



Rommel Pabalinas <rommel.pabalinas@edcgov.us>

Re: Piedmont Oak Estates - Diamond Springs

1 message

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

Thu, Jan 5, 2017 at 3:53 PM

Kathy,

Thank you. I'll include it with the other one.

On Thu, Jan 5, 2017 at 3:46 PM, The BOSTHREE <bosthree@edcgov.us> wrote:
Here is one more...

Kathy Witherow

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

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

From: **Jim Davies** <j854davies@att.net>
Date: Thu, Jan 5, 2017 at 3:34 PM
Subject: Fwd: Piedmont Oak Estates - Diamond Springs
To: The Bosthree <bosthree@edcgov.us>

Kathy

This is from the Valero gas station district office for Diamond Springs.

Sent from my iPhone

Begin forwarded message:

From: Ali Amiri <ali@kapoorent.com>
Date: January 5, 2017 at 2:48:01 PM PST
To: jim davies <j854davies@att.net>
Subject: Re: Piedmont Oak Estates - Diamond Springs

I think it will be good for county and community ... we are okay with it .
Ali Amiri

Sent from my iPhone

On Jan 5, 2017, at 9:13 AM, jim davies <j854davies@att.net> wrote:

Ali,

Attached is a copy of the plans that we are presenting to the Planning Commission on Jan. 26th. Our total project is 107 detached homes + 1 commercial building. Our application this time is for 85 units in the 1st phase. This project is close by to your gas station (less than 1 mile) and when completed will certainly bring in additional business. I'm told that the

2/21/2017

Edcgov.us Mail - Re: Piedmont Oak Estates - Diamond Springs

influx of revenue for a project of this size after fully occupied will be about \$3million to the local community.

Please take a look at the project and let me know if you are in support of it. I appreciate your feed back if you have any other ideas...

Sincerely

Jim Davies (925) 984-1222

<POE PHASING.pdf>

-

Char Tim

Clerk of the Planning Commission

Assistant to Roger Trout
Development Services Division Director

County of El Dorado

Community Development Agency
Development Services Division
2850 Fairlane Court
Placerville, CA 95667
(530) 621-5351 / FAX (530) 642-0508
charlene.tim@edcgov.us



Rommel Pabalinas <rommel.pabalinas@edcgov.us>

Fw: Piedmont Project

1 message

jim davies <j854davies@att.net>
Reply-To: jim davies <j854davies@att.net>
To: Rommel Pabalinas <rommel.pabalinas@edcgov.us>

Tue, Feb 21, 2017 at 8:52 AM

Rommel,

Here's the letter received from Dr. Goodis...I am also sending under separate copy other businesses who signed my letter of support and some letters from property owners.

Thanks

Jim Davies (925) 984-1222

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

From: "Mitchell A. Goodis, DDS" <magoodisdds@gmail.com>
To: bostthree@edcgov.us
Sent: Sunday, January 1, 2017 7:58 PM
Subject: Piedmont Project

From: Mitchell Goodis, DDS
To: Board of Supervisors
1/3/17

I am writing this letter to support the Piedmont Oak Estates project as presented by Mr. Jim Davies.

I own two small dental practices in El Dorado County and I feel that this project addresses a real need here in the county!

To get to the point, **I feel the county needs a project of single unit homes as opposed to more rental units/apartments or more attached or semi attached condos. High density housing is not the way to go**

Single family homes bring pride of ownership and have more long term ownership potential as opposed to rental units and condos, where families move in and out.

The stability of residents and pride of ownership will only improve El Dorado County.

A single family home project that is affordable to working citizens of El Dorado County is something that we all need.

Mitchell A. Goodis, DDS Lt Col, USAF, DC,(ret)
Pleasant Valley Dental
Diamond Springs Dental Center
Don't forget to brush and floss!
(530) 622-2862 w
(530) 647-2368 h

2/21/2017

Edcgov.us Mail - Fw: Piedmont Project

(530) 306-9340 c



New Microsoft Office Word Document.docx

11K

From: Mitchell Goodis, DDS

To: Board of Supervisors

1/3/17

I am writing this letter to support the Piedmont Oak Estates project as presented by Mr. Jim Davies.

I own two small dental practices in El Dorado County and I feel that this project addresses a real need here in the county!

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Mitchell A. Goodis, DDS, Lt Col, USAF DC, (Ret)



Rommel Pabalinas <rommel.pabalinas@edcgov.us>

Fw: Fw: Piedmont Oak Estates

3 messages

jim davies <j854davies@att.net>
Reply-To: jim davies <j854davies@att.net>
To: Rommel Pabalinas <rommel.pabalinas@edcgov.us>

Tue, Feb 21, 2017 at 9:01 AM

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

From: The BOSTHREE <bosthree@edcgov.us>
To: jim davies <j854davies@att.net>
Sent: Friday, January 6, 2017 11:17 AM
Subject: Re: Fw: Piedmont Oak Estates

Got it Jim, thanks and have a nice weekend!
Kathy

Kathy Witherow

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

On Thu, Jan 5, 2017 at 5:18 PM, jim davies <j854davies@att.net> wrote:

Dear Mr. and Mrs. Kooyman,

Thank you, this is far more than what I expected to hear back from you.
Much appreciated. I'll forward this to the Board of Supervisors.

Sincerely,

Jim Davies (925) 984-1222

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

From: Ron Kooyman <Ron@TheKooymans.com>
To: 'jim davies' <j854davies@att.net>
Sent: Thursday, January 5, 2017 5:14 PM
Subject: RE: Piedmont Oak Estates

Dear Mr. Davies,

My wife and I have looked over your plans, and knowing the area as we do, feel your project would in fact enhance the value of surrounding properties. The land you propose to develop is somewhat of an eye sore and is used at times as a dumping grounds. Your project should be well received by any of the adjoining neighbors and bring significant tax dollars to the city and county. It should also result in numerous jobs and help with the unemployment.

You have our vote.

Best wishes and we may in fact want to be one of your 1st buyers!

Ron & Elaine Kooyman

From: jim davies [mailto:j854davies@att.net]
Sent: Thursday, January 5, 2017 4:25 PM
To: Ron Kooyman
Subject: Piedmont Oak Estates

Mr. Kooyman,

For your information, I've attached a copy of the phasing plan for my project. I go before the Planning Commission on Jan. 26th and am trying to garner support from various property owners and business people of the area. As a property owner there in the community of Eldorado, this project will have an impact on your land and I realize this is a bit burdensome for busy people such as yourself, but if you could take a look at the plan and reply back to me if you are in support of the project, I'd really appreciate it. I will have opposition from the "no-growth" advocates, and think it might help if a few other people could speak up on my behalf. My application is for the 1st phase, which is for 85 single family detached houses. I've managed to save 85% of the Oak Woodland Area, and I'm compliant with all the county ordinances including Measure E. Please reply back whether or not you are in support, and I'll forward it to the Board of Supervisors.

Thanks

Jim Davies (925) 984-1222

jim davies <j854davies@att.net>
Reply-To: jim davies <j854davies@att.net>
To: Rommel Pabalinas <rommel.pabalinas@edcgov.us>

Tue, Feb 21, 2017 at 9:02 AM

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

From: Shirley Parker <sparker07@comcast.net>
To: jim davies <j854davies@att.net>
Sent: Monday, January 23, 2017 12:52 PM
Subject: Re: Piedmont Oak Estates

Dear Mr. Davies,

I reviewed the map you sent me and as a property owner in and around Diamond Springs I am fully in support of your planned development. It will bring much needed housing to our area in just the right density. I urge the Board of Supervisors to approve your development as soon as possible.

Regards,

2/21/2017

Edcgov.us Mail - Fw: Fw: Piedmont Oak Estates

Shirley A.Parker

From: jim davies
Sent: Monday, January 23, 2017 11:31 AM
To: Shirley Parker
Subject: Piedmont Oak Estates

Dear Ms. Parker,

As a property owner in and around Diamond Springs, I'm hoping that you might be willing to reply to this email regarding my project that I'm proposing to the Planning Commission. I'm developing 25.89 acres that is zoned as high density residential in a planned development community. My project will consist of 107 single family detached homes and 1 commercial lot. My application before the board now is for the 1st phase only, which consist of 85 residential lots. Please take a moment to look at my proposed map that I've attached and let me know if you are in support. All you need to do is reply to this email and I'll forward your response to the Board of Supervisors. Your response is very much appreciated.

Sincerely

Jim Davies (925) 984-1222

jim davies <j854davies@att.net>
Reply-To: jim davies <j854davies@att.net>
To: Rommel Pabalinas <rommel.pabalinas@edcgov.us>

Tue, Feb 21, 2017 at 9:00 AM

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

From: The BOSTHREE <bosthree@edcgov.us>
To: jim davies <j854davies@att.net>
Sent: Monday, January 23, 2017 11:28 AM
Subject: Re: Fw: Piedmont Oak Estates

Thanks Jim!

Kathy Witherow

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

On Mon, Jan 23, 2017 at 11:27 AM, jim davies <j854davies@att.net> wrote:

Hi Kathy,

Here's another letter from property owners in and around Diamond Springs showing support of my project. Please forward to the Planning Commission.

Thanks

Jim Davies (925) 984-1222

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

From: Roger Lewis <re.lewis@comcast.net>
To: 'jim davies' <j854davies@att.net>
Sent: Thursday, January 5, 2017 5:30 PM
Subject: RE: Piedmont Oak Estates

Jim,

Eila and I are fully aware of the extraordinary efforts that you have put into this project to not only comply with all regulations but to ensure that the project is one the community can be proud of. As property owners in El Dorado Co., we believe the County needs more projects like yours. We are fully in support of it.

Roger and Eila Lewis

From: jim davies [mailto:j854davies@att.net]
Sent: Thursday, January 05, 2017 4:48 PM
To: Roger Lewis
Subject: Piedmont Oak Estates

Dear Mr. and Mrs. Lewis,

I'm sending this notice to you in hope of gaining your support toward the application that I've filed with El Dorado County for a new sub-division I hope to build. I've applied for 107 homes and 1 commercial lot. I've completed all the environmental studies, including traffic, historic, air quality, noise, etc... and am compliant on all fronts. I've even complied with the new measure E which literally stands to cost me an additional \$400,000 expense to mitigate the traffic intersections that are necessary in order to be compliant.

I realize that I'm asking a lot from you, since I realize that you are busy with your own life, but I will get opposition from the "no-growth" advocates, and really need help from the property owners and business people in the area. Please take just a moment to review the attached map which shows the phasing of the project. My application is only for the first phase at this time. That will be 85 homes all to be detached single family homes. The prices will range from \$250,000 - \$450,000 with the exception of 11 homes which I'm required to make available to the low - moderate income earners. Those homes will be below \$250,000, even as low as just under \$200,000.

Simply reply back to me that you are in support of such a project, and I'll forward it on to the Board of Supervisors. By-the-way, I've been told by the experts that this size of a project will generate an additional \$3million in annual revenue for the community.

Sincerely

Jim Davies (925) 984-1222



Rommel Pabalinas <rommel.pabalinas@edcgov.us>

Fwd: Piedmont Oak Estates

jim davies <j854davies@att.net>
Reply-To: jim davies <j854davies@att.net>
To: Rommel Pabalinas <rommel.pabalinas@edcgov.us>

Tue, Feb 21, 2017 at 9:15 AM

Rommel,,

Here's a list that I got from business owners there in Diamond Springs when I stopped for lunch one day when working on my property.

Jim Davies (925) 984-1222

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

From: jim davies <j854davies@att.net>
To: The BOSTHREE <bosthree@edcgov.us>
Sent: Thursday, January 5, 2017 9:29 AM
Subject: Piedmont Oak Estates

Kathy,

Can you please forward the attached list of business owners who have signed in support of my project to Mr. Veerkamp and the Planning Commissioners? I went up there on Monday to solicit the local business owners. Unfortunately, most of the owners weren't working that day, so I didn't get too many signatures, but I did get phone numbers and email addresses of others and have been contacting them as well. I will continue to forward these to you as they come in? I'm meeting with the Diamond Springs Advisory Committee on the 19th and will let you know how that goes.

Thanks

Jim Davies (925) 984-1222



Diamond Springs Business.pdf
151K

To: The Board of Supervisors

As a small business owner in Diamond Springs, I would like to speak up in support of the housing project known as Piedmont Oak Estates, as presented by Jim Davies.

This project brings what our community needs in the housing market, single unit homes as opposed to more rental units/apartments or more attached or semi attached condos.

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

I also appreciate the fact that there is a wide range of pricing, which will allow ownership for those people working in this community and those who wish to live here.

Please get behind this project and grant the approval for the tentative map being presented to the planning commission.

Sincerely:

By:

Name of Business:

Jule Medina

Medina's Market

James Walker

IRISH PUB

Felipe S. Diabado

COLINA DE OTO MEX. REST.

SAM & TIA RIVERA

Budd Stop Gun Shop
