

3/6/2017

Edcgov.us Mail - Fwd: Piedmont Oak Estates



PC 3/9/17
#2
Charlene Tim <charlene.tim@edcgov.us>
2 pages

Fwd: Piedmont Oak Estates

Rommel Pabalinas <rommel.pabalinas@edcgov.us>
To: Charlene Tim <charlene.tim@edcgov.us>

Sat, Mar 4, 2017 at 12:51 PM

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

From: "jim davies" <j854davies@att.net>
Date: Mar 4, 2017 12:50 PM
Subject: Piedmont Oak Estates
To: "Rommel Pabalinas" <rommel.pabalinas@edcgov.us>
Cc: "The BOSTHREE" <bosthree@edcgov.us>

Mel,

Here's another letter of support for the project that I'd like to have in the public comments.

Thanks

Jim Davies (925) 984-1222

 letter from Brenda .pdf
299K



March 3, 2017

El Dorado County of Supervisors
El Dorado Planning Commission

To Whom It May Concern;

I am writing this letter to ask that you consider approving the development of Piedmont Oak Estates, an 85 lot subdivision located in Diamond Springs.

Piedmont Oak Estates would benefit our local community in so many ways. There is a tremendous shortage of affordable housing in our county, as I am sure you are aware. More and More residents are moving to areas where there are offered homes and rentals at lower costs. Jim and Terri Davies intention is that the Cottage Homes would be affordable for entry level buyers.

If you stop and think about it... ..Piedmont Oak Estates could provide (85 lots x average of 2 occupants) homes for 170 people or better yet 85 families. I believe that these numbers go a long way to decrease the El Dorado County shortage for affordable housing.

Piedmont Oak Estates would provide local jobs in the construction industry, (including but not limited to Framers, Plumbers, Electrical, Heating and Air installers, Flooring & Roofing professions) and in the retail industry.

Retail, Hotels & Commercial companies pay attention to any increase of roof tops when they think about expanding to our county. This increases job opportunities throughout El Dorado County. The more shopping opportunities that our residents have, the more that they are able to shop local, contributing to El Dorado County's tax revenue. Generating more tax dollars for our community is a Win Win all around.

I am a licensed Realtor for over 31 years, have been a resident of El Dorado County for 36 years. My husband and I have raised 2 daughters here and they struggle looking for affordable rents, units and homes. I hope that you approve these Cottage homes in order to help keep our families together.

Thank you for consideration,

Brenda Manginelli
Managing Broker/Lyon Real Estate
Cameron Park/Placerville offices
530-306-0158 cell
530-672-5603 office



PC 3/9/17
 #2
 Charlene Tim <charlene.tim@edcgov.us>
 3 pages

Fwd: Fw: Piedmont Oak Estates

Rommel Pabalinas <rommel.pabalinas@edcgov.us>
 To: Charlene Tim <charlene.tim@edcgov.us>

Mon, Mar 6, 2017 at 9:11 AM

fyi

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

From: **jim davies** <j854davies@att.net>
 Date: Mon, Mar 6, 2017 at 8:56 AM
 Subject: Fw: Piedmont Oak Estates
 To: Rommel Pabalinas <rommel.pabalinas@edcgov.us>, The BOSTHREE <bostthree@edcgov.us>

Mel,

Please add this one to the public comments as well. The Starr's are the property along the south fence boundary. We had tried to find a way to remove the clustered housing along that boundary, but just couldn't come up with an alternative. So, we visited with the Starr's to see what we could do to make sure they would be ok with the design. In fact, they would have been fine just the way it was, but we thought it would be even better to make some improvements for them while we do our own work. So they were very happy with the idea.

Thanks

Jim Davies (925) 984-1222

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

From: lisa starr <lisamstarr@hotmail.com>
To: jim davies <j854davies@att.net>
Sent: Saturday, March 4, 2017 8:27 AM
Subject: Re: Piedmont Oak Estates

Jim,

Thank you for the update. We are excited that you are going to be adding a bit of class to our area.

We currently have a daily struggle with the vagrants and trespassers. Your improvements will greatly reduce the misuse of the land around yours and ours.

We would like to see the items we previously discussed that are listed in this email. Gate on black rice rd. before April Ln. , Masonry wall between our property and yours, Trees planted near the wall, Pave April lane from black rice to our house. This will lessen the impact of this project on us as well as provide a more appealing surrounding for your new homes.

Thank you,
 Lisa and Brian.
 530-363-2740
 530-409-3460

Sent from my iPhone

On Mar 3, 2017, at 5:33 PM, jim davies <j854davies@att.net> wrote:

Hi Brian and Lisa,

I met with Jerry Hansen at the property today (perhaps you saw me driving around). Mr. Hansen is the Black Rice Road Committee Chairman. I told him that I was only willing to provide the gate and turnaround if it keeps you inside the gate. He was definitely in agreement with that and would be sending me a letter stating it. He was concerned about an agreement before we get the approval, but I let him know the letter would help get the approval.

I then met with Planning Commissioner James Williams at the property too. I mentioned to him that Terri and I met with both of you earlier this week and discussed the proximity of the cluster housing to your property. I told him that I hoped to be able to put a wall between you and us on our boundary. Mr. Williams is in agreement but before I go into a lot of preparation, I would like to confirm with you that (1) you are in agreement that I put up a wall. (2) I also mentioned that we would, as a courtesy to you, black top your driveway, and that you like that idea. (3) you stated to me that the vagrants and trespassers are more of a nuisance and concern to you than what my proposed project is. Actually, Mr. Williams was shocked to see those vagrants, squatters, dumping and mudding himself today. Actually, there's a truck that is now stuck on my property. Looks like I might have acquired myself another truck. They seemed to think they could get it out by the end of the weekend.

Instead of sending me a letter, can you please simply email me back that you are in agreement with my statements above and that you also agree with the work that I'm proposing on your property as well as the boundary line between us? If you would

like me to plant some redwood trees which are prettier and grow much higher than the walls, I will do so as well.

Please get back to me by the end of this weekend so I can plan accordingly.

Thank you and wish you all have a wonderful weekend!

Jim Davies (925) 984-1222

--

=====
*Rommel (Mel) Pabalinas, Senior Planner
El Dorado County Community Development Agency-
Development Services Division-Planning Services
Planning Division
2850 Fairlane Court
Placerville, CA 95667
Main Line 530-621-5355
Direct line 530-621-5363
Fax 530-642-0508*

PC 3/9/17
#2
Charlene Tim <charlene.tim@edcgov.us>
5 pages



Fwd: Fw: Piedmont Oak Estates Letters

Rommel Pabalinas <rommel.pabalinas@edcgov.us>
To: Charlene Tim <charlene.tim@edcgov.us>

Mon, Mar 6, 2017 at 9:59 AM

fyi

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

From: **Jim Davies** <j854davies@att.net>
Date: Mon, Mar 6, 2017 at 9:58 AM
Subject: Fw: Piedmont Oak Estates Letters
To: Rommel Pabalinas <rommel.pabalinas@edcgov.us>, The BOSTHREE <bosthree@edcgov.us>

Mel,

Here's 3 more letters of support for the project that should be added to the public comments if it isn't too late.

Thanks

Jim Davies (925) 984-1222

---- Forwarded Message ----

From: "ahawley1@comcast.net" <ahawley1@comcast.net>
To: j854davies@att.net
Cc: dhettle@yahoo.com
Sent: Sunday, March 5, 2017 5:56 PM
Subject: Piedmont Oak Estates Letters

Good Afternoon Jim,

Attached is a letter from a business owner showing support to you as well as a letter from Dale and myself. Please let us know if there is anything else that you might need for your presentation on Thurs.

Sincerely,

Annette Hawley

Rommel (Mel) Pabalinas, Senior Planner
El Dorado County Community Development Agency-
Development Services Division-Planning Services
Planning Division
2850 Fairlane Court
Placerville, CA 95667
Main Line 530-621-5355

3/6/2017

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

Direct line 530-621-5363
Fax 530-642-0508



Piedmont Oak Estates Letters.pdf
1072K

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.

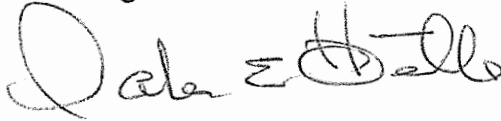
Home ownership brings stability and continuity to the community. The project though not necessarily a large project, does bring in 100+ families which will increase the business that we all might benefit from.

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

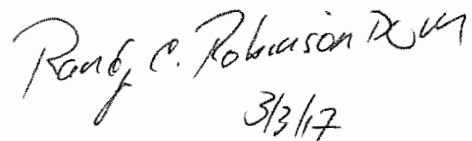
Dear Supervisor Veerkamp,

As owner of Missouri Flat Pet Clinic I am in support of the project coming before the Planning Commission known as Piedmont Oak Estates...

Send your reply to dhetle@yahoo.com or you can send it to Dale E. Hetle

3077 Edythe Ct.

Placerville, Ca. 95667



March 6, 2017

El Dorado County Board of Supervisors
El Dorado Planning Commission

To Whom it May Concern:

On March 9, 2017, Jim Davies will present Piedmont Oak Estates, a planned community development for 85 single family detached homes, I want to express my support for this project and ask that you approve it.

This project brings what our community needs in the housing market, single unit detached homes for the entry level buyer. 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 come and share our wonderful lifestyle here in the foothills.

Home ownership brings stability and continuity to the community. The project though not necessarily a large project, will bring in 100+ families which will increase the business in our area and bring much needed tax dollars.

Please show your support by approving this project in order that we may have more affordable housing for our community.

Sincerely,

A handwritten signature in black ink that reads "DALE E. HETLE". The signature is written in a cursive style with a large initial "D" and a vertical line extending upwards from the "H".

Dale Hetle
530-626-8426
3077 Edythe Ct.
Placerville, CA. 95667

March 6, 2017

El Dorado County Board of Supervisors
El Dorado County Planning Commission

To Whom It May Concern:

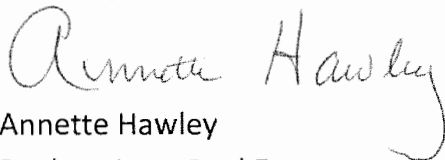
I am writing to you today to ask that you approve the development project of Piedmont Oak Estates that is being brought forth by Jim Davies.

This project will benefit a void we have in this area, affordable new housing! For our young adults there are few options for them to purchase and become homeowners. We are currently losing them to other areas. This has now started to affect our schools as they are losing enrollment. The idea of Cottage Homes that would be at entry level will give the opportunity for our young adults to stay here and raise their families. Having been a Realtor in our area for over 31 years now, I have many clients that their children are grown and ready to purchase but cannot find suitable housing. This is a great project that would fill this void.

Not only will it help with our housing situation, it will bring jobs to the construction industry which has been ailing in this area for 10 years. It will also bring more money into our County as they will also be shopping here.

Please feel free to contact me should you have any questions regarding this project. I support this project and look forward to you approving it.

Sincerely,



Annette Hawley
Realtor, Lyon Real Estate
916-804-4217



PC 3/9/17
#2
Charlene Tim <charlene.tim@edcgov.us>
2 pages

Fwd: Fw: Peidmont development

Rommel Pabalinas <rommel.pabalinas@edcgov.us>
To: Charlene Tim <charlene.tim@edcgov.us>

Mon, Mar 6, 2017 at 1:57 PM

fyi

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

From: **jim davies** <j854davies@att.net>
Date: Mon, Mar 6, 2017 at 1:26 PM
Subject: Fw: Peidmont development
To: Rommel Pabalinas <rommel.pabalinas@edcgov.us>, The BOSTHREE <bostthree@edcgov.us>

Mel,

Here is a letter I just received from the president of Black Rice Road Committee sent to me. I really like to have this posted on the agenda site as well.

Thanks
Jim Davies (925) 984-1222

---- Forwarded Message ----

From: "jerryxcal@comcast.net" <jerryxcal@comcast.net>
To: jim davies <j854davies@att.net>
Sent: Monday, March 6, 2017 11:14 AM
Subject: Peidmont development

To whom it may concern:

My name is Jerry Hansen, current president of the Black Rice Road committee. My position is to oversee the condition of the private road and coordinate with the residents on the road to maintain it.

I have had several meetings with Jim Davies, and have been pleased to find out that his project will not use Black Rice Rd(other than emergency traffic).

In addition he has offered to supply a gate to our road if the residents approve a pending vote.

Jim has been very careful to be considerate of the neighborhood in his approach his project. This area of the county has been slated for this kind of development for years, so he has chosen the right area for this type of project.

I personally am in support this project, and look forward to working with Jim for our mutual benefit.

Thank You
Jerry Hansen

--
=====

3/6/2017

Edcgov.us Mail - Fwd: Fw: Peidmont development

Rommel (Mel) Pabalinas, Senior Planner
El Dorado County Community Development Agency-
Development Services Division-Planning Services
Planning Division
2850 Fairlane Court
Placerville, CA 95667
Main Line 530-621-5355
Direct line 530-621-5363
Fax 530-642-0508