



## Diamond Springs and El Dorado Community Advisory Committee

Committee Members:  
Patrick Klein, Chair  
Meredith A. Stirling, Vice Chair  
Mac Cameron  
Carl M. Hillendahl  
Larry Patterson  
Gloyd "Bud" Zeller

May 20, 2024

El Dorado County Board of Supervisors

330 Fair Lane

Placerville, CA 95667

RE: **CUP23-0014** - Mental Health Treatment Center (Compassion Pathway Behavioral Health / Dr. Ifeanyi Ezeani): A Conditional Use Permit to authorize a 12-bed community care/mental health facility located at 6840 Oak Ln, Placerville.

and

**PA24-0006** - Diamond Village - Phase 2 - (SB-35) (Sergei Oleshko/ SNO Foundation/ Millennium Planning & Engineering): A Pre-Application to construct 32 affordable housing ("apartments") units.

and

**DR24-0001** - DERODEFF RESIDENTIAL ACCESSORY STRUCTURE

(Morgan DeRodeff/ Irons in the Fire Enterprises/ Omar A Abu-Yaseih): A Design Review to construct a residential accessory structure. The proposed new structure would expand a legal, non-conforming, structure/use.

Attn: County Planner: Benjamin Koff

Dear Mr. Koff,

At our meeting held on Thursday 05/16/2024 the Diamond Springs and El Dorado Community Advisory Committee (CAC) considered the projects for the **CUP23-0014** - Mental Health Treatment Center (Compassion Pathway Behavioral Health), **PA24-0006** - Diamond Village - Phase 2 - (SB-35) (Sergei Oleshko/ SNO Foundation/ Millennium Planning & Engineering), and **DR24-0001** - DERODEFF RESIDENTIAL ACCESSORY STRUCTURE (Morgan DeRodeff/ Irons in the Fire Enterprises/ Omar A Abu-Yaseih). It was determined all three projects adhere to the "Missouri Flat Design Guidelines". Our committee is in support of a waiver of the covered parking requirement for the Diamond Village - Phase 2 project.

The Committee voted in support of the projects with suggested design improvement considerations involving pedestrian traffic crossing on Forni Road for the Mental Health Treatment center, traffic, and consideration of the new fire severity map for the housing development as it is clear when Black Rice road is opened up and occupancy increases will require additional traffic controls, and changes in color and window framing added to support the historical appearance of the accessory structure.



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There was additional public comment during our meeting regarding traffic concerns and the high-speed environment of vehicle travel near the point of access from the proposed **CUP23-0014** Mental Health Treatment Center onto Forni Road. The entrances to the facility have not yet been clearly defined but the state of the current vehicle traffic in the area, paired with an increase in pedestrian traffic, is a concern to our community. This concern involves both the safety of pedestrians and the potential for vehicle injury and accidents.

A common concern for our community involving traffic flow was raised as an issue needing to be addressed as the **PA24-0006** Diamond Village - Phase 2 moves forward. Public members feel it is imperative the traffic be directed with the new parkway in Diamond Springs. As occupancy increases the traffic on Black Rice Lane where it enters Highway 49 will require a traffic management solution. Concerns were voiced regarding traffic back up at Missouri Flat Road and Fowler Lane as well.

The **DR24-0001** - DeRodeff/ Irons in the Fire Enterprises residential accessory structure falls within the Historical Overlay and does not easily represent a historical image in design. This can be resolved with color changes and minor additions involving historically sensitive changes to align with the neighboring community. The representatives of the Irons in the Fire LLC have indicated they are willing to update the colors and to add window framings consistent with the historical design guidelines.

These concerns are important to our community members and the CAC. Thank you for granting the Diamond Springs and El Dorado Community Advisory Committee the opportunity to review and comment upon the project.

If you have any questions or require additional input, please don't hesitate to contact me.

Thank you.

*Patrick Klein*

Patrick Klein, Chairman

cc: Ms. Wendy Thomas, Supervisor District 3

Ms. Lexi Boeger, Planning Commissioner District 3