

Committee Members

Carl Hillendahl  
Joann Horton  
Larry Patterson  
Randy Pesses  
Erik Peterson  
Bob Smart  
Meredith Stirling



DIAMOND SPRINGS AND EL DORADO  
COMMUNITY  
ADVISORY COMMITTEE

Diamond Springs Fire Station  
501 Main Street  
Diamond Springs, CA 95619

MINUTES  
April 20, 2017

PLACE: Diamond Springs Fire Station  
501 Main Street  
Diamond Springs, CA 95916

TIME: 6 P.M.

POSTED:

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.

**ROLL CALL:** Meeting called to order at 6:00 pm by Chairman Smart  
Pesses, Patterson, Horton, Smart, Peterson, Hillendahl

**FLAG SALUTE:** Led by Pesses

**ADOPT AGENDA** 1st Pesses by 2nd by Patterson; Passed unanimously.

**APPROVE 3-20-16 DRAFT MINUTES-Attachment 1** 1st by Pesses 2nd by Patterson,  
passed unanimously

**OPEN FORUM**

Public testimony will be received on each agenda item as it is called. Matters not 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.

*-Kris Payne, with Parks and Recreation District, reports ongoing planning on Sacramento Corridor, as well as Railroad Park Planning, Railroad and multi-purpose park in El Dorado. Planning also is underway, behind Wal Mart, in an industrial property area, for a railroad*

*yard and materials place for the railroad so it's not at the park and is hidden from view. Missouri Flat over crossing of the El Dorado Trail planning continues.*

*-Kris Payne, representing the Patterson Ranch Fire Safe Council; there is lots of vegetation growing with all the rains; there is some vegetation clearance work along portions of Patterson Road underway.*

*-Dianne Murillo, complements the CAC and Mr. Pesses on his letter to the BOS regarding the Piedmont Oaks project and our effort at protecting any possible future extension of the DS Parkway, as it relates to the Piedmont Oaks project. She believes the response from the County was incorrect.*

*-Kathy Withrow, Supervisor Veerkamp Admin Asst, advises that Veerkamp will be hosting a meeting 6:30 pm at the El Dorado Community Hall, hopefully, Tuesday, May 9.*

**CORRESPONDENCE- none**

**TOPICS –**

1. Technical Advisory Committee Representative-Committee needs to appoint a rep and an alternate.

*-Carl Hillendahl was nominated by Pesses, and Hillendahl agreed to be our designated representative. Pesses, agreed to be the alternate for Hillendahl. Peterson advised that he would assist, if needed.*

2. Missouri Flat Animal Hospital-Lillian McLeod and or Borges representative-We will vote on the proposal.

*-Lillian McLeod, from EDC Planning Services, nor any representative from this project, attended tonight's meeting. EDC Planning Services Mel Pablinas and Evan Mattes, Assistant Planner, did attend and offered some information about the project and advised that it has been approved ministerially. They advised the Committee that neither of them is very familiar with this project, having only seen it earlier today, prior to this evening's meeting.*

*Discussion ensued between Committee members and with County Planning staff in attendance that, even though this project did not necessarily have to be brought before this committee before approval, as it is a ministerial approval, it would have been nice to have seen it prior to approval, offering this Committee the opportunity to review and provide design feedback, ensuring that Missouri Flat Design Guidelines have been adhered to.*

*-The Committee expressed frustration that the lack of opportunity to review commercial projects in this area prior to approval appears to continue. We have previously sent written communications to appropriate personnel at the County requesting appropriate and timely notification prior to approval, thus allowing this committee the opportunity to provide community feedback, which this committee was originally created for.*

*-Kathy Withrow Supervisor Veerkamp's Administrative Assistant, expressed her desire to assist with this matter and will request, from EDC Planning Department, to be notified of any and all development projects occurring in our area. She states she will personally work to improve the communication of this information to our Committee.*

*-Pesses said he would craft a letter outlining the Committee's continued frustration with the lack of notification and inclusion in pre-approval proceedings and our desire to be included in*

***all future TAC meetings within our sphere of influence. Letter should be addressed to Roger Trout , Roger Niello and Supervisor Veerkamp. All committee members were in agreement.***

3. Discussion item -- PD 17-0002 - DIAMOND SPRINGS VILLAGE (Sergei Oleshko/Jerry Beck): A request for a planned development permit for the proposed construction of an 80 unit and one manager unit apartment complex in the Diamond Springs area. The property, identified by Assessor's Parcel Number 051-461-59, consists of 10.7 acres, and is located on the south side of Black Rice Road approximately 1000 feet west of the intersection with State Route 49, in the Diamond Springs area. Evan Mattes

- ***Evan Mattes, EDC Assistant Planner, briefly presented affordable housing multi-family residential project. TAC meeting is scheduled for May 8, 2017.***
- ***Sergio Oleshko and Jerry Beck advise that the property is owned by a non-profit organization. hand to answer any questions from the Committee.***
- ***Discussion ensued over the concern about the increased traffic from this project that will feed on Pleasant Valley Road.***
- ***Discussion about the level of detail and review elements appropriate for this committee.***
- ***Consideration should be given to the safety aspects and potential signalization of the intersection of Pleasant Valley Road and Racquet Way, as a result of the increased vehicle and foot traffic generated by this project.***
- ***Discussion about preserving right of ways for any future potential extension of the Diamond Springs Parkway and any needed irrevocable offer of dedication to preserve any and all possible encroachments, if there were ever to be any extension easterly of the currently planned Diamond Springs Parkway.***

4. Standards vs Guidelines for Missouri Flat-The County staff has determined it does not have the staffing or the financing at this time to bring the guidelines into standards configuration. We will vote on whether we want to go with the proposed modified guidelines or wait for the development of the standards.

***-Discussion ensued over this matter. This committee would prefer that the Guidelines should be Standards. Information received from Supervisor Veerkamp's Administrative Assistant and Lillian McLeod advise that it is a very big project to create the specifics that would be required to create Standards from the existing Guidelines. Withrow advised that the process should improve with the Committee's involvement in future TAC meetings, and she had stated earlier that she will request early and timely notification of any and all development projects occurring in the DSEDCAC sphere of influence and assume personal responsibility to see that the DSEDCAC is notified appropriately.***

***The committee would prefer to have Standards and would like to see the following:***

- 1.) ***Request that the Guidelines to Standards gets put on a list for the County to be added in its Long Range Planning efforts for the future.***

- 2.) *We will work with the existing Guidelines abut will expect to be included in any and all future developments at the TAC meeting level*

*The Committee noted that we have had this discussion many times previously and have been advised by Roger Trout that EDC Planers will be advised of the need for this Committee's review and participation in the approval process to be included in the checklist of project requirements.*

*RE: The Missouri Flat Design Guidelines and Historic Overlays.*

*Pesses move to maintain the use Design Guidelines at this time, removing the Flying Nun and Alpine , and requests that the guidelines be placed on a future work list for the county to address in the future.*

*2nd by Patterson, no further discussion, passed unanimously.*

**Coming Events:**

**Committee Reports:**

*-Update on under-grounding of utilities in the historic area of downtown Diamond Springs, and the existing Lighting District area: Pesses met with PG&E a representative regarding the under grounding of utilities and discussed Rule 20A with her; Rule 20A is a fund to pay for the under grounding of overhead utilities. He reports that, currently, \$16 million currently exists in an EDC fund for this, that PG&E collects. He also spoke with Dustin Harrington, EDC transportation Dept, who has worked on creating under ground Districts previously. A District needs to be created and in place, to be able to take advantage of available dollars in the future, prior to any possible Hwy 49 improvements that CalTrans may do in the future. This item will be added to our next agenda for further discussion.*

**Adjourn:** *Meeting adjourned at 8:21 pm by Chairman Smart.*