



**DIAMOND SPRINGS AND EL DORADO
COMMUNITY ADVISORY COMMITTEE**

**Minutes
May 20, 2010**

**Diamond Springs Fire Station 49
501 Main Street
Diamond Springs CA 95619**

1. **Call to Order** – Laurel Stroud called the meeting to order at 6:00 PM.
2. **Attendance:**
Present: (Note) 1 Open Position
Laurel Stroud
Kathy McCoy
Bob Smart
Larry Patterson
Mike Speegle
3. **Flat Salute**
4. **Additions/Changes/Approval of Agenda** – Todd Cunningham moved to adopt the agenda. Mike Speegle seconded the motion. Passed.
5. **Approval of Past Minutes** – Bob Smart moved to accept the minutes of the April 15, 2010 Meeting with the correction of Laurel Stroud's email to stroud_1@sbcglobal.net , second by Kathy McCoy. Passed.
6. **Open Forum** – Laurel Stroud opened the meeting to the general public for questions and comments.
 - a. Sue Taylor: Where are you in the process of designating the townsites of Diamond Springs and El Dorado as historic? Todd Cunningham: Will report on that under Director Item #1.
7. **Time Sensitive Matters - None**

8. Old Business – None

9 New Business:

- a. **DR 99-0012-R(3) – Tower Mart Addition (Tower Energy Corp/Keith R. McLean/Mike Lee** – Keith McClean introduced himself and Mike Walton from Walton Engineering. Tower Mart decided to upgrade from the existing single wall tanks to new double wall tanks. In the process, the canopy was taken down and traffic conditions were addressed. Basically proposing to rotate the canopy 90° for better traffic flow and upgrade the lighting to LED lighting. Want to upgrade the station with new pumps, new tanks, and new canopy. Time line for starting is within 30 days with completion anticipated in five weeks. The site is a long time remediated site going back to a previous owner when a hole was punched into the bottom of a fiberglass tank. That has all been remediated. Any time old tanks are removed there could be some contaminated soil that will be dealt with at the same time. The process is to pile up the soil on the property, wrap it in plastic and take samples and then after the samples come back from the lab, decide where it is going. The particular landfill will be determined by what comes back from the samples. The LED lighting is more focused, and will generate far less light spread. The overall design is to keep it simple and match the building color-wise. The new canopy is a little larger than the previous one to meet the requirements of Environmental Health since the rules have changed. The set backs are the same as the existing ones. Todd Cunningham: will forward a comment that when a retro fit project comes in between two historic communities that some effort should made to assimilate or reflect the historical nature of those two communities. If not in color palette than in design. Bob Smart: Is there darker color palette ? Color was chosen to blend in with the existing building. Tan is a step up from off-white, designed to disappear. Kathy McCoy: are you changing access to Patterson Drive orientation? No. Larry Patterson: if we would have had our historic over-lay in place, then I would have been looking for some design or mural on the fascia. Discussion of the historic nature of the Hwy. 49 corridor. Todd Cunningham: move to forward the project with the comment of a desire for historical consideration in design. Second by Bob Smart. Passed.
- b. **Z 09-0008, PD 09-0007 & TM 09-1492 – Diamond Dorado (Richard & Felicia Jongordon/Ronald Dennis/Patterson Development, Larry Patterson)** – Larry Patterson recused himself from the committee. Project presentation by Ronald Dennis, city planner and housing consultant. Project has been in consideration for some time; even so, General Plan requirements have been addressed. Traffic circulation, housing, housing types, wetlands, utilities and including surrounding land usage – Charles Brown School on the northwest side and Union Mine High School on the

southwest side. Property is being re-zoned to high density residential under a plan development amendment in conformance to the General Plan. The project is designed with 30% open space, mixed residential use from cluster housing to single residential lots. Circulation plan using Oak Dell Road out to Hwy. 49 and project connectors to the McCann subdivision that goes over to Union Mine Road and then over to Patterson Drive. Goal was to implement the East West secondary route. Discussion of the map and proposed road circulation. Established with the County a full EIR, including a traffic study that takes into account the accumulated traffic impact of the development.

Kathy McCoy: secondary access is through the McCann subdivision to Solstice? Yes. The project is 109 units that will be constructed in phases with the road system going in all at once, construction of housing beginning with the single family houses and cluster housing in three phases. Join with the developers of the McCann project to create the roads. Alternative to the McCann access would be through Lake Oaks Mobile Home Park. The project is subject to having one of two other proposed projects being approved, because of the requirement of two access road in and out. Laurel Stroud: do you have an estimate of the vehicle trips on Oakdell? It is in the traffic report, do not have a copy tonight. That report has been submitted to staff and they are processing it now, along with the rest of the EIR. Existing roadway in front of Charles Brown School will be utilized by making road improvements (pavement widening).

Planned Development Zone change allows the lot sizes to be established by the developer, mixed use nature of this development projects many different size lots. Proposed project creates 48 foot roadway with sidewalks on Oakdell by use of eminent domain to obtain required easement. Discussion of the need for one of the two other proposed developments to be approved to facilitate the required access. Discussion of existing roads and upgrades needed, existing situation of one way in – one way out, fuel reduction in area, density of proposed project, affordable housing, average house size in development. Todd Cunningham: the predominant issue in front of us is the proposed zoning change from Agricultural to R1 Planned Development. This is currently in the General Plan as High Density Residential 1 to 5. Discussion of project in relation to the map, traffic flow, who will live in the development. Discussion on open space without defined parks, park sites as part of school properties.

Laurel Stroud: any comments or question from the Audience. Joe Triber – I am hearing high density, a number of people moved up to get away from high density. We don't want to lose what we came up for. The environment is losing the character we sought after.

Sue Taylor – did we notice this meeting to the communities around us? Noticed the same way all the meetings are. Has the EIR already been done? EIR is in process at this time. Part of the mitigation is that Union Mine Road be widened, how do you physically do that? That will be addressed in the EIR. There are houses that are four feet off the side of the road, how do you address that? Ronald Dennis: I'm not prepared to answer that question right now. Sue Taylor: It appears that the circulation can't work, all of this traffic is still going to come out onto Hwy. 49, how do you mitigate the traffic impact? Ronald Dennis: The traffic study has been submitted to staff and it is under review. Sue Taylor: Right now the McCann Project has been asked to do an EIR in regards to traffic, because they know the traffic doesn't work. You said this improves the traffic situation on Hwy. 49 and I'm not sure how it is going to do that. I'm not sure how these two schools can handle all that traffic going past them. The studies that I've read of the things they're going to have to mitigate is creating another lane where Mother Lode comes into Hwy. 49, the town of El Dorado is going to have to be widened to 4 lanes with a light signal, widened through Union Mine and I think you'll have to have another light signal at Patterson. I have concerns for the traffic in the area and the existing ambience in the area.

Laurel Stroud: Roger, since the EIR is in progress now, if someone had questions they would have to be answered in the EIR wouldn't they?

Roger Trout: Ron where is the EIR in the process now?

Ronald Dennis: Its being processed by staff right now, they have all of the studies and they are preparing all the documentation. The draft EIR is in preparation.

Roger Trout: I think the answer to your question is that when the draft EIR is released there is a 45 day review period that will contain impacts and analysis of mitigation measures – that's what you will comment on. It's a little premature now because we don't know and are speculating on what the impacts are going to be.

Laurel Stroud: If in that 45 day period if people have questions that are not in the draft EIR then the final will need to include those?

Roger Trout: To a certain extent yes, the final EIR just has to address issues that were brought up that need revision. All the CEQUA processes. Has the notice of preparation gone out already?

Ronald Dennis: I'm not quite sure.

Roger Trout: That may be what we are really talking about, as soon as we release the notice of preparation, that's actually the first time, that's called the scoping – that's when you really open it up.

Ronald Dennis: I think its going to take another 30 days.

Roger Trout: So there are a couple of different opportunities to comment on the EIR. So if I get the notice of preparation I'd be happy to pass that along. You get a lot of the feedback, traffic reports, biological reports – it really gives you something to comment on specifically. All those comments that are submitted on the draft EIR are attached to the final EIR which goes to the Planning Commission and the Board of Supervisors.

Sue Taylor: You can comment, it's attached it's submitted and then it's approved. Just because you make a comment doesn't really mean anything.

Bob Smart: I understand the inter-relationship of the McCann's this project and the road system that's predicated on the demand that multiple subdivisions are going to bring. How does it bring the McCann's or Stonehenge or some of these other projects in?

Roger Trout: The Environmental Analysis is always on the project itself. But also includes all the off-site improvements. It could be the roads, water and sewer lines, it could be a park, it could be an intersection. Theoretically the EIR has to include all the impacts.

Todd Cunningham: I think the question in front of us tonight is the question of the aesthetic and the issue of the plan change from Agriculture to R1 Planned Development within the General Plan. Absent the EIR, and I would be surprised if the EIR doesn't point out some issues having to do with the density of this development relative to road capacity and how those mitigations are going to work. Mitigations can be destructive and they can be non-destructive. An example would be trips per day – trips per day can be re-routed some place else, trips per day can be changed by changing density and there is quite a variable in the density available here. The scope of what is on this is agenda is the zoning change. I have no basis to not support a zoning change to R1 PD because R1 PD is within the scope of the General Plan. I have no particular issues with the aesthetic of this development absent some other design standard. Beyond that I think there are some real question regarding density and road development. We build communities around our existing communities, those communities need to bring something to the game, they need to contribute and not be parasitic. The aesthetic on this project is quite good with the open space and the retention of the tree canopy.

Joe Triber: Is law enforcement prepared to handle the increase in density? What about water for new development?

Laurel Stroud: definitely the availability of water has to be addressed in the EIR.

Wanda Brooks: how do define affordable housing, and what is cluster housing? Cluster housing is a design concept based on a condominium concept of housing where you build with a home owners association. The home owners association maintains the properties, landscaping and exteriors of the building. The home owner pays a fee to the association to pay for the maintenance. You can have a town house concept, you can have a condominium concept. In the town house concept you buy the land underneath your unit in the condominium concept you buy the air space. Some are attached – some are detached. They are all detached. On this project you can actually buy the land underneath your unit. No zero lot lines here.

Affordable Housing is a broad topic depending on who you are talking to. Affordable housing for me would be something my kids could buy. Housing that someone on a fixed income could buy. Federal subsidized housing is housing that is provided at a fixed incremental cost. All different kinds of affordable housing definitions. Has to do more with accessibility of housing for a broad spectrum of people. Not low income housing, something the average person can buy.

Discussion on the impact of the traffic on Oakdell. Concern about traffic level going by Charles Brown School, Union Mine School. Circulation pattern. Addressed in the traffic study, staff is reviewing.

Bob Smart: Concern over the lack of park and recreation space. Would like developers to take the lead. Opportunity for developers to partner in the creation of parks. Discussion of school owned property as open space, which may or may not be available. Fees for parks are included in project. Management of green space will be by the home owners association.

Steve Ross: concern is not the specific development, but that it is my understanding that there are 19 high density projects in the pipeline. The community is served best by mixed density. Don't put all high density development together.

Bob Smart moved to recommend the zone change with comments on circulation, density and recreation. Todd Cunningham seconded the motion. Motion Carries 3 to 2 vote. (Larry Patterson recused himself from the vote)

10. **DIRECTOR ITEM(S)**
Sub-committee for Action Plan (Cunningham & Patterson)

Larry Patterson: Jose at the Surveyor's Office has scanned in the Diamond Springs historical area and is in the process of creating a map which will list all parcels within the historic town sites of Diamond Springs and El Dorado; as well as all parcels contiguous to Hwy. 49 with an overlay of existing land use as far as General Plan density. This will be the map that we will use as our initial scoping as historical overlay. What I presume will happen is if you have a historic building you will be encouraged to save that historic building and be under the guidelines established for historic design. It won't be complete but it will be a map. After Jose gets this done, it will be forwarded to the Board of Supervisor's Office with a request to defer the costs. Like to see this as the lead item on the next agenda, discuss those boundaries, present a preliminary scoping boundary that would not be the final scope, but serve as the basis for owner notification. Put the map on the wall and have community discussion, including the historical society to make sure the scoping is correct. Notification of every property owner to get them involved and have a public hearing on the historic over lay. Action item to the Board to have property owners come to CAC meeting first before going to a Planning Committee hearing.

The State is looking at Hwy. 49 corridor to evaluate traffic impact, hopefully the proposed projects will be reviewed as a whole in the study. Changes to Hwy. 49 will affect both Diamond Springs and El Dorado. The community needs to know what the feasibility of mitigating the impacts are. The Hwy. 49 project will not be a charrette process, but rather a public hearing process, similar to what was done on Upper Broadway. There is money available for "Safe Pathways to Schools", from the Federal Government.

Todd Cunningham: Propose an interim adoption of design standards and then have a committee to do a more advanced study of standards for the over lay. Do an outreach for expertise from the community; create a deadline for final adoption.

Bob Smart: Consider having a speaker every month.

Todd Cunningham: need to get these projects in for review with a longer lead time, so we can go out and look at the sites, etc. Or do a workshop on one of the projects.

Meeting Adjourned at 8:00.