

Public Comment # 20
BOS Recd. 3-10-25

From: Bud Zeller <zteam4u@gmail.com>
Sent: Monday, March 10, 2025 1:51 PM
To: BOS-Clerk of the Board
Subject: Regarding File # 25-0244 the Diamond Springs Community Park rezone project (Rezone Z24-0005)

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I have participated in numerous meetings and studied recommendations regarding the Diamond Springs Community Park for about 3 years. I support the Diamond Springs Community Park plan and the current zoning request.

However, in reference to the Diamond Springs – El Dorado Circulation Plan. This is a comprehensive road circulation network that would encompass the large tracts of undeveloped land south of Pleasant Valley Rd. Future coordination and plans for compliance with this plan are needed.

There needs to be a connector road from Pleasant Valley Road through Oak Del Rd. to Snoopy Rd. that goes south along the west part of the Charles Brown School property, continuing south along the west property line recorded 60' easement of this proposed park property line, extending into the 72 acres owned by the El Dorado High School District. A new road could then go east to Patterson Drive over the southern part of the park property or properties to the south. At that point go southwest over their existing roads or extend to Truscott Lane then to Union Mine Road to Hwy 49 south of El Dorado. Collaboration with these schools and our county staff would create mobility for all and would also help resolve safety issues.

Regarding the northeast portion of this proposed park's 9.72 acre parcel, there is a road and utility easement going from Pleasant Valley Rd. along the new Mercy Housing complex and the Comprehensive in Home Care facility. The cul de sac end of that road connects to the subject park property. This road connects to Farnsworth Lane then goes to Oak Del Road creating a loop route. This needs to be incorporated into this project as a part of the area mobility for emergency routing by the time the Diamond Springs Community Park opens.

State Fire Marshal and Cal Fire regulations regarding the park location in a Fire Hazard Severity Zone should be complied with. Plus, El Dorado County's "Vegetation Management / Defensible Space" requirements need to be referenced during the park development.

Thank you, Bud Zeller, Diamond Springs resident since 1964. General Engineering Contractor license and Real Estate Professor.