



DIAMOND SPRINGS AND EL DORADO
COMMUNITY ADVISORY COMMITTEE

AGENDA

April 18, 2013

PLACE: Diamond Springs Fire Station

TIME: 6:00 P.M.

501 Main Street

Diamond Springs, CA 95916 POSTED:

Diamond Springs and El Dorado Community Advisory Committee, in complying with the Americans with Disabilities Act (ADA), requests individuals who require specific accommodations to access, attend or participate in the Committee Meeting, due to disability, to please contact the Committee at (530) 626-3190 at least two (2) business days prior to the scheduled meeting to ensure that the committee may assist you.

For purposes of the Brown Act (Government Code Section 54954.2 (a)), the numbered items on this agenda give a brief general description of each item of business to be transacted or discussed. The recommendations of the staff, as shown, do not prevent the Committee from taking other action. Documents referenced or supporting the following agenda items are available for public inspection upon publication of the agenda.

ROLL CALL

FLAG SALUTE

ADOPT AGENDA

APPROVE 3-21-13 MINUTES (See Attachment 1, draft 3-21-13 minutes)

OPEN FORUM

Public testimony will be received on each agenda item as it is called. Matters on the agenda may be addressed by the general public during the Open Forum. Public comments during Open Forum are limited to three minutes per person. The Committee reserves the right to waive said rules by majority vote.

CORRESPONDENCE – None

Topics

1. **1.PD90-0011-R2 Prospector Plaza Expansion PD90-0011-R2 - PROSPECTOR'S PLAZA EXPANSION (WRI Golden State LLC/Archumana/ Kriz Brian):** A request to revise PD90-0011 to allow the demolition of 9,500 sq ft of existing shop space and the construction of a new 25,000 sq ft retail space and to include a 50 foot tall Pylon sign with a 440 square foot sign area. The property, identified by Assessor's Parcel Number 327-290-60, consists of 19.87 acres, and is located on the northwest corner of Missouri Flat Road & U.S. Highway 50 (southeast corner of existing shopping center), in the Diamond Springs/El Dorado area. – 15 minutes (We have reviewed elements of this project in the past and have commented).
2. **2.Z12-0010, PD12-0002 & TM12-1510 - PIEDMONT OAK ESTATES (Terri Chang/BT Consulting, Inc.):** A request for a two-phased Tentative Subdivision map as follows: Phase 1) 20 single residential, 62 clustered residential, one commercial and six open space lots with one road and 12 driveway lots to serve the subdivision. Phase 2) 22 single residential lots and one commercial lot for a total of 125 lots for both phases, a request to rezone from One-Family Residential Districts-Public Facility-Professional Office Commercial Districts-Planned Development Districts (R1-PF-CPO-PD) to One-Family Residential Districts-Planned Development Districts-Commercial Districts (R1-PD-C) on Assessor's Parcel Number 051-550-47 and a Development Plan request to allow reduction in lot size to 0.11 acres for single residential lots and 2100 square feet for clustered residential lots, reduced setbacks and Design Waivers requested to reduce sidewalks from six to four feet in width and roadway widths on road sections C, D, and E. The property, identified by Assessor's Parcel Numbers 051-550-40, -47, -48, and -51, consists of 25.89 acres, and is located on the north side of Black Rice Road approximately 1000 feet north of the intersection with State Route 49 and Pleasant Valley Road, in the Diamond Springs area.- (This is our first look and this project and will be focusing on understanding proposal and our concerns)-30 minutes
3. Vision Statement-Trusting we have agreed to move beyond our 7-19-12 interim vision statement (we will vote to verify), What adjustments do you propose to Attachment 2, **Bob Smart and Dan Bolster-30 minutes**
4. CEDAC proposals accepted by Board of Supervisors 3/25/13. -Discuss Mt. Demo article- Attachment 3 **Bob Smart-15 minutes**
5. Animal Shelter-**Brent Collins** from County CAO office will discuss the proposed Animal Shelter in the industrial park. – 15 minutes
6. Landscaping on Parkway- **Kathy McCoy-10 minutes**
7. **DIRECTOR ITEM(S)**

8. ADJOURNMENT

Next Meeting: May 16 2013, 6PM, Diamond Springs Fire Station

Attachment 1

DIAMOND SPRINGS AND EL DORADO COMMUNITY ADVISORY COMMITTEE

Draft MINUTES

March 21, 2013 6 P.M.

DIAMOND SPRINGS FIRE STATION 49

501 MAIN STREET

DIAMOND SPRINGS, CA 95619

The meeting was called to order at 6:12 P.M. by _Chairperson Smart.

Members Present –Kathy McCoy, Dale Pierce, Erik Peterson, Bob Smart

Members Absent – Deanne Johnson, Larry Patterson

It was moved and seconded to approve the agenda, the motion carried.

It was moved and seconded to adopt the Minutes of 2-21-13, the motion carried

Open Forum

Dan Bolster from EDCTC informed the CAC and the Public that there is a workshop to provide an overview of, and solicit input on the **Diamond Springs and El Dorado Area Mobility and Livable Community Plan** on Wed April 3 at the Union Mine High School Library from 6 to 8 PM.

[http://www.edctc.org/C/DSED_Plan/DSED_Community_Workshop_4-3-2013.pdf]

There was a comment that the applicant at the last CAC meeting had found the process confusing.

It was requested that Sue Taylor's proposal to bring together the design guidelines be agendaized for the next meeting.

Topics:

1. Diamond Springs Lighting District: Erik Peterson and Matt Smeltzer. Established in 1928, currently "Zone of Benefit #49" has about \$400,000 on account for lighting in the Diamond Springs area. There is a **separate** account thru PG&E to underground utilities of about \$14 million for El Dorado County. There was a discussion about using these funds for a beautification project to underground utilities 1) thru Historic Diamond Springs and, 2) along the Highway 49 part of the Diamond Dorado Parkway, and 4separately for appropriate lighting in Historic Diamond Springs. Estimate of cost is \$1.5 million for each segment, with an initial investment of \$250,000 per segment for planning and mapping. The planning for the Parkway will take the desired end into account to plan construction. With multiple options and an estimated 3-5 years to establish a District there is considerable coordination to come between the CAC, the County and PG&E.
2. The "Peek into the Future" was result of the Community Visioning process that ended in October 2011, and was intended to capture what community members had to say about what they hoped to see in our community in the future. Attachment 3 to the Agenda is a statement of values we want to incorporate into our Community ID Process (under the county General Plan). Dan Bolster (dbolster@EDTC.org) will collect public input and bring to the next meeting.
3. CEDAC (Community Economic Development Advisory Committee) Progress: There is a proposal to use TOT (Transient Occupancy Tax) to develop community assets, with the County Board of Supervisors asked to make these funds available for projects including grant proposals and improvement of the County Web Portal.
4. Diamond Dorado Parkway Meeting from 3/18/13. There was considerable community interest in the Parkway process, with many feeling that the development of this project could have had better public notice. The use of lighted Highway signs was noted as an improvement in notifying the public. Public involvement in the esthetic design of the Project thru a subcommittee of the CAC was invited, and it was noted that the CAC intends that future planning efforts have earlier and deeper public involvement.

Director Items(s)

The Meeting was adjourned at 8:22 PM.

The next meeting is scheduled for April 18, 2013 at 6:00 PM at the Diamond Springs Fire Station.

Attachment 2

A proposal-Diamond Springs and El Dorado Community Values – Draft 3-21-13

We value:

- The rural character of the area
- Gold Rush / pioneer history and assets
- Golden Chain / Highway 49
- Native American history and sacred sites
- Distinct, small communities
- Oaks and wildlife habitat
- A strong sense of community, knowing your neighbors
- Diverse sources of employment and economic prosperity
- Keeping commercial development separate from the historic areas of Diamond Springs and El Dorado with a good transition from commercial to historic
- Places to walk, bike, and gather
- The El Dorado Trail and the historic railroad park
- Local agriculture and community gardens
- Ease of travel in and through the community on smaller, uncongested roads
- Safe and efficient bicycle and pedestrian paths
- A healthy environment

ATTACHMENT 3

Mountain Democrat

Monday, April 1, 2013

CALIFORNIA'S OLDEST NEWSPAPER - EST. 1851

Volume 162 · Issue 39 | 99¢ Board of Supervisors approves web portal and grant program

By Mike Roberts

The Transient Occupancy Tax will fund a new website promoting the county, an aggressive grant acquisition program and mini-grants to “fabric-of-the-community” groups.

The Board of Supervisors also tacked an additional year onto six current arts and tourism contracts funded by the 10 percent add-on to room rates in El Dorado County.

The decisions were based on recommendations from the board’s Economic Development Advisory Committee, which got a name changed during the same March 25 workshop.

EDAC is now officially CEDAC. Adding “community” to the commission’s name reflects an organic extension of county-level regulatory reform and General Plan implementation efforts to the local level, encouraging individual communities to organizing to define themselves and have a voice in policy making at the county level.

The name change also recognizes that a rich community life is good for local economies, and that proud, multi-faceted communities, large or small, that come together with a vision improve the lives of those who live there.

The original economic development mission has also expanded laterally at the county level. In January and March board workshops, CEDAC leaders Jim Brunello and Mike Ranalli badgered the supervisors to fund a grant development program which if successful, could save millions in general fund expenditures.

All that and more was on the table in a highly anticipated March 25 board workshop. That afternoon the supervisors approved the newly rechristened commission’s first round of community development recommendations, agreeing to loosen the Transient Occupancy Tax purse strings to fund:

- \$100,000 for a county-wide web portal
- \$100,000 for a grant development program

- \$40,000 for community development mini-grants
- \$110,000 for a one-year extension of grants to six arts and tourism organizations.

But before they could get to the visionary stuff, the supervisors needed an update from the sausage factory floor.

The workshop led off with presentations from DOT Engineer Claudia Wade on the soon-to-be-launched Traffic Demand Model, and Senior Planner Shawna Purvines on the 2013 Housing Element Update, a draft of which is on its way to the state for review.

Both are tentacles of the sprawling Land Use Policy Programmatic Update, which is currently under environmental review. Public hearings on the draft EIR should begin in early summer.

Working together

The interrelated initiatives required the consolidation of the county's three land-use departments: Development Services, DOT and Environmental Management. In December they became the Community Development Agency, headed by Chief Administrative Officer Terri Daly and her right hand woman, Assistant CAO Kim Kerr.

The CAO's office worked closely with CEDAC members to develop a policy formation structure that allows the community to participate in the new agency's policy formation process, dubbed, "Future Planning."

Councils of concerned residents are currently forming in communities across the county. They will be recognized by the Board of Supervisors and encouraged to develop priorities and criterion for future land use in their communities. County-wide community design standards will be applied in communities that choose not to participate.

"This board and its successors can direct spending on roads and infrastructure in a way that supports the peoples' vision of their communities," said Brunello. "That is not how it was being done before. This is a cultural change."

Councils have already formed in Camino, Placerville, Shingle Springs, Diamond Springs/El Dorado and Cool, where residents have long held a shared identity and sought greater representation in county governance.

El Dorado Hills resident Paul Raveling called the councils a good vehicle to create a more representative community voice. Others involved in the early stages of the El Dorado Hills council said they hoped to involve church and youth sports organizations that wouldn't normally engage in land use planning or county-wide community development issues.

In January Brunello stood before the board and proposed jump-starting community development with 10 percent of the county's Transient Occupancy Tax, approved in 2002, to support tourism and economic development.

The investment would fund a county-wide web portal, community development mini-grants to local groups, and seed money for an aggressive grant acquisition program.

The TOT fund breaks out three ways. The Treasurer Tax Collector takes 10 percent off the top. Up to half of the remainder can go into the general fund every year, with the balance awarded to arts and economic development programs in a highly competitive and ultimately political grant process.

The current six grants were set to expire this year.

Chief Budget Officer Laura Schwartz released her [Mid-year Budget Status Report](#) on Feb. 20. It projected a fund balance for fiscal year 2013-2014 and a TOT carry-over of \$485,000, in addition to \$1.3 million in taxes collected.

Ranalli took the TOT torch from Brunello last week and asked the board to extend the six current grants for another year, with a 15 percent increase, then reiterated Brunello's January request.

The total "ask" was for \$340,000 of the 2012-13 TOT funds. Daly backed the request, and assured the board that the funds are available.

Web portal

A new county-wide website will provide a one-stop shop that promotes the recreation opportunities, businesses and housing to visitors, prospective business owners and residents.

Ranalli talked the board through a proposed county Website that would provide "live, work and play" information for each area of the county. He demonstrated similar Websites in [Seattle](#) and [San Diego](#).

He predicted that very little would be required of current IT staff. Very little of the content currently resides on the existing county databases. Seattle's portal is maintained by the firm that developed the Website.

CEDAC volunteer Art Marinaccio praised the portal, and observed that much of the economic development effort is spent attracting new businesses, but "you get more bang for your buck in the existing businesses base."

Grant development

A professional grant solicitor will find, acquire, and manage external grants to fund county and community programs.

Brunello cited neighboring agencies that fund planning activities, facilities improvements, economic development and even infrastructure improvements such as broadband Internet access with grant funding.

Culture and community development

Also known as “Tom Sawyer” grants, these internal mini-grants will be awarded by the board to local organizations actively involved in volunteer community development projects.

Local organizations, perhaps hoping for a slice of the pie, lined up in support of the idea in January.

The lone opposition was provided by Ron Wolsfeld of the Rural Communities Recovery Collaboration, who worried that the grants would be divisive.

“If a community needs a couple thousand dollars to get something done they generally come together and if it’s important, they get it done on their own,” he said.

Long-term goals

Area developers have long held that high Traffic Impact Mitigation Fees inflate the price of new homes and make moderate-priced housing nearly impossible to build profitably. Worse still, high TIM fees scare off job-creating businesses, they say.

LUPPU’s revised land use forecasts and the new traffic demand model provide the necessary tools for the board to evaluate the county’s TIM fee structure.

Jobs

“The cost of not implementing our general plan has been crushing,” said Ranalli. “We’ve been hemorrhaging sales tax and it’s also cost us so many jobs.”

The General Plan set a goal of 42,202 jobs by 2025. At the current rate, “We’re headed toward 18,000 ... and going in the wrong direction,” he said.

Creating jobs will require more than lowering TIM fees and appealing to outside businesses to relocate, he said. The county’s arts, agriculture and history make El Dorado County attractive to prospective job creators, “and it’s just the right thing to do,” he said.

Agriculture

LUPPU’s zoning ordinance update supports “the agricultural renaissance currently under way in El Dorado County,” and sets the stage for expanding agricultural districts, ranch marketing, agriculture support services and “ranch stays,” which allow guests to lodge and dine at working ranches, said Ranalli.

It also supports home occupation, which keeps jobs and sales tax in the county, he said.

The county’s rural charm will also attract the owners of larger businesses looking to relocate for quality-of-life reasons, “but they need basic business services, including reliable internet access,” he said.

Objections

District III Supervisor Brian Veerkamp came out early in favor of CEDAC’s recommendations,

reminding his fellow board members that they'd recently heard the Tahoe Chamber boast their successes with grant funding.

In discussions preceding public comment the three other supervisors present — District 5 Supervisor Norma Santiago had to leave before the workshop began — were far less enthusiastic. District 1 Supervisor Ron Mikulaco worried that other groups, specifically the veterans, were also interested in the TOT funds.

Ranalli explained that the grant program creates an open, rather than closed system. “This is not ‘rob Peter to pay Paul,’” he said. “These grants will take pressure off the general fund.”

Trust

District II Supervisor Ray Nutting said he hoped the CEDAC process would build community trust in the planning process. “If we can get the citizens at the parcel level involved, that’s exciting.”

Ranalli agreed, and suggested “We can no longer wait until some flashpoint project or an effort the scale of LUPPU comes along to begin the dialogue with our communities.”

The councils are outreach tools, he added. “We’re not telling them how to organize or what outcome we expect. We’re just helping them come together and get organized.”

Tea Party Patriot Steve Ferry and high-profile Democrat Jamie Beutler both encouraged the board to enact CEDAC’s recommendations.

“Its time for us to take off our hats and be better together,” said Ferry.

“I’ve never seen such excitement in this county... everyone working together ... from every political stripe,” said Beutler.

Veerkamp closed his comments by calling the proposal “an investment in the county, our programs and our people.”

“The General Plan speaks to promotion and enhancement in nearly every goal,” he added. “I haven’t seen a whole lot of that in the years I’ve been here.”

The TOT spending was approved on a 4-0 vote.