



Stonelake Master Association

Feedback by Members – January 29, 2019

Members of the Homeowner's Association brought up the following topics:

CONS:

1. Increase in traffic due to hospital guests, students, employees and emergency vehicles coming and going to/from the hospital.
2. Concern over increased parking in the Stonelake residential neighborhood streets from the overflow of the hospital patients/employees/workers/guests. There are already complaints about some crowded streets.
3. Members were concerned not only about an increase in the car traffic, but also increased noise due to ambulances and medical helicopters.
4. Many members expressed concern that the increased traffic and patients would cause safety issues.
5. With the possible increase in traffic and increase in individuals roaming in the Stonelake neighborhood, security will be a major issue.
6. Concerns that the hospital is at the southwestern corner of Elk Grove, which makes it a "hard to get to" location. To get to is from eastern Elk Grove would require a lot of time on city streets. It is not located in a central spot.
7. Concern over the lack of response from the investor, and the city of Elk Grove mayor/staff. Announcement of the hospital was in December 2018 with plans of breaking ground in 2019, and an opening in 2020. With such an announcement, there must have been preparation and talks among the investor and Elk Grove city officials in previous months. Why we were not notified of such a project? What are they hiding?
8. No outreach from city. Members want the city to be responsive and informative as to any hospital plans. Members felt the city should have reached out to the community well in advance of the December announcement. There is suspicion that the Elk Grove city staff is ramming this project through by changing the "zoning" of the Stonelake landing area to accommodate and justify the hospital's

presence. Although the Elk Grove city council meets in public to make any changes, most folks do not attend these meetings.

9. Concerns regarding transients in the Stonelake residential area. Knowing that hospitals have a policy to discharge patients out of the hospital, regardless of patient having a home or homeless, for the homeless, it is possible that they will roam Stonelake residents and find shelter. We have several public parks, with restrooms.
10. Quality of life is always detrimentally affected by congested conditions.
11. Concerns over building an 11-13 story glass-faced hospital. Is there a height restriction in Elk Grove? This and some of the 5 story building will be bordering the Stonelake residents, which means that the view of some Stonelake resident's back yards and overhead views of their house will be accessible from the hospital and its buildings.
12. Four hospitals already exist in the area. Another hospital is unnecessary.
13. Crime increases with congestion and outsiders.
14. Concerns that the hospital will bring in investors to purchase Stonelake homes for rental property. Non-owner occupied properties are usually not very well kept up. Thus there is a concern that property values will decrease.
15. Construction noise will be long lasting and disruptive.
16. CC&R Violations
17. Stonelake has a CCR rule that properties cannot be rented out by the room, and that the whole property must be rented out as a single family residence for no less than 30 days. This rule was put in place to prohibit renting out rooms and prohibit the "air-bnb" approach. With the presence of the Medical/Pharmacy school, residence are already complaining that some homes are renting out rooms to students. Concern that as homes are renting out rooms to students, there could be additional noise and additional parking problems.

Homes being rented out. Members expressed concerns that homes would be bought and rented out subdivided to rent rooms to students, which is impermissible in accordance with the CC&Rs.
18. Disturbance of wildlife and sanctuary. Many members bought properties because of the wildlife and sanctuary. Building the hospital would disturb and destroy the wildlife.

19. 100-year moratorium already exists on construction in the area.
20. Congested conditions lead to lack of community involvement.
21. Members were concerned about who and for what purpose this hospital is truly meant.
22. Members doubt that the company is financially solvent.
23. Possibility of gang related activity and/or violence pertaining to a patient or potential patient.
24. The area was always intended for no more than light industry.
25. Members wondered if more land was going to continue to be swallowed up by the hospital and similar businesses in the future.
26. The hospital, with its hazardous waste and medical rubbish, could be a target for bioterrorism.
27. Bio waste. Members expressed concerns about not only human waste from transients who will be discharged into the community, but also biological waste produced by the hospital.

PROS:

1. Property values near other hospitals have not been affected.
2. For the folks in favor of a gated community, the problems that the hospital could bring might make Stonelake Community reconsider gating the community.
3. For some folks that believe Stonelake is not enforcing the CCRs, the increase in hospital activities may force Stonelake to enforce the CCRs, i.e. renting out rooms.

MISC

1. Some members suggested alternate locations for new hospital.