

Diamond Springs / El Dorado Community Coalition

Sept. 10, 2025

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SaveDiamondSprings.net



Name (required)

Email (required)

Please provide your name and email to stay informed about current events in Diamond Springs and El Dorado, through occasional emails. Thank you!

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Diamond Springs / El Dorado Community Coalition

Founded Nov. 2, 2021

Mission Statement

The Diamond Springs / El Dorado Community Coalition is a grassroots, community-based organization.

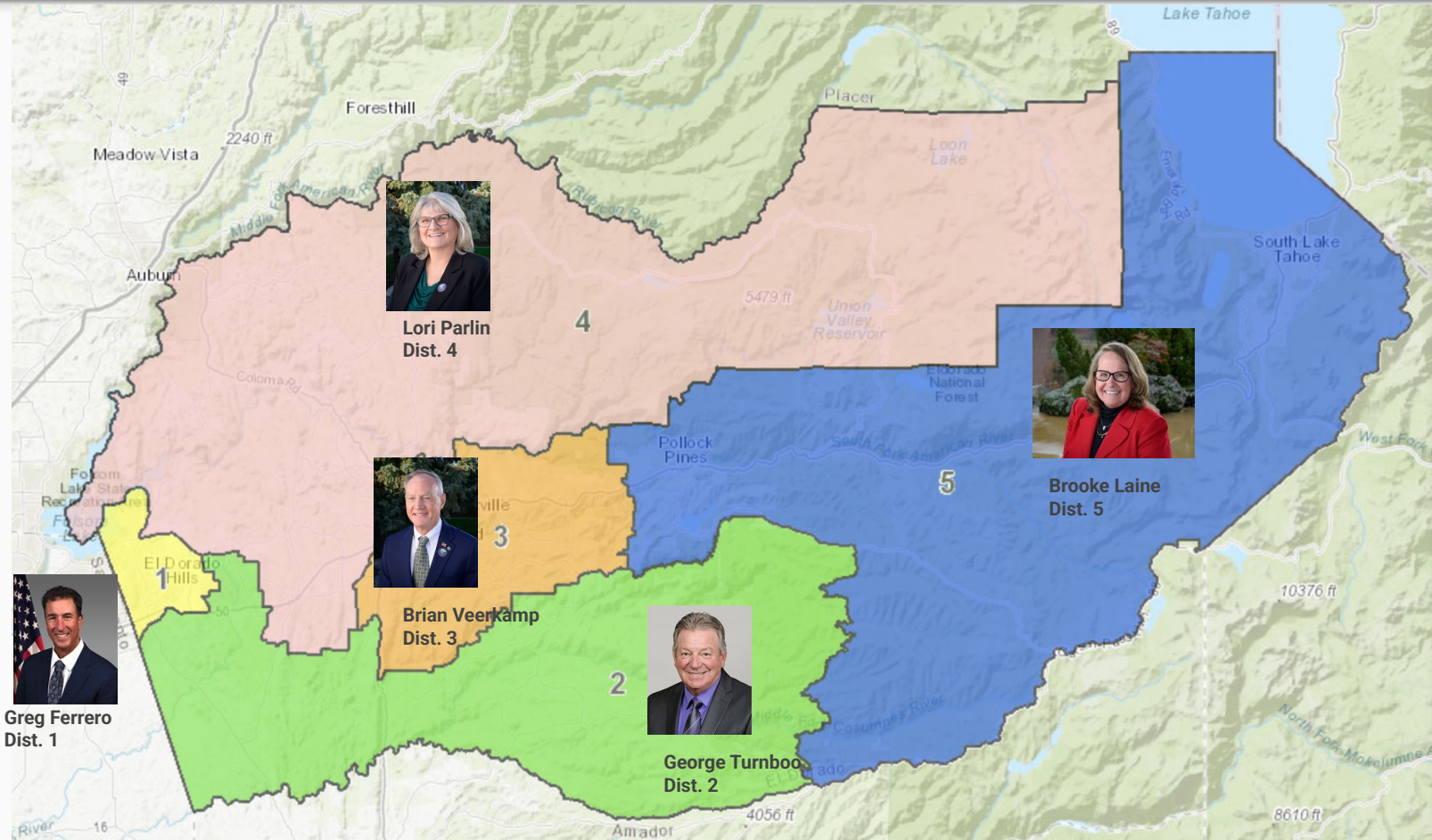
Our areas of focus include:

- Advocating to preserve the character and charm of the historic towns of Diamond Springs and El Dorado
- Working to retain the historic architecture and archeological resources of the area
- Promoting well-planned transportation and infrastructure improvements that are consistent with responsible current and future growth
- Alerting the community to proposed developments and encouraging public participation in the County's approval process

Meeting Agenda

- Board of Supervisors
- County Housing Goals
- SB35 Projects
- Projects in our Area
- Overview of All Projects
- Call To Action

District Map and Representative



SACOG and RHNA

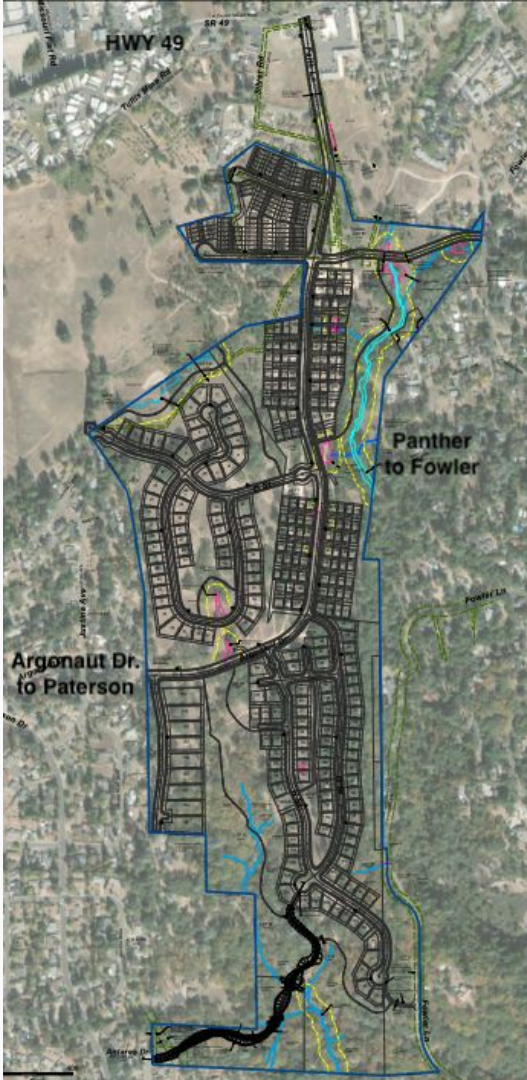
- El Dorado County's Regional Housing Needs Allocation (RHNA) is determined as part of the Sacramento Area Council of Governments (SACOG) regional planning process, which covers El Dorado, Placer, Sacramento, Sutter, Yolo, and Yuba counties.
- The most recent RHNA cycle (Cycle 6, covering 2021–2029) assigned a total of 153,512 housing units to the SACOG region
- The allocation for El Dorado County's west slope, including El Dorado Hills, was anticipated to be **7,157** housing units.

SB35 Projects

- **SB35** is a statute streamlining housing construction in California counties and cities that fail to build enough housing to meet **state mandated** housing construction requirements
- Designate some units to be priced below market rate for people making certain incomes:
 - If the locality did not meet its **above-moderate** income **Regional Housing Needs Allocation (RHNA)** goal, at least 10% of units must be below market rate housing
 - If the locality did not meet its **low income** RHNA goal, at least 50% of units must be below market rate housing
- The allocation for El Dorado County's west slope, including El Dorado Hills, was anticipated to be **7,157** housing units.
- Traffic Impact Fee (TIF) is waived
- Sheriff and Fire department impact fee is waived and in some cases have to deal with higher call rate for senior citizens
- No review by ED / DS Advisory Committee or public comment
- No review by Planning Commission or public comment
- No approval needed by BOS and no opportunity for public comment
- Planning Director (Karen Gardner) is the only approval needed
- Once approved there is no right of appeal
- Our elected officials (BOS) have been removed from the approval process
- No preference for El Dorado County residence

Dorado Oaks Development

- 382 units on 142.5 Acres
- 156 Single family lots (ranging in size from 6,000 square feet to approximately 24,000 square feet)
- 225 Multi family lots (ranging in size from approximately 2,000 square feet to 7,170 square feet)
- 1 single-family lot of approximately 6.4 acres
- 1146 additional people (10% increase to DS population)
- Traffic Level of Service (LOS) at Faith Ln. goes from 'C' to 'F' (gridlock)
 - Mitigation: Roundabout OR 2 additional traffic lights on 49 (Main St.)



Current Status of Project

- Current Status: On Hold
- Public comments for Draft EIR closed on 11/17/2021
- We have been waiting on the developer to provide mitigation responses to public comments
- Planning Commission will be the next in the process once the mitigation is complete
- Final Step: Board of Supervisors
- Issues:
 - A Draft EIR never expires.
 - People trying to sell properties in the area must disclose this potential development.
 - Home values in the surrounding area suffers as a result



Piedmont Oaks

LOCATION AND ACCESS

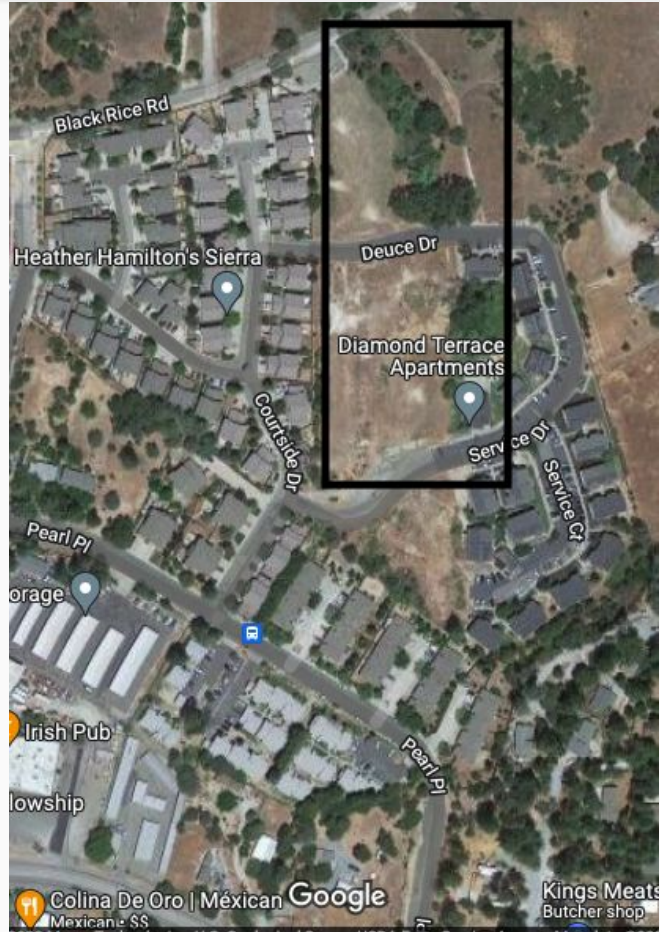
- 25.89 Acres
- North of Black Rice Rd. & east of the proposed Diamond Parkway (HWY 49)
- Access from Highway 49 directly in line with the proposed Diamond Spring Parkway
- No traffic will be added to Black Rice Road
- EVA Road will be for Emergency Vehicle only



Piedmont Oaks

- 25.89 Acres
- 75 Residential and 1 Commercial Lots
- Location: Hwy 49 between Diamond Spring and Placerville
- 315 additional people, including Phase 2, (2.6% increase in DS population)
- One main exit will be onto 49, no additional traffic on Black Rice.
- Eva road will be used for emergency vehicle only
- Project originally was 85 units (Phase 1) and 20 units (Phase 2).
 - Will the developer come back with a Phase 2 proposal?
- Planning Commission Approved Tentative Subdivision Map Time Extension TM-E22-0006 on Feb. 9th, 2023 with the modification to reflect 3 one-year time extensions extending the expiration of the approved Piedmont Oak Estates Tentative Subdivision Map to September 20, 2026

Diamond Springs Village Apartments



Diamond Springs Village Apartments (Phase 1)

- 10 Multi-family residential buildings (total of 80 new units)
- 1 Community building
- Off of Black Rice Rd. in Diamond Springs
- ~240 new residents (2% increase in D.S. Population)
- 182 parking spaces
- 10.7 acre lot
- All buildings would be 33' tall
- SB35 Project
- Status: Approved

Diamond Springs Village Apartments (Phase 2)

- 31-unit apartment complex
- including one (1) office unit,
- 61 parking spaces
- 5.71 Acres
- SB35 Project
- Status: Approved



Diamond Springs Village Apartments (Phase 2)



El Dorado Senior Village Location



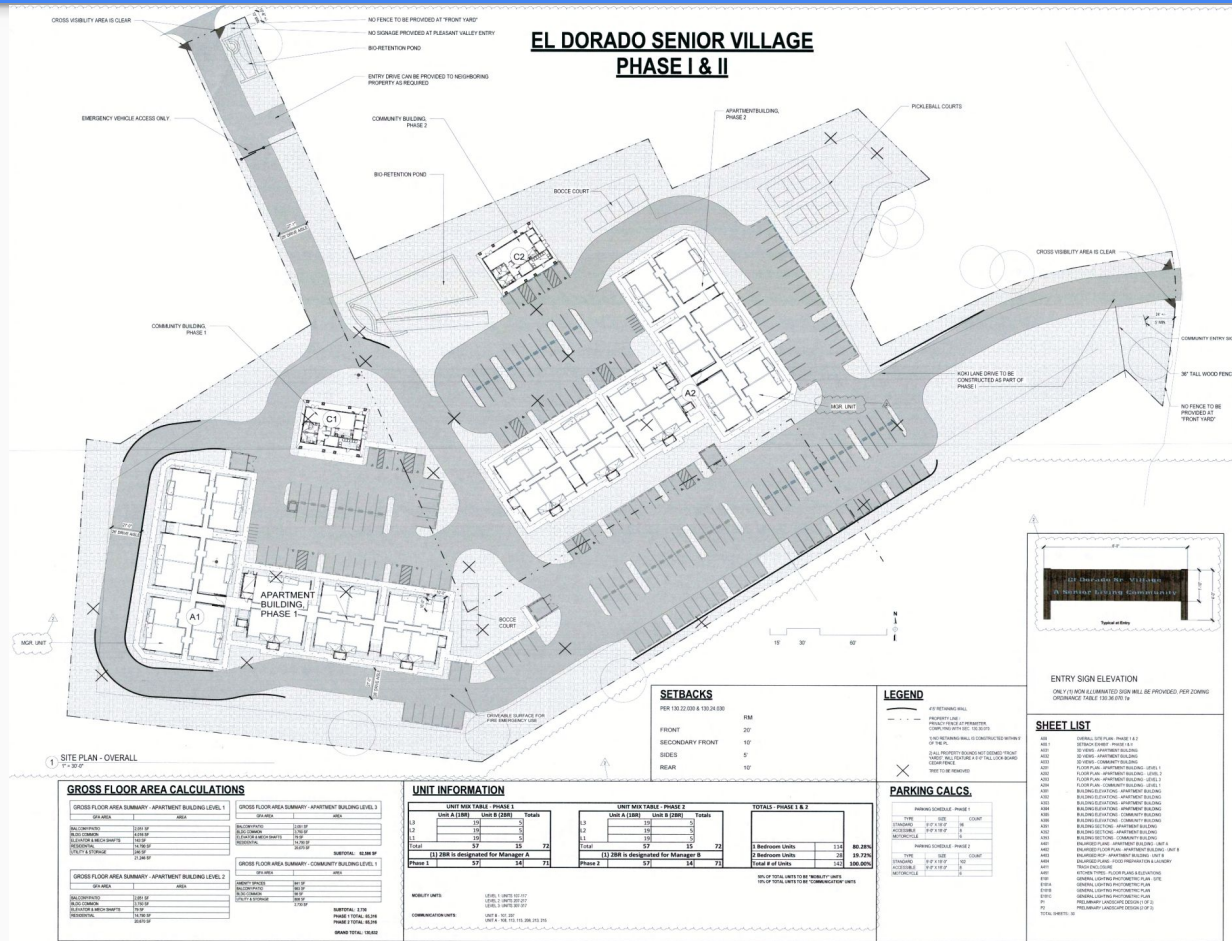
El Dorado Senior Village

- 8.2 Acres
- 144 units of affordable housing, ~300 people (7%↑ El Dorado)
- SB35 project
- Main entrance on Koki Ln.
- 50% or more of the proposed units (at least 75 units) must be for household incomes at or below 80% AMI (Area Median Income)

Table 1. 2021 State Income Limits for El Dorado County

Income Category		Number of Persons in Household							
		1	2	3	4	5	6	7	8
Extremely Low Income	30% AMI	\$ 19,050	\$ 21,800	\$ 24,500	\$ 27,200	\$ 31,040	\$ 35,580	\$ 40,120	\$44,660
Very Low Income	50% AMI	\$31,750	\$36,250	\$40,800	\$ 45,300	\$48,950	\$52,550	\$ 56,200	\$59,800
Low Income	80% AMI	\$50,750	\$58,000	\$65,250	\$ 72,500	\$78,300	\$84,100	\$ 89,900	\$95,700

El Dorado Senior Center



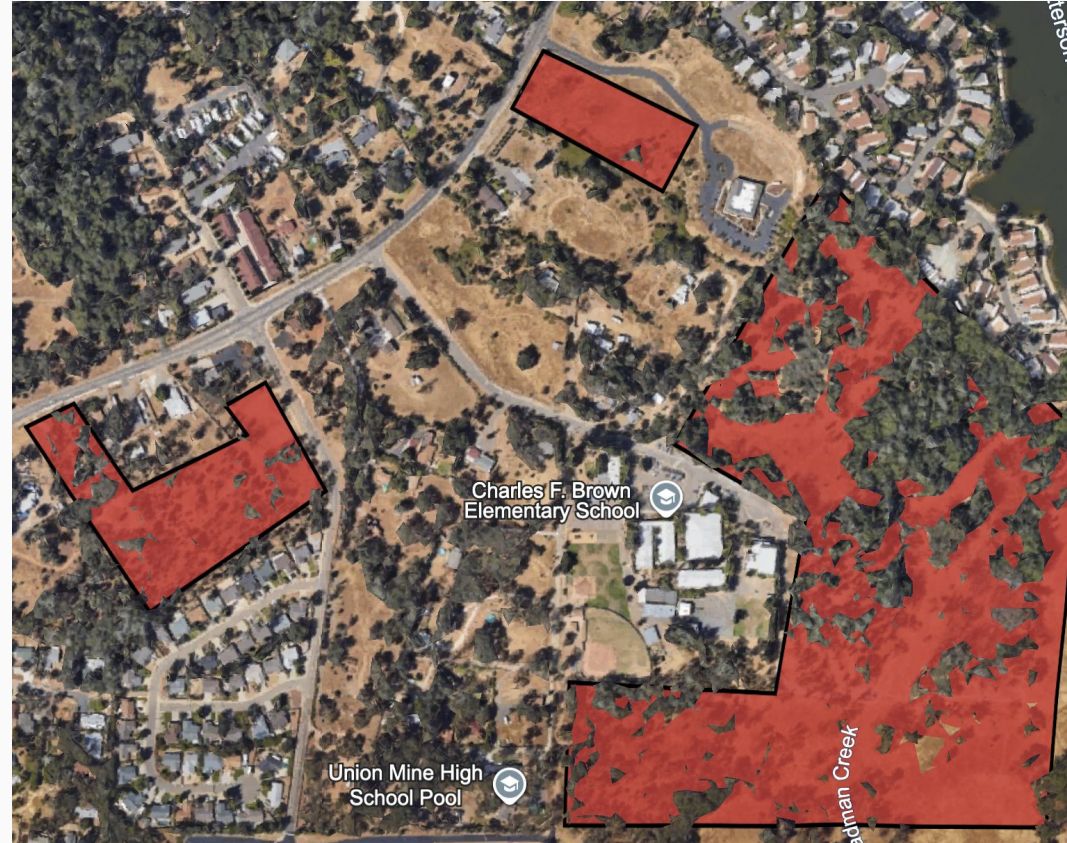
Panther Townhomes

- Panther Ln is off of Fowler Ln.
- 2- 2 story buildings
- 10 - 2Bd/2Ba Townhomes

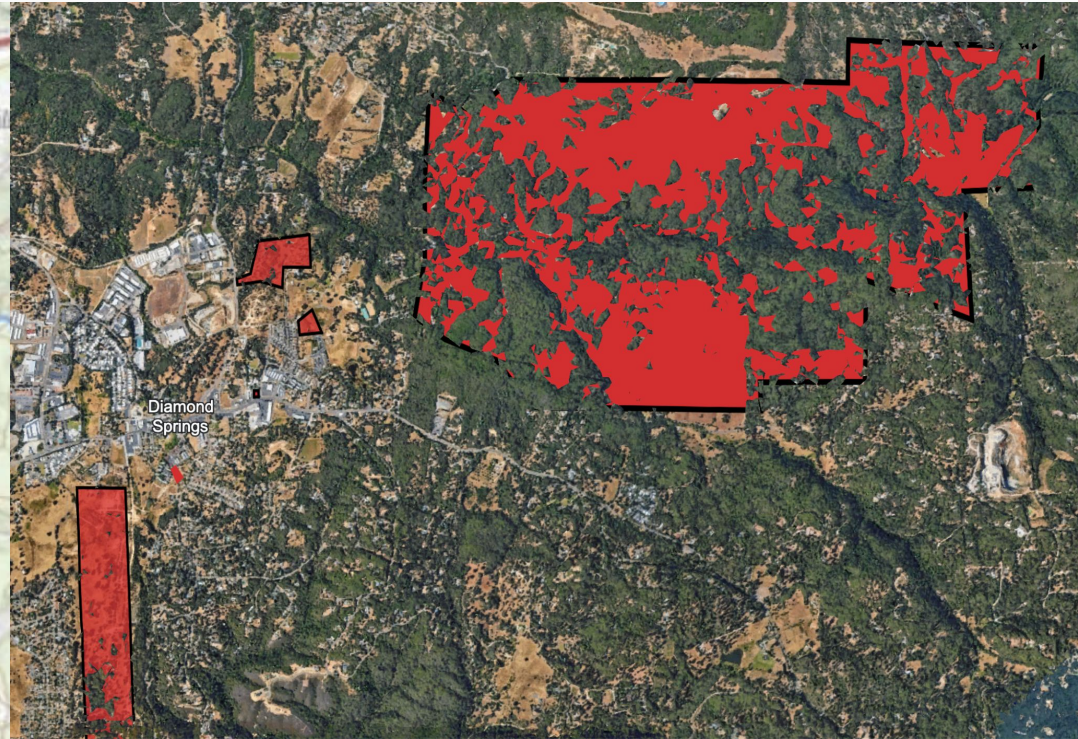
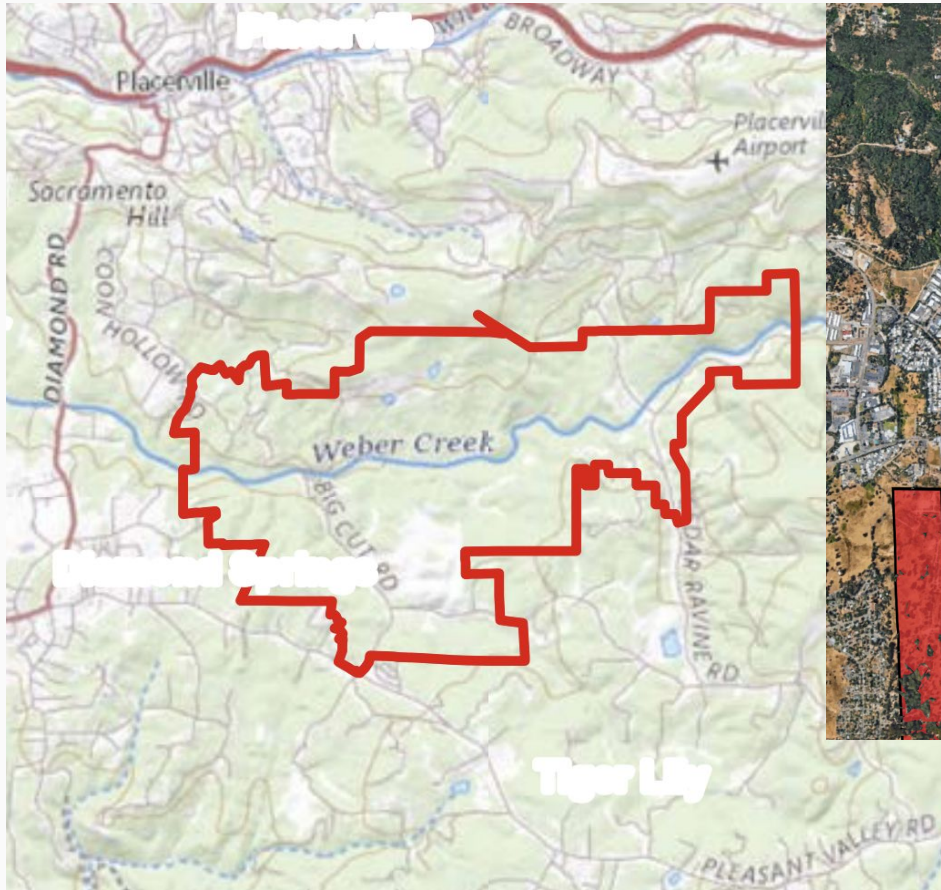


El Dorado Haven (Mercy)

- 4.6 Acres
- HUD and Mercy Housing Project
- SB35 project
- Affordable housing
- 65 units (20 one-bedroom, 27 two-bedroom, and 18 three-bedroom units)



Texas Hill Reservoir



Texas Hill Reservoir

- Review period for preliminary EIR: May 6, 2024 to June 4, 2024
- 120 affected parcels
 - 53 parcels are privately owned (approximately 44%)
 - 67 parcels (approximately 56%) are owned by the El Dorado Irrigation District (EID)
 - 80 new single-family homes and 10 new accessory dwelling units (ADUs)
- Link to DEIR:
<https://www.eldoradocounty.ca.gov/files/assets/county/v/2/documents/land-use/public-notice/texas-hill-estates-notice-of-preparation-nop.pdf>

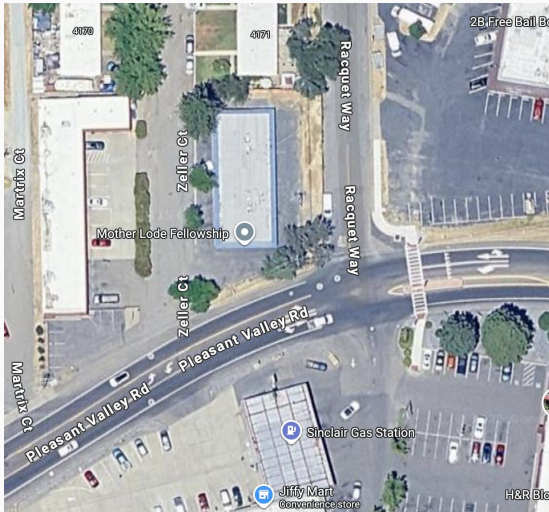
Diamond Springs Community Park

- Much Needed Facility
- 2 - Soccer Fields
- 3 - Baseball Fields
- 2 - Tennis Courts / 4 Pickleball Courts
- Regional Park that will host tournaments
- One Way In and Out of Facility
- Resulting traffic will be LOS F during AM or PM or both
 - Mitigation will require new traffic light or widening of road.
- Exempt from TIF
 - Taxpayers will pay for road improvements
 - Projected cost of road improvements were not part of EIR. Unknown costs at taxpayers expense.

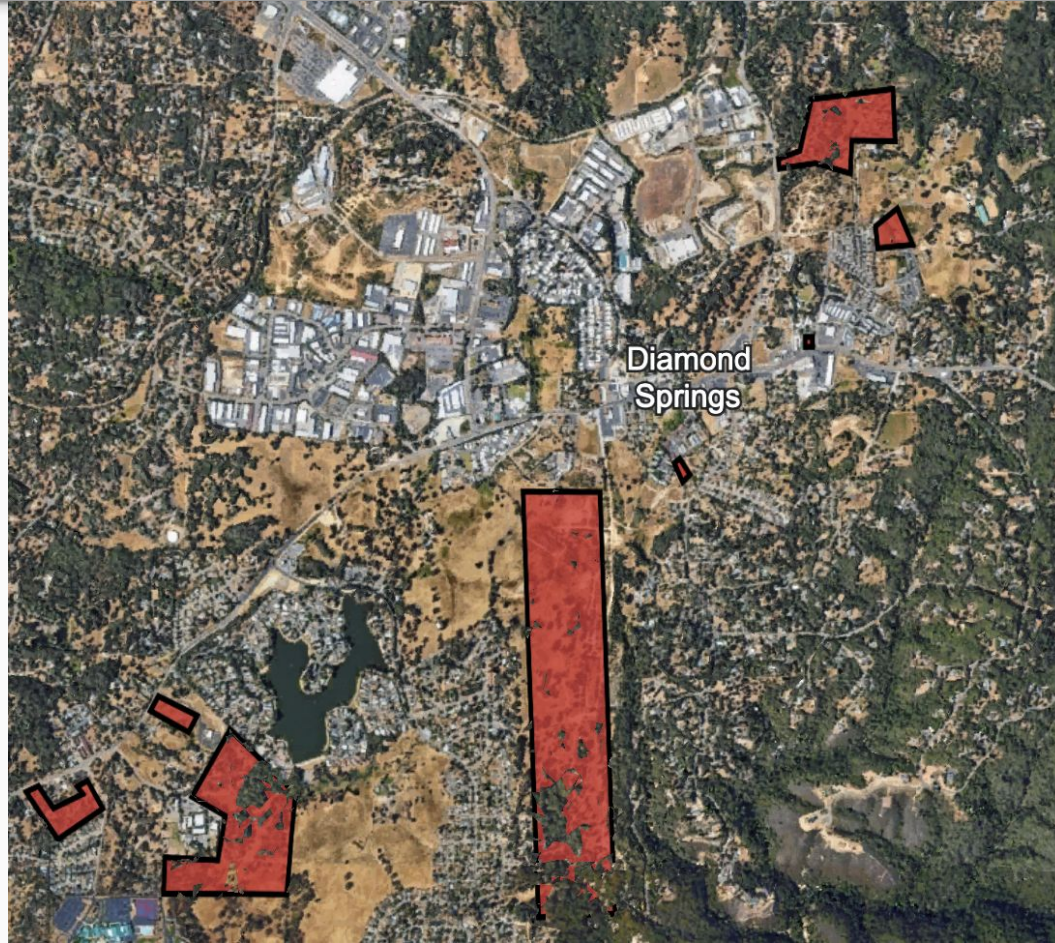


New SB35 Project in Diamond Springs

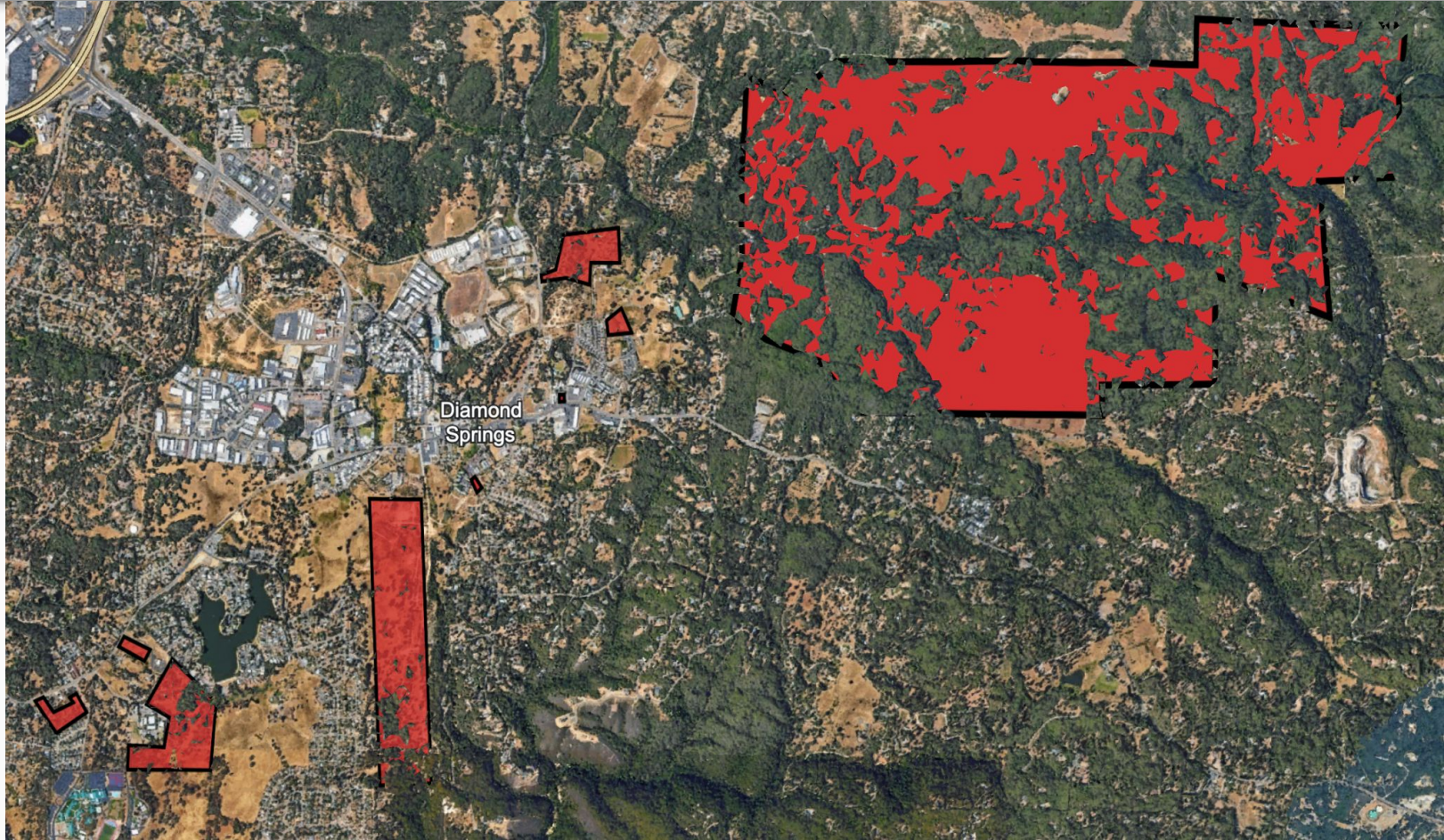
- 16 one-bedroom apartments on top of the commercial structure.
- Parking is not a factor for SB35 project
- 3 story building in the historic overlay section of Diamond Springs



Developments in the Area



Developments in the Area



Summary of Housing in the Area

Mobile Home Parks

- Diamond Springs Mobile Home Park (55+) - 155 homes
- Westwood Mobile - 80 homes
- Lake Oaks Senior (55+) - 293 homes
- El Dorado Mobile Village - 30 homes
- Diamond Manor Mobile Home Park (55+) - 57 homes

SB 35 Projects in Red

- Diamond Springs Village Apartments - 80 units
- Diamond Springs Village Apartments (Phase 2) - 31 units
- El Dorado Haven - 65 units

Community Park

Still in the Works

- El Dorado Senior Village - 144 apartment units
- Piedmont Oaks - 75 Townhomes
- Panther Lane - 10 Townhomes
- Dorado Oaks - 382 homes
- Texas Hill Reservoir - 80 new single-family homes + 10 ADUs

Totals

615 - Mobile Homes (Affordable) in Diamond Springs / El Dorado

255 - Apartments

557 - Homes still in the works

65 - Temporary housing (El Dorado Haven)

1 - Community Park

What should be the focus of development in our area?

A balance between housing and jobs

- We need to attract businesses and good paying jobs in our area.

Moratorium on high density housing until we understand our current traffic flow with all of the projects factored in.

Focus on family housing that will support our schools and promote stability.

SB35 projects / high density housing needs to be built where road infrastructure can support them and not in high fire areas.

A traffic study of Diamond Springs / El Dorado with all new projects factored in.

- What will our traffic look like if all of the proposed projects are built?
- What does emergency evacuation look like with all projects?
- Where are the choke points with emergency evacuation and what plans are being developed to correct them?

Call To Action

We need to express our concerns and demand action:

- Demand CalTrans perform a traffic modeling exercise with all of the proposed development factored in.
- Need the Board Of Supervisors (BOS) to work with Department of Transportation (DOT), Office of Emergency Services (OES) and CalTrans on emergency evacuation with a fire coming up Martinez Creek.
- Work to define Design and Historic Standards
 - Preserve the Character and Charm of our Historic Towns
- Promote Well-Planned and Realistic Growth for our communities
- Push back on the SB35 process and allow public review, comments, and our elected officials as part of the process.
- Use BOS Open Forum, Letters to the Editor, and other avenues to make our concerns known.
 - Need to be persistent with our voices
 - Example letters on our website
- Town Hall meeting sponsored by Supervisor Veerkamp (Dist. 3)
 - Need a two way conversation on a regular basis
- Join our coalition and keep up to date on the projects that impact our communities.

Thank you
for your attendance and concern