

3/8/2017

Edcgov.us Mail - Piedmont Oak Estates



Charlene Tim <charlene.tim@edcgov.us>

PC 3/9/17  
#2  
2 pages

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## Piedmont Oak Estates

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**jim davies** <j854davies@att.net>

Tue, Mar 7, 2017 at 5:04 PM

Reply-To: jim davies <j854davies@att.net>

To: Rommel Pabalinas <rommel.pabalinas@edcgov.us>, The BOSTHREE <bosthree@edcgov.us>, Char TIM <charlene.tim@edcgov.us>


Mel,

Here's another letter of support. I don't know if this is too late or not, but if possible please add it. I think this is all I'll get prior to the hearing. I'm quite pleased with the results.

thanks

Jim Davies (925) 984-1222

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 **letter from James White.pdf**  
124K

Dear Business Owner,

On March 9, 2017, Jim Davies will present Piedmont Oak Estates, a planned community development for 85 single family detached homes to the Eldorado Planning Commission, and we are reaching out to local business owners for their support. Located approximately 1 mile north of Diamond Springs on Highway 49, this project will consist of a total of 107 detached homes, 85 being requested in the first phase. There are no plans for apartment rentals in this project.

This project brings what our community needs in the housing market, **single unit detached homes** as opposed to more rental units/apartments or more attached or semi attached condos. Piedmont Oak Estates will have a wide range of pricing, which will allow ownership for those people working in this community and those who wish to live here.

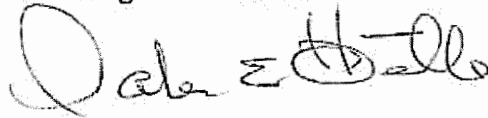
Home ownership brings stability and continuity to the community. The project though not necessarily a large project, does bring in 100+ families which will increase the business that we all might benefit from.

Studies by the National Association of Home Builders, shows that a project of 100 homes will generate an additional \$3 million per year in revenue for the immediate community. This is based upon a median price of \$280,000.

Please show your support by simply signing below and we will forward your answer to the Planning Commission.

Sincerely:

Dale Hetle



Jim Davies (925) 984-1222

Dear Supervisor Veerkamp,

As owner of James White State Farm I am in support of the project coming before the Planning Commission known as Piedmont Oak Estates...

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Send your reply to [dhettle@yahoo.com](mailto:dhettle@yahoo.com) or you can send it to Dale E. Hetle

3077 Edythe Ct.

Placerville, Ca. 95667

3/8/2017

Edcgov.us Mail - DS/ED CAC letter re: Piedmont Oaks Estates



Charlene Tim <charlene.tim@edcgov.us>

PC 3/9/17  
#2  
5 pages

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## DS/ED CAC letter re: Piedmont Oaks Estates

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**Kathy Witherow** <kathy.witherow@edcgov.us>

Wed, Mar 8, 2017 at 11:09 AM

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

Cc: Jeffrey Hansen <jhesq@earthlink.net>, Brian Veerkamp <brian.veerkamp@edcgov.us>

Hi Char!

Our Planning Commissioner, Jeff, wanted to be sure this was included in the packet for tomorrow's meeting.

Thank you!

Kathy

### **Kathy Witherow**

Assistant to Supervisor Brian K. Veerkamp

District Three - El Dorado County

530.621.5652



**DOC20170308110919.pdf**

1685K

Committee Members

Carl Hillendahl  
Joann Horton  
Larry Patterson  
Randy Pesses  
Erik Peterson  
Bob Smart  
Meredith Stirling



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.

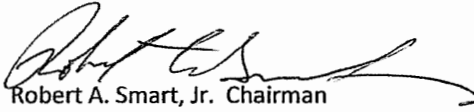
We understand that there may have been an analysis of this easterly extension performed by DOT staff subsequent to the Transportation Commission Report of which our Advisory Committee was not aware, and the plan may have been rejected by the Board of Supervisors. If that was the case, we request that

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](mailto:dave.spiegelberg@edcgov.us)>  
To: jim davies <[j854davies@att.net](mailto:j854davies@att.net)>  
Cc: Rommel Pabalinas <[rommel.pabalinas@edcgov.us](mailto: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](mailto: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

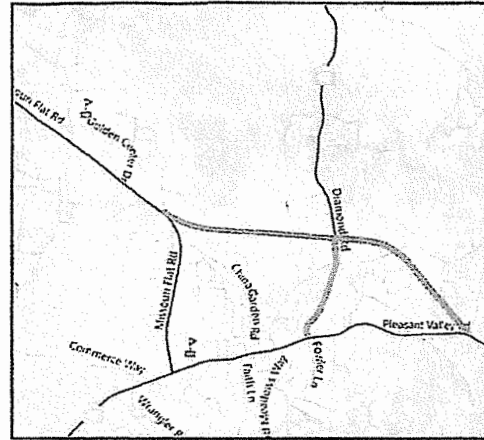


Figure 13 - Proposed Diamond Springs Connector Alignment

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.

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