

Public Comment DSEDCAC Rcvd 4/16/2026 Item #6

From: [Kaylee Runkle](#)
To: [Kaylee Runkle](#)
Subject: FW: Dorado Oaks Rezoning (Item 6 26-0326 on the 4/16/26 agenda)
Date: Thursday, April 16, 2026 11:17:45 AM

From: Larry Rolla <rollaskate@gmail.com>
Sent: Wednesday, April 15, 2026 7:04 PM
To: BOS-Clerk of the Board <edc.cob@edcgov.us>
Subject: Re: Dorado Oaks Rezoning (Item 6 26-0326 on the 4/16/26 agenda)

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4/15/2026

To: Diamond Springs / El Dorado Advisory Committee

Re: Dorado Oaks Rezoning (Item 6 26-0326 on the 4/16/26 agenda)

Dear Advisory Committee,

I am unable to attend the meeting on 4/16/26 but wanted to share my feedback with regards to item 6 (26-0328) on the agenda.

The community and the DS/ED Advisory Committee provided feedback before 11/17/21 (5 1/2 years ago). Since then, the developer has provided 0 feedback on their mitigation plans to address the issues raised.

We have been held hostage as a result of this development. Any properties for sale in this area over the past 10 years have had to disclose this possible development. We just sit idle while the developer is holding all the cards. The county has no leverage to ask for feedback or updates on this project.

Now the developer is asking for a rezone of certain parcels. I don't think we should be looking at any request from this developer until they provide feedback to the county and the residents of this county. We should reject this request and ask for DEIR feedback before we entertain any request from this developer.

Here are some interesting facts on this development.

Overview of Project:

- 382 Units on Faith Ln.
- 1146 additional people (3 people per unit / 10% increase to DS population)
- 718 additional cars (1.88 vehicles per household according to US DOT)
- Traffic Level of Service (2018) (LOS) at Faith Ln. goes from 'C' to 'F' (gridlock)
 - Mitigation: Roundabout OR 2 additional traffic lights on 49 (Main St.)

- Draft Environmental Impact Report (EIR) comment cutoff (11/17/21)

New Developments in the area since DEIR cutoff:

- Diamond Springs Village Apartments (Phase 1) (80 units ~240 new residents, ~150 cars)
- Diamond Springs Village Apartments (Phase 2) (31 units ~93 new residents, ~58 cars)
- El Dorado Senior Village (144 units, ~300 people, ~270 cars)
- E Dorado Haven (Mercy) (65 units, ~195 people, ~122 cars)

Projects on the Horizon

- Texas Hill Reservoir 80 new single-family homes and 10 ADUs
- Panther Townhomes 10 units
- Piedmont Oaks 75 new residents
- Diamond Springs Community Park

The 2018 traffic study is seriously out of date and with the new developments in the area a new study needs to be conducted.

Fire zone ratings in our area have increased since the DEIR and this section needs to be updated to address the high and very high ratings we live with today.

Thank you for your consideration,

Larry Rolla
321 Fowler Ln.
Diamond Springs, CA. 95619

From: [BOS-Clerk of the Board](#)
To: [Kaylee Runkle](#)
Subject: FW: Dorado Oaks project
Date: Thursday, April 16, 2026 8:04:13 AM
Attachments: [image.png](#)
[image.png](#)
[Planning Commission Letter re Dorado Oaks.docx](#)

FYI

Thank you,

Tyler Hartsell
El Dorado County Clerk of the Board of Supervisors
330 Fairlane Building A
Placerville, CA 95667
530.621.5390

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From: Mitchell Goodis <magoodisdds@gmail.com>
Sent: Thursday, April 16, 2026 7:23 AM
To: BOS-Clerk of the Board <edc.cob@edcgov.us>; marty abell <abellmarty@gmail.com>; luckyfcar@gmail.com; Ruscalone@sbcglobal.net; sbk317@yahoo.com; Michelle@mmsstrategies.com; Sue-Taylor@comcast.net; Dave@mtpass.net; blasher1@sbcglobal.net; Krg@d-web.com; daniellenzler@comcast.net; gloriahb@comcast.net; Carl Hillendahl <carlhillendahl@gmail.com>; Thomas Rutner <drtom@sierratahoedental.com>
Subject: Dorado Oaks project

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This is the address to the site of the Diamond Springs and El Dorado Advisory Board meeting details:

<https://eldorado.legistar.com/MeetingDetail.aspx?ID=1404175&GUID=2DEFE3BC-1FD2-4D6B-845F-A2784C42FDE7&Options=info|&Search=>

Clerk of the Board:

I object to these meetings being held during the time that most citizens are working and cannot be present to present their objections and opinions.

In March, you scheduled a meeting to discuss Dorado Oaks and then rescheduled it for a few days later. Lack of quorum... Really? Really? Even your members could not make it. How are people able to plan their schedules?

Now you hold it at 5 pm. Some of us work! In addition, promoters of this project have all the time in the world as this is their 'work'.

Why not at 6 or 7 pm? That would be reasonable and the citizenry could attend!

When you had a town meeting in 2021 in the evening, the firehall was packed with concerned citizens and business owners in the Diamond Springs Area.

In fact, they were so adamantly against the project that they almost showed up with pitchforks and torches!. The meeting had to be called to order several times.

Did that make a difference? Apparently not. But it should have!

Yet, you persist in promoting and evaluating this project that no one in the Diamond Springs area wants to see completed.

*There is not a viable Environmental Impact Statement

*There is not a workable entrance and exit plan for the community.

*The current plans for egress literally destroy central Diamond Springs

*Current plans contribute to an already overtaxed road system that experiences mile long traffic jams on a daily basis

Please consider this in evaluation of the proposed development.



Yes, every morning. Now add several hundred more homes to this, most of them funneling into Missouri Flat Road interchange through Diamond Springs



Mitchell A. Goodis, DDS, Lt Col, USAF, DC, (ret)
Don't forget to brush and floss!

(530) 306-9340 c

From: [BOS-Clerk of the Board](#)
To: [Kaylee Runkle](#)
Subject: FW: Dorado Oaks
Date: Thursday, April 16, 2026 8:01:54 AM
Attachments: [Planning Commission Letter re Dorado Oaks.docx](#)

FYI

Thank you,

Tyler Hartsell
El Dorado County Clerk of the Board of Supervisors
330 Fairlane Building A
Placerville, CA 95667
530.621.5390

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From: Mitchell Goodis <magoodisdds@gmail.com>
Sent: Wednesday, April 15, 2026 8:57 PM
To: BOS-Clerk of the Board <edc.cob@edcgov.us>
Subject: Dorado Oaks

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To the clerk of the board:

I am sorry that I missed your deadline.

I submitted this map of a workable traffic pattern for Dorado Oaks in 2021 and have not had a reply.

I would like to resubmit this map and my letter with my concerns to the board for the Thursday meeting.

My concerns are as follows:

The current exits from the development are not reasonable and involve the destruction of a good part of Diamond Springs.

There are other options for leaving the development that utilize existing traffic signals and roads without construction of a traffic circle

I will try to attend in person.

It is difficult as I am a dentist and I have patients scheduled
Please forward this map and the letter to the board members.

Thank you.

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

Don't forget to brush and floss!

(530) 306-9340 c