Committee Members:
Patrick Klein, Chair
Meredith A. Stirling, Vice Chair
Mac Cameron
Carl M. Hillendahl
Larry Patterson
Gloyd "Bud" Zeller

Diamond Springs and El Dorado Community Advisory Committee

RE: Diamond Springs and El Dorado Community Advisory Committee (CAC)

Dear Mr. Veerkamp,

We welcome you to your role as our new Board of Supervisor District 3 representative and look forward to working with you to represent the communities of Diamond Springs and El Dorado. At our meeting held on Thursday 05/15/2025 the Diamond Springs and El Dorado Community Advisory Committee (CAC) came together to complete tasks related to committee membership and to receive a presentation from the Planning Department. The committee had previously scheduled a review of the DR20-0001 - El Dorado Senior Village Modification (Sergei Oleshko / El Dorado Senior Housing LLC) but it was determined the project did not require further assessment from the CAC and it was removed from the agenda. As a result of the previous public notice published regarding the project review a substantial number of community members attended to voice their concerns.

Prior to opening the floor for Open Forum, the Committee received a presentation from El Dorado County Planning Division representative Anna Quan, providing a brief introduction to the County's Projects in Your Area webpage. It was our hope the overview would provide project information which might answer some of the questions from members of the public that had decided to attend the meeting. Anna did a great job, and the presentation was well received stimulating several concerns I am presenting to you later in this correspondence.

You are aware CAC is a collection of concerned citizens who volunteer to review project designs and help guide development with the intent of protecting the existing environment of the areas under our purview. The Committee assesses and make recommendations to staff, Zoning Administrator, the Planning Commission, and the Board of Supervisors regarding the following in the areas of responsibility: 1) Discretionary project applications; 2) Implementation of the 2004 General Plan land use designations; 3) The Zoning Ordinance update; 4) Design Guidelines; and 5) Other issues as directed by the Board of Supervisors. A consistent and recurring concern communicated to our committee is traffic congestion as it relates to ingress and egress, emergency evacuation, and capacity as outlined in the General Plan. The CAC has communicated these concerns for almost every project that has come before us and we have seen no progress toward any kind of solution. Both the CAC, and members of the public, have expressed frustration with the inaction on this regard. It is a fear in our community that wildfire or other natural disaster will create a deadly situation like the one experienced in Paradise California during the wildfire that killed 85 people and destroyed 11,000 homes. The public concerns voiced during our recent meeting related to the increase in traffic that will be created with the El Dorado Senior Village Modification additions, and the current burden on the area with existing traffic problems.

The CAC and communities at large fully recognize the need for a comprehensive circulation plan that is enforceable as an implementation measure of the 2004 General Plan that can be incorporated into the County Capital Improvement Program. There is a general concern for the safety of residents in the area for emergency evacuation and the lack of response regarding how projects do not seem to be held to the design of the General Plan.

In the spirit of representing our community the CAC would like to remind you this deficiency was recognized by many in the community in the years after the adoption of the 2004 General Plan and efforts have been made to address this issue at various times since its adoption. In 2009 a composite map was produced that identified all the known pending developments within the community region, both residential, and non-residential. Part of that exercise included a preliminary layout developed for the circulation system on the south side of Pleasant Valley Road that would connect future developments

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together and provide a route that would keep traffic off Pleasant Valley Road and provide a connection to the Union Mine High School and then on to Highway 49 south of the town of El Dorado. This map was created in 2009 and was originally referred to as the "El Dorado and Diamond Springs Area Proposed Projects Road Connection Vision Map." This road circulation map came before the Board on May 1, 2012, at which time the Board determined that this "Diamond Springs-El Dorado Road Circulation Map" be utilized as a circulation guideline for all proposed development in the areas affected. Community member Larry Rolla offered the suggestion the county contact Caltrans for a traffic modeling review, and he was kind enough to offer the contact information for the appropriate representative to help with the process. This individual is:

Trin Campos, P.E.
Branch Chief - Transportation Analytics Forecasting and Modeling
California Department of Transportation, District 3
703 B Street | Marysville CA 95901
Text/Call: (530) 565-3511 E
mail: trin.campos@dot.ca.go

The traffic concerns reviewed by the Board may be ancient history, but it identifies this problem is long lasting and has not been properly addressed. It is our hope that under your leadership we will see some progress in resolving this issue.
The CAC would be remiss in our duty to represent the concerns of our communities if we did not also present to you the issues surrounding the use of the County's Projects in Your Area webpage. Several members of the public communicated the data on the website is not trustworthy and does not support the current projects are in adherence with the applicable rules and regulations. It is difficult to navigate and does not support easy identification of parcel numbers, or project addresses. There are concerns with the transparency of projects being presented and accuracy of the data on the website. The CAC captured the following suggestions for possible improvements to enhance the website:

- Update the projects listed to be more accurate and up to date.
- Provide a point of contact the public can reach out to offer updates or seek clarification.
- Update the map to reflect all current projects.
- Provide data on when the site will be updated and how often.
- List conditions of approval for the individual projects, and the progress toward those conditions.
- List how the project fits into the General Plan.
- Address how the project will affect traffic, and what solutions will be put in place.
- Offer a point of contact for the public to contact if they want to protest continued development.

We appreciate you for supporting our communities and representing the best interests of your friends and neighbors in Diamond Springs and El Dorado. Thank you for allowing the Diamond Springs and El Dorado Community Advisory Committee the opportunity to review and comment upon these important concerns. If you have any questions or require additional input, please don't hesitate to contact me.
Thank you.

Patrick Klein

Patrick Klein, Chairman

CC: Anna Quan Anna.Quan@edcgov.us ;Thea Graybill Thea.Graybill@edcgov.us ; Rafael Martinez Rmartinez@edcgov.us