road into Sedona or Cottonwood. Traffic turning into and out of this development will demand a new traffic control device of some sort. And as we are already struggling with long lines of cars, long waits and upset residents and visitors throughout the whole area, this will just serve to significantly increase the angst. Traffic is the # 1 hot issue for the Sedona area as evidenced by the Sedona In Motion (SIM) controversy. We must make sure that all development serves the greater good of the community.

***Water-** A residential development of this size will use large quantities of water. Although the company did testing of water capacity for a few days this summer, I am quite concerned that this will put an enormous strain on our dwindling groundwater supply. The existing wells produce far short of what will be needed by 680 homesites, and new wells could jeopardize the flow rates.

*** Sewage-** I have been told that the Sedona Sewage Treatment Facility was NOT agreeable to hooking up to this development, therefore ELS would build their own sewage plant and **the effluent would probably be discharged into the ground right there on site. This is exactly where the wells for the drinking water are located.**

These drilled groundwater wells are where the drinking water for the existing neighborhoods comes from. Pumping even treated sewage directly into the area water table where the drinking water comes from is not sound science. Or will they discharge the effluent into Dry Creek? Also not acceptable, because some of these groundwater wells are merely 350 feet from Dry Creek.

* **Scenic corridor-** State route 89A, as it runs by El Rojo Grande Ranch, is an ADOT designated Scenic corridor. This designation is reserved for outstanding areas of natural beauty. We talk about wanting to keep the gateways to Sedona appropriately open. This densely packed mobile home park will not be the message that our residents and visitors want to see as they drive this scenic corridor.

***Riparian area-** This property has the Dry Creek Riparian area all the way through the acreage. Riparian areas are considered sensitive areas according to the Yavapai County Comprehensive plan. Arizona has very little of its riparian lands still intact and natural. This riparian streambank has flora and fauna not found in the dryer uplands that cover most of Yavapai County. The stream runs seasonally, with large flash floods in the monsoon season and from steady runoff from snow in the spring. This sensitive area needs to be protected from the effects of construction, bridge building, yard and road runoff containing pesticides, herbicides, oils and other toxic substances that harm amphibian and other riparian life.

***NOT Affordable Housing** - This development will not alleviate the affordable housing dilemma. Most ELS developments are age qualified, generally 55 years of age and up. Most who live in Sedona Shadows (the current ELS development) are retired people and part time second home residents, which indicates the development will probably not house the service workers for whom affordable housing is needed.

And if you drive through Sedona Shadows, you will see many homes for sale, for **very** low prices. That is because many of the current residents are desperate to get out from under the unusually high monthly rents charged by ELS. These rents, which have tripled since ELS bought the existing Sedona Shadows development go up often, and some rents are already at \$1,000/ month or higher.

To conclude:

Since this land has not been purchased yet, and is only in escrow, now is the time to say “No” to this inappropriate land use.

This land is zoned for a much lower density now, which is clearly more compatible with the Yavapai County Comprehensive plan. The city of Sedona and Yavapai County have been talking about slowing things down while we all catch up with the problems that already exist such as traffic, water and sewage and just how to “Grow Smarter,” as amended in the Comprehensive plan.

There will be other, better options for this exquisite piece of land that welcomes all of us into Sedona. **Let’s not spoil this treasure for ALL TIME with this development.**