

PC 6/22/17

#3

2 pages

Charlene Tim <charlene.tim@edcgov.us>



Piedmont Oak Estates

jim davies <j854davies@att.net>
Reply-To: jim davies <j854davies@att.net>
To: Char TIM <charlene.tim@edcgov.us>

Sun, Jun 18, 2017 at 4:50 PM

Charlene,

Here is an interesting letter of support which indicates her desire to open a business which will bring a few jobs to the neighborhood. I've reached out for these letters from several sources, some of whom are willing to make strong commitments. I'll send more as well and would like them to be added to the case file.

Thanks

Jim Davies

----- Forwarded Message -----

From: Shirley Parker <sparker07@comcast.net>

To: Jim Davies <j854davies@att.net>

Sent: Sunday, June 18, 2017 4:33 PM

Subject: Trip to Placerville on Thursday

Hi Jim,

This hot weather is doing me in ! I'm crouched in my house in the air conditioning.....So my question is how important is it that I join the group going to Placerville on Thursday ? If you really think I can make a bit of a difference (however slight) I will gladly come (assuming you have air conditioning in your truck??)If you think my presence and 3 minute talk will not do anything more than my letter to swing opinions then I will pass on joining you on Thursday because I know it will be even hotter in the Sacramento area. Please let me know your honest opinion because I'm OK with going if I can make the slightest difference.

Shirley

letter from Parker.docx
15K

Shirley Parker
sparker07@comcast.net

June 15, 2017

Dear Mr. Davies and Ms Chang,

Thank you for your letter updating me about the proposed development of Piedmont Oak Estates. I fully support your project and the layout that you've proposed. As an owner of Eldorado Senior Housing, I hope that your project receives approval as I can see how Piedmont Oak Estates can help to support our up-coming venture.

I hope that this development gets under way as soon as possible and I'm glad to hear that you plan on enlarging the commercial aspect. I would like to open a small business in your project, if you still have room. My preference is a self- service laundry mat and a dry cleaning drop off business to serve the residents in that area. I ran this type of business in Moraga and regret that I sold it many years ago. This business does very well around projects similar to what you are proposing.

I would plan on my son moving into the project and running the business and employing 4 or 5 people from the area to staff the business. I might even elect to move into one of your smaller units myself as my retirement home.

As soon as you have planning approval and know a start date I would appreciate it if we could plan a meeting to discuss details.

Yours Sincerely,

Shirley Parker

6/20/2017

Edcgov.us Mail - Fw Piedmont Oak Estates

PC 6/22/17
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Charlene Tim <charlene.tim@edcgov.us>

Fw Piedmont Oak Estates

Jim Davies <j854davies@att.net>
Reply-To: jim davies <j854davies@att.net>
To: Char TIM <charlene.tim@edcgov.us>

Sun, Jun 18, 2017 at 5:13 PM

Charlene,

Here's another letter of support and someone willing to hire a few people from the immediate area.

Jim Davies

----- Forwarded Message -----

From: Clay Rodrigues <crodrigues@divcap.net>
To: Jim Davies <j854davies@att.net>
Sent: Saturday, June 17, 2017 10:04 AM
Subject: RE: Piedmont Oak Estates

No problem Jim. I would love to support your project.

-----Original Message-----

From: Jim Davies [mailto:j854davies@att.net]
Sent: Saturday, June 17, 2017 8:39 AM
To: Clay Rodrigues
Subject: RE: Piedmont Oak Estates

Clay. I have the public hearing before the planning commission this coming Thursday. I'd like to say that you have shown an interest in setting up a mortgage office there. If so also like to say that you will hire a couple of the local people secretary or maybe processors? It will help to show benefits for the county. What do you think Sent from my iPhone

6/20/2017

Edcgov.us Mail - Fw: Letter for Placerville

PC 6/22/17

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2 pages

Charlene Tim <charlene.tim@edcgov.us>



Fw: Letter for Placerville

jim davies <j854davies@att.net>
Reply-To: jim davies <j854davies@att.net>
To: Char TIM <charlene.tim@edcgov.us>

Sun, Jun 18, 2017 at 5:17 PM

----- Forwarded Message -----

From: Hector Rodriguez <hector6588@att.net>
To: "j854davies@att.net" <j854davies@att.net>
Sent: Friday, June 16, 2017 2:07 PM
Subject: Fwd: Letter for Placerville

Sent from my iPad



letter from Rodriguez.docx
13K

June 15, 2017

Dear Mr. Davies

Thank you for contacting us regarding your project in Diamond Springs. As we mentioned to you, we would like to say that we are supportive of the project. We currently own a small high-end car wash in Dublin and would like to expand to your property as well. We are also involved with other ventures there in El Dorado County and will be happy to open a business in Piedmont Oak Estates once you are ready and we will commit to hiring at least 10 – 15 local people. Our business in Dublin is over 15 years old and we have been very successful, even during the drought times. We will also be moving to the area, and since it is just my wife and myself, will be happy to live in either one of the small homes or even one of the larger homes on your property. I would like to buy the lot only and will hire people there in the area to build the house. We will be selling our house, so we will pay cash for the lot.

Please keep us informed of your progress.

Hector and Lourdes Rodriguez

PC 6/22/17
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Charlene Tim <charlene.tim@edcgov.us>

Piedmont Oak Estates

jim davies <j854davies@att.net>
Reply-To: jim davies <j854davies@att.net>
To: Char TIM <charlene.tim@edcgov.us>

Sun, Jun 18, 2017 at 5:19 PM

Charlene,

Another letter of support from one of the neighbors...

Thanks

Jim Davies

----- Forwarded Message -----

From: Gerald Caditz <gmcaditz@gmail.com>
To: jim davies <j854davies@att.net>
Sent: Friday, June 16, 2017 2:22 PM
Subject: Re: Piedmont Oak Estates

Mr. Davies:

Obviously a lot of work and thought has gone into the current plan.

I think it would be a real asset for our neighborhood.

Hopefully your plan will be approved promptly.

Jerry Caditz

On Thu, Jun 15, 2017 at 11:15 AM, jim davies <j854davies@att.net> wrote:

Hi Mr. Caditz,

I am attaching a copy of my proposed development that is on the Planning Commission Agenda for a public hearing on June 22, 2017. I am proposing a development of 75 units (down from 104 units as proposed earlier) of single family detached homes. Since you are an immediate neighbor, just across Black Rice Road, I would appreciate it if you could take a look at it and let me know what you think. I will forward your answer to the planning commission so they will know how you feel about it as well. I've received a unanimous vote of approval from the Diamond Springs and Eldorado Advisory Committee, the approval from the Black Rice Road Committee and a few other neighbors as well as several businesses in Diamond Springs, but would also like your honest opinion of the project and it's layout. Please get back to me as soon as possible, as I need to send it to the commissioners before the hearing date.

Thank you

Jim Davies (925) 984-1222

6/20/2017

Edcgov.us Mail - Piedmont Oak Estates

PC 6/22/17
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Charlene Tim <charlene.tim@edcgov.us>

Piedmont Oak Estates

jim davies <j854davies@att.net>
Reply-To: jim davies <j854davies@att.net>
To: Char TIM <charlene.tim@edcgov.us>

Mon, Jun 19, 2017 at 12:31 PM

Charlene,

Here's a better letter from Clay Rodrigues than what I forwarded to you yesterday regarding opening a business on the project. Can you post this instead of the other, since it is a little more specific.

Thanks,

Jim Davies

----- Forwarded Message -----

From: Clay Rodrigues <crodrigues@divcap.net>
To: Jim Davies <j854davies@att.net>
Sent: Monday, June 19, 2017 11:27 AM

Jim

Thanks for keeping me informed regarding your project in El Dorado County. As you know, we have a desire to assist you with this project and, although it is too soon to be more specific or to even give a firm commitment, I'm sure that we will want to staff an office in there with at least 1 loan agent and 2 office support staff members, possibly even more, but we'll start conservatively for now. Please keep me informed and good luck with the hearing this week. I hope you get it through, this is a nice project and promises to be very successful..

Thanks.

Clay



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6 pages

Charlene Tim <charlene.tim@edcgov.us>



Fwd: From the DSEDCAC re: Piedmont Oaks/DS Parkway

The **BOSTHREE** <bosthree@edcgov.us>

Mon, Jun 19, 2017 at 2:07 PM

To: Char Tim <charlene.tim@edcgov.us>

Cc: Brian Veerkamp <brian.veerkamp@edcgov.us>, "Peterson, Erik" <epeterson8101@comcast.net>, Robert Smart <rsmart41@comcast.net>, Jeffrey Hansen <jhesq@earthlink.net>

Hi Char,

Per the email below from our Diamond Springs El Dorado Community Advisory Committee, please attach the items and email to the Planning Commission item regarding Piedmont Oaks project.

Thank you!

Kathy

Kathy Witherow

Assistant to Supervisor Brian K. Veerkamp
District Three - El Dorado County
530.621.5652

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

From: **Erik Peterson** <epeterson8101@comcast.net>

Date: Fri, Jun 16, 2017 at 4:26 PM

Subject: From the DSEDCAC re: Piedmont Oaks/DS Parkway

To: Kathy Witherow <bosthree@edcgov.us>

Cc: Robert Bob Smart <rsmart41@comcast.net>

Kathy,

Per our conversation earlier today, I am sending you a letter and two attachments to include for dissemination to all El Dorado County Planning Commissioners. The letter is regarding the Piedmont Oaks project and the Diamond Springs-El Dorado Community Advisory Committee's concern about protecting any possible, future, easterly extension of the Diamond Springs Parkway project, as it related to the Piedmont Oaks project.

The letter was previously sent to your office, dated February 17, 2017 and was addressed to Supervisor Veerkamp and cc:ed to District 3 Planning Commissioner Jeff Hansen, prior to a March meeting of the Planning Commission. The DSEDCAC understands that the Piedmont Oaks project is scheduled to come before the Planning Commission again on June 22, 2017. The DSEDCAC requests that our February 17, 2017 letter, and their associated attachments, be disseminated to all EDC Planning Commissioners, prior to their June 22, 2017 meeting, for review.


I am including in this email three attachments in total. Please let me know if there are any problems with opening the attachments or you have any questions.

Thank you for your assistance in this important matter.


Regards,

Erik Peterson, Secretary
DSEDCAC

3 attachments

 **CommLr to Brian Piedmont Estate Feb 2017.pages.zip**
319K

 **Dave Sp. statua note.pages.zip**
188K

 **DS connector Scan.pdf**
532K



**DIAMOND SPRINGS AND EL DORADO
COMMUNITY
ADVISORY COMMITTEE**

District III Supervisor Brian Veerkamp
330 Fair Lane
Placerville, CA 95667

Re: Piedmont Oak Estates, and the Diamond Springs Connector

February 17, 2017

Dear Supervisor Veerkamp;

At the last meeting of the El Dorado-Diamond Springs Advisory Committee we received a presentation from the proponent of "Piedmont Oak Estates", a tentative subdivision proposal for the property east of Hwy 49 and north of Black Rice Rd in Diamond Springs, and we were concerned that there didn't appear to be any consideration given to the future extension of the Diamond Springs Parkway as identified in the "Diamond Springs and El Dorado Mobility and Livability Community Plan", approved by the El Dorado County Transportation Commission in February, 2014. We were especially concerned that the subdivision as proposed has the main entrance coming directly off of the proposed Hwy 49/ DS Pkwy intersection, as the fourth leg of the intersection. This subdivision is proposed to have private streets, with a gated entry way, effectively making this a private driveway as the easterly leg of a signalized arterial intersection. This configuration would most certainly preclude any future extension of the Pkwy to the east.

Since the BOS and the Transportation Commission adopted this study in 2014, we would think it appropriate that County staff would incorporate this segment into its transportation planning efforts, and begin taking the steps to protect the future alignment from land development encroachments, and perhaps go through a formal route adoption process. We understand that a similar proposal was made in the early 90's that did not meet with wide support, but times have changed, and congestion has worsened, and preserving corridors would be an important function of land use and transportation planning.

We understand that there may have been an analysis of this easterly extension performed by DOT staff subsequent to the Transportation Commission Report of which our Advisory Committee was not aware, and the plan may have been rejected by the Board of Supervisors. If that was the case, we request that

we receive formal notification to that effect. Otherwise, we request that Transportation and Planning staff be directed to formally analyze this route, and to take the steps necessary to protect this corridor from future encroachment through a route adoption process, and that the corridor be incorporated into any future land use decisions. It is acknowledged that the Mobility report concluded that the Parkway extension (or Diamond Springs Connector as it was referred to in the report) would not be needed until sometime around 2035, but if the County fails to plan for it and protect the corridor now, it will be impossible to build when it becomes necessary.

It is important to note, that our committee did not have any objections to a proposed subdivision at this location per se, but we were very concerned about the potential for the current configuration of this proposed subdivision to thwart the implementation of a significant component of transportation planning for the Diamond Springs area, and we also question whether it is appropriate public policy to have the entrance to a private gated subdivision as the fourth leg of a major signalized intersection, two legs of which are State Highway 49. We request that a condition of approval be added to this project that reconfigures the entrance to be able to be readily reconfigured in the future to work with the Parkway extension, and that any future right of way necessary for the extension that is located on the Piedmont Oaks Estates property be offered for dedication on the subdivision Final Map.

It is our understanding that this project is scheduled for a hearing before the Planning Commission on March 9, 2017, so time is of the essence if the corridor for the Diamond Springs Connector is to be protected.

Sincerely,

Robert A. Smart, Jr. Chairman

Attachments: 1. Email correspondence from David Spiegelberg
2. Excerpt from "Diamond Springs and El Dorado Area Mobility and Livable Community Plan" showing Diamond Springs Connector future alignment

cc: Jeff Hanson, District 3 Planning Commissioner

From: Dave Spiegelberg <dave.spiegelberg@edcgov.us>
To: jim davies <j854davies@att.net>
Cc: Rommel Pabalinas <rommel.pabalinas@edcgov.us>
Sent: Friday, January 20, 2017 11:57 AM
Subject: Re: Revised Condition of Approval (Pleasant Valley Road and Racquet Way)

Jim - as I understand the situation, the County has obtained (or is in the process of obtaining) full public rights to a portion of Black Rice Road for approximately 250 feet near SR49. This was necessary to "re-connect" Black Rice Road to the re-aligned / re-profiled SR49. It has nothing to do with extending Diamond Springs Parkway east of SR49.

Currently, the County has no plans to extend Diamond Springs Parkway east of SR49. As you are aware, Diamond Springs Parkway will intersect SR49 opposite your Road A. If there were any plan to extend Diamond Springs Parkway to the east, we would have advised you in the TM process.

Any future thought by the County (or Developers) to extend Diamond Springs Parkway to the east of SR49 would be an entirely new project, subject to notifications, environmental review, and full public disclosure under the California Environmental Quality Act (CEQA).

Dave W. Spiegelberg, P.E.
Senior Civil Engineer

County of El Dorado
Community Development Agency
Transportation Division, Development Section
2850 Fairlane Court
Placerville, CA 95667
530-621-6077 / 530-957-3521 (cell) / 530-295-2655 (fax)
dave.spiegelberg@edcgov.us

properties and minimizing the potential impacts to cultural, historic, environmental, and community resources.

Results of the traffic analysis done for the proposed Diamond Springs Connector indicate that the connection would have a 2035 PM peak hour roadway volume of 1,060 vehicles/hour. This results in a reduction of traffic on both Pleasant Valley Road east of Diamond Road (1,870 vehicles/hour with the CIP roadway network versus 1,050 vehicles/hour with the Diamond Springs Connector) and Missouri Flat Road from China Garden Road to Pleasant Valley Road (SR 49) (1,410 vehicles/hour with the CIP roadway network versus 1,120 vehicles/hour with the Diamond Springs Connector). However, there is no significant difference on Pleasant Valley Road traffic volumes west of Missouri Flat Road which indicates the traffic reduction is pass through and commuter vehicular traffic heading to and from US 50 and the Pleasant Valley/Sly Park region and not traffic going through Downtown Diamond Springs or Downtown El Dorado.

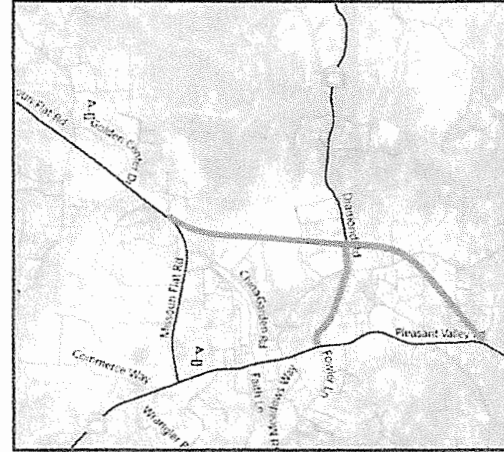


Figure 13 - Proposed Diamond Springs Connector Alignment

The results of the traffic analysis also showed that approximately 14,000 cars per day currently use the segment of Pleasant Valley Road between Pearl Place and the intersection of Pleasant Valley Road, SR 49, and Fowler Lane. By 2035, that number is expected to rise to just under 19,000 cars per day. The traffic analysis indicates that the Diamond Springs Connector would allow traffic volumes on that segment of Pleasant Valley Road to be at nearly the same levels in 2035 as they are today.

While the proposed connector will reduce the amount of traffic in front of businesses on Pleasant Valley Road east of Diamond Road, it will improve that segment from LOS E to D which is more conducive for commuters traveling through the region to want to detour through Diamond Springs to shop. More importantly, this improvement will reduce future traffic volume on Missouri Flat Road between China Garden Road and Pleasant Valley Road (SR 49). This segment of Missouri Flat Road has a continuous two-way left turn lane and discontinuous frontage improvements. As the area redevelops with the future Diamond Springs Parkway Project, this segment of Missouri Flat could be repurposed with bike lanes and continuous sidewalks utilizing the existing space of the two-way left turn lane and shoulders. It would also benefit from a three-way stop or signal controlled intersection at Missouri Flat Road/Enterprise Drive to further calm traffic and alleviate safety concerns at the intersection noted by the SAC.

These improvements would support the existing businesses on the street and promote future development on the corridor. The improvements would also improve bicycle and pedestrian connectivity to the downtown Diamond Springs area and could provide an attractive gateway to the historic downtown