

From: Larry Rolla <rollaskate@gmail.com>
Sent: Monday, May 12, 2025 12:42 PM
To: BOS-District III; BOS-District V; BOS-District IV; BOS-District II; BOS-District I; BOS-Clerk of the Board
Subject: Dickson Parcels -File 25-0373, Item # 29 on the May 13th, Agenda
Attachments: Dickson Parcels .pdf

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Diamond Springs / El Dorado Community Coalition
Larry Rolla to BOS
05/12/2025

Regarding: Dickson Parcels -File 25-0373, Item # 29 on the May 13th, Agenda

Dear El Dorado Board of Supervisors,

I am writing regarding the General Plan amendment and Rezone of APNs 329-221-032 & 329-221-034. In the historic towns of Diamond Springs and El Dorado we live with a very limited road capacity which at times measures Level of Service F. In the case of fire or emergency evacuation these towns become a choke point for residents in the area and also our neighbors to the East coming down Pleasant Valley Rd.

In addition, the county has approved the following projects in the immediate area, Diamond Springs Village Apartments (Phase I) along with yet to be approved Phase II, El Dorado Haven (Mercy) and the Diamond Springs Community Park off of Oak Dell Rd. These projects are only going to add to the traffic congestion on Hwy 49. In the case of an emergency evacuation, we are going to be at grid lock with people's lives in danger as a result of inadequate road capacity. Oh, and let's not forget the Dorado Oaks projects that would put 382 homes right in the center of Diamond Springs.

I have yet to see a traffic modeling exercise with above new projects factored in that would give the current residents comfort knowing we can exit our properties in a timely fashion without endangering lives.

In looking at the rezoning request of these two parcels in light of the above infrastructure limitations we live with, I feel the right thing to do is err on the side of public safety and allow these two parcels to be zoned as single family residential. We should not be adding to an existing public safety issue unless we have solid data showing we have sufficient emergency infrastructure.

Respectfully,

Larry Rolla



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