

RE: PROPOSED PARK PLAN CONCERNS

Park Concerns

Dear Wendy Thomas

I have outlined my original concerns as follows:

- 1) How do existing Deer Park Area residents and the future residents of vacant lands south and east of the park site access Charles Brown School? Currently they access via Hwy 49.
- 2) The areas south of the park site are extremely susceptible to wildland fires. How would the future residents and Deer Park residents exit when wildland fire occurs? How would fire department access areas south?
- 3) The Diamond Springs and El Dorado Area Mobility and Livable Community Plan illustrated a multipurpose roadway circulation system through existing developed properties and underdeveloped properties lying south of Hwy 49 from Fowler Lane to Union Mine Road and including multipurpose access to

the High School and Charles Brown School. This project does not conform with the accepted model.

- 4) It is generally accepted that traffic along the Highway 49 corridor and particularly through Diamond Springs should be minimized whenever and however possible. The Diamond Springs and El Dorado Mobility and Livable Community Plan illustrates how to move people, bikes, and vehicles south of Hwy 49 to the two school sites and the future park site. Residents living locally should be afforded access through their neighborhoods to the schools and the future park site without adding to congestion on Hwy 49 and particularly downtown Diamond Springs.

- 5) Park concepts A and C illustrate vehicle lanes as well as parking bays. The vehicle lanes need to extend east to provide future ingress and egress from the park site. The vehicle lane from the lift station easterly needs to be identified and included in the project description. The construction of that improvement can be deferred until properties south and easterly develop; but it is imperative that the access be identified and included as part of the park project. The development of vacant lands east and south of the park site will necessitate the relocation and

upgrade of the existing lift station. Those future developments would construct the roadway, but the park plan needs to include the proposed future ingress and egress.

In closing, I believe the requested ingress and egress is reasonable and necessary for the project to move forward.

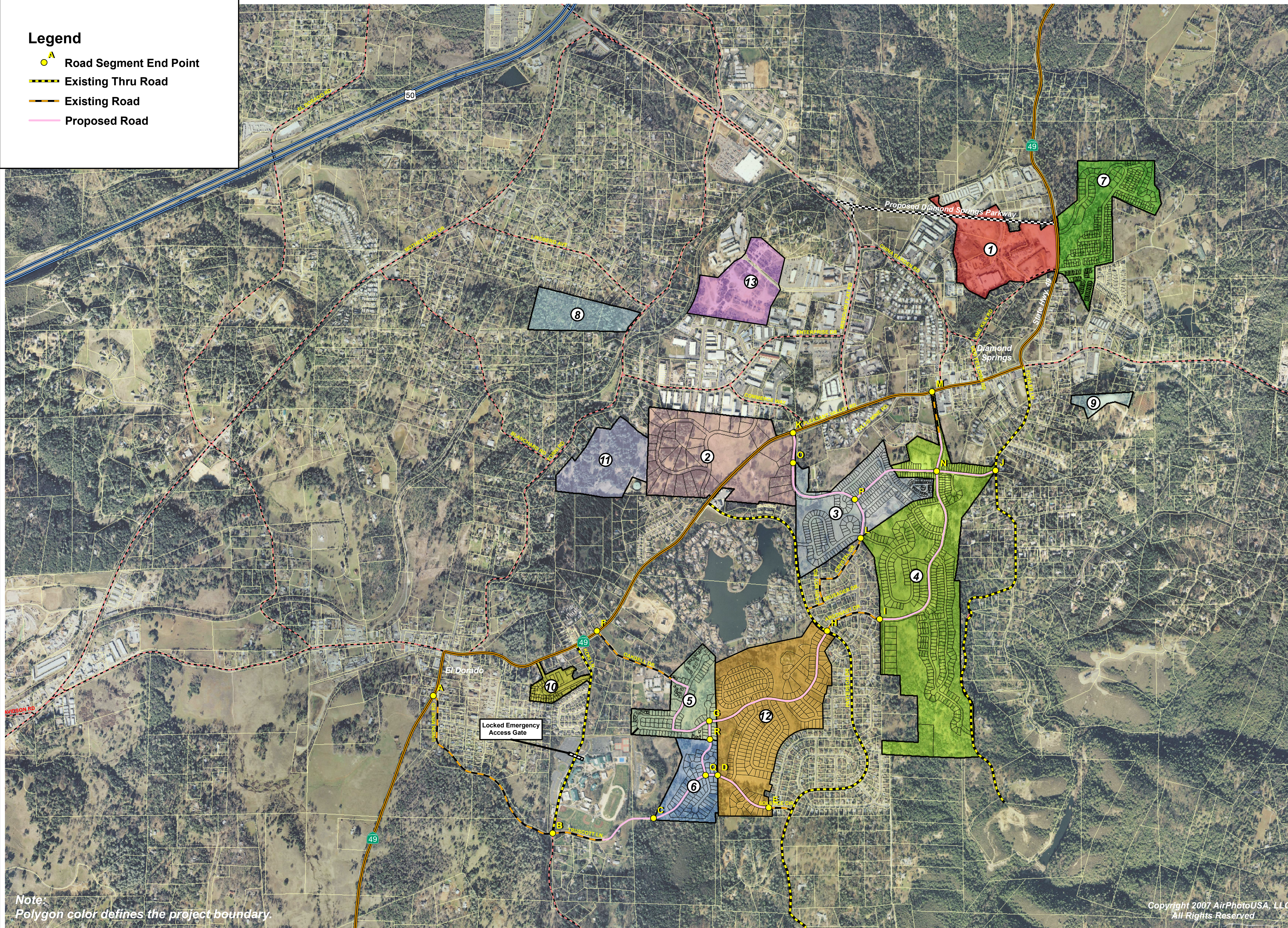
Sincerely,

Lawrence Patterson

CEO, Lake Oaks Mobile Home Community

Legend

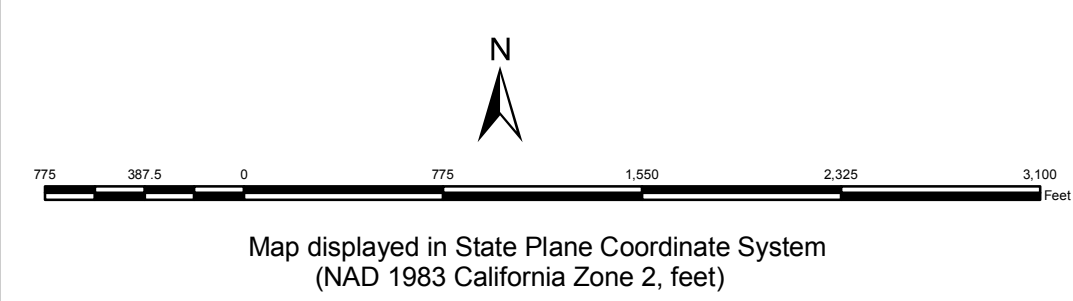
- Road Segment End Point
- Existing Thru Road
- Existing Road
- Proposed Road



- | | |
|--|--|
| <p>1.
DIAMOND DORADO RETAIL CENTER
PROCESSING
051-250-12, 46, 47, 51, 54
UP TO 10 BUILDINGS, 438,476 sq. ft. retail space.
A 07-0018
PD 07-0034
Z 07-0054
44.00 ACRES</p> | <p>8.
PLACER OAKS SUBDIVISION
HOLD
329-181-13, 14, 15
31 LOTS - 12,000 SQ/FT to 20,619 SQ/FT
A 08-0007
PD 08-0011
TM 08-1471
Z 08-0016
10.25 ACRES
TOTAL PROPOSED LOTS: 31</p> |
| <p>2.
HARRINGTON BUSINESS PARK
PROCESSING
329-280-09, 15, 16
35 INDUSTRIAL LOTS, 7 COMMERCIAL LOTS
P 05-0004
Z 06-0020
76.00 ACRES
TOTAL PROPOSED LOTS: 42</p> | <p>9.
CARLSON DRIVE MFR
NO APPLICATION SUBMITTED
097-020-42
30 to 70 MULTI-FAMILY UNITS
5.09 ACRES</p> |
| <p>3.
OAK HIGHLANDS
PROCESSING
329-290-01, 03
329-301-19
220 SQ. FT. LOTS, 48 AIRSPACE CONDOS, 6 OPEN SPACE LOTS
PD 08-0008
TM 08-1469
Z 08-0008
52.00 ACRES
TOTAL PROPOSED LOTS: 274</p> | <p>10.
PIEDMONT SENIOR HOUSING
SUBMITTAL PENDING
APN's 331-221-27 & 30
28 RESIDENTIAL LOTS
100 ASSISTED LIVING ROOMS IN ONE BUILDING
85 APARTMENTS</p> |
| <p>4.
STONEHENGE SPRINGS
PROCESSING
064-402-18
329-301-15, 20
329-310-10, 11, 12
361 RESIDENTIAL, AGE RESTRICTED LOTS
A09-0005
Z08-0024
PD08-0013
TM08-1474
144.00 ACRES
TOTAL PROPOSED RESIDENTIAL LOTS: 361</p> | <p>11.
DIAMOND VIEW SUBDIVISION
PRE-APPLICATION STAGE
APN 329-201-01
26 RESIDENTIAL LOTS FROM 1 TO 1.1 ACRES
PA09-0001
30.95 ACRES</p> |
| <p>5.
DIAMOND DORADO SUBDIVISION (long-term)
INCOMPLETE
331-400-02
77 STANDARD LOTS
32 CLUSTER LOTS
Z09-0008
TM09-1492
TOTAL PROPOSED LOTS: 109</p> | <p>12.
LAKE OAKS SUBDIVISION
PRE-APPLICATION STAGE
APNs 331-390-07, 331-390-09, 331-390-11, 331-400-05, 331-400-07, 331-420-09, 331-430-15, 331-430-11
270 SFD RESIDENTIAL LOTS
PA09-0014
91.11 ACRES</p> |
| <p>6.
McCANN SUBDIVISION
PROCESSING
331-420-12
72 RESIDENTIAL LOTS
PD 07-0020
TM 07-1448
Z 07-0033
24.5 ACRES
TOTAL PROPOSED LOTS: 72</p> | <p>13.
MATERIALS RECYCLING FACILITY
ON HOLD
329-240-55
S 07-0029
P 08-0015
32.00 ACRES</p> |
| <p>7.
PIEDMONT OAK ESTATES
PROCESSING
051-550-40, 47, 48, 51
051-461-37, 54
229 RESIDENTIAL LOTS
3 COMMERCIAL LOTS
15 OPEN SPACE LOTS
44 ROAD & ACCESS LOTS
A09-0003
Z09-0006
PD09-0004
TM09-1490
48 ACRES
TOTAL PROPOSED LOTS: 285</p> | |

Note:
Polygon color defines the project boundary.

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ATTACHMENT 3
EL DORADO & DIAMOND SPRINGS AREA PROPOSED PROJECTS
ROAD CONNECTION VISION MAP

Revised 10/06/2009

Disclaimer:

This depiction was compiled from unverified public and private sources and is illustrative only. No representation is made as to the accuracy of this information. Parcel boundaries are particularly unreliable. Users make use of this depiction at their own risk.



Map Created By:
El Dorado County Surveyor's Office
GIS Division
360 Fair Lane
Placerville, CA 95667
(530) 621-6511
<http://co.el-dorado.ca.us/surveyor>