

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

AGENDA
January 17, 2019

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

TIME: 6 P.M.

POSTED: 1-11-19

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

FLAG SALUTE

ADOPT AGENDA

APPROVE 11-15-18 DRAFT MINUTES-Attachment 1

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.

CORRESPONDENCE—None

TOPICS

1. Selection of Committee officers (Chair, Vice-Chair, Secretary) for 2019

2. A brief presentation by Ms. Tiffany Schmid, discussing her role as the new Planning Director for El Dorado County.

3. **TM18-1538 – Dorado Oaks (Stonehenge Springs, LLC/CTA Engineering & Surveying):** A presentation by the project developer to provide additional details on the project that were not presented to the committee when this item was originally heard at the meeting of November 15, 2018. This project is a request for a Tentative Subdivision Map to create 156 single-family lots and 218 multi-family lots that range in size from 2,800 square feet to approximately 24,006 square feet, twenty-four (24) lettered lots for both landscape and open space, and seven (7) roadway lots. The property, identified by Assessor's Parcel Numbers 054-402-18, 329-301-15, 329-301-20, 329-310-10, 329-310-11, and 329-310-12, consists of 142.29 acres, and is located on the south side of Faith Lane, approximately 500 feet south of the intersection with Pleasant Valley Road, in the Diamond Springs area. **(Committee comment letter of 11-26-18 included as attachment 2)**

Coming Events: Planning Commission Workshop on Thursday, January 24th, at 8:30 AM to consider proposed Title 130 Major Zoning Ordinance Amendments

Committee Reports: None

Adjourn

Attachment 1



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

DRAFT MINUTES

November 15, 2018

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 by Vice-Chairperson Pesses at 6:00 pm; Pesses, Horton, Patterson, Smart, Stirling, Peterson present. Hillendahl absent.*

FLAG SALUTE: *Led by Peterson*

ADOPT AGENDA: *Request by Chairman to move the Committee report correspondence from Ann Novotney up to discuss after Open Forum. So moved by Stirling, 2nd by Patterson, unanimously approved.*

APPROVE 10-18-18 DRAFT MINUTES - Moved by Smart, 2nd by Horton, Unanimously approved with Peterson abstaining, due to absence at Oct meeting.

OPEN FORUM

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Forum are limited to three minutes per person. The Committee reserves the right to waive said rules by majority vote.

Dianne Murillo - Has questions about the Materials Recycling Facility and stated that we really needed to be at the Planning meeting. She stated that our historical overlay is not applicable, according to information she had received from her "source" in Planning. She has many concerns with septic lines and stated her belief that there is a lack of coordination. Requests that we attend the BOS meeting regarding this topic.

Kris Payne - Noted that Chairman Pesses is wearing a newly designed "Patterson Ranch Fire Safe Council" polo shirt.

CORRESPONDENCE—None

TOPICS

Committee Report :

Congratulations and recognition of Anne Novotny and her promotion to new Deputy Director of the El Dorado County Planning Department, after Roger Trout's retirement. Anne's been with the County for 12 years; many of those years in Long Range Planning. Congratulations also to Ms. Tiffany Schmid and her appointment as the new Planning Director for El Dorado County. Tiffany has been with the County for 4 yrs and has a planning background. She is currently in Santa Clara, at an economic development conference. On Dec 4th, they are bringing to the BOS a proposal to contract with DeNovo to put in design standards within the Community Regions. 2 components: Shingle Springs community as a prototype and then the other regions. Estimated to take approx. 6-9 months to get Shingle Springs done. Wants stakeholders to form a Community Advisory Team (CAT) to get together stakeholders from the representative areas for this effort. Randy Pesses will be primary point of contact for our group.

1. **TM18-1538 – Dorado Oaks (Stonehenge Springs, LLC/CTA Engineering & Surveying):** A request for a Tentative Subdivision Map to create 156 single-family lots and 218 multi-family lots that range in size from 2,800 square feet to approximately 24,006 square feet, twenty-four (24) lettered lots for both landscape and open space, and seven (7) roadway lots. The property, identified by Assessor's Parcel Numbers 054-402-18, 329-301-15, 329-301-20, 329-310-10, 329-310-11, and 329-310-12, consists of 142.29 acres, and is located on the south side of Faith Lane, approximately 500 feet south of the intersection with Pleasant Valley Road, in the Diamond Springs area.

Mike Ryan from EDC Planning. Applicant unable to be here but CTA Engineer, Brian Allen, is in attendance and available to answer any questions. He gave a brief overview of the history since their last map submission for this area, and the group has now decided to go forward with an updated map submission after the

economy changes have improved. Transportation study has been completed, and the Oak Tree issue policy has been addressed.

-Bob Smart has concerns about the lack of, and need for, parks, and this project is currently lacking any parks and recreation component.

-Larry Patterson discussed his concerns. He wants to see that the project's traffic plan is consistent with the Mobility Plan/study and current circulation plans. He also has concerns that the park that had appeared in prior map submissions has been removed from this map. According to CTA's Brian Allen, the new plan submission doesn't meet the density guidelines with a park included. Patterson thinks the density calculations should be looked at more carefully. Larry also raised concerns about the traffic issues that already exist at Faith Lane and Pleasant Valley Rd.

-Pesses: Traffic circulation concerns and the lack of connection to Fowler. Mitigation for traffic circulation issues are significant and many and how they'll be addressed is of concern. Asked about bike trails. They are class 2 bike trails in the project, according to Brian.

-Peterson asked why Fowler wasn't made connection. Brian also expressed feedback about the traffic and it will connect to Argonaut, but no specific reason they didn't connect thru to Fowler.

-Renn, a nearby property owner, asked about affordable housing, one or two story homes, Tullis Mine Road as a proposed walking trail and expressed her concerns, as her property abuts that trail.

-Kris Payne, expressed desire to have a quality project. The DSED Walkability and Mobility Plan, should be referred to and a "holistic" look should be given to this community and this project. He expressed the need for them to have fire safety elements addressed.

-Dianne Murillo wants to know how the County can waive the Quimby Act and wants the park to be included.

-Roger, Council on Aging President, has traffic concerns and wants the El Dorado Fire Station to be opened up.

-Committee members questions should be compiled and representatives should attend the upcoming TAC meeting, Dec 3.

-Patterson presenting letter to EDC Planning re: addressing traffic circulation Mobility plan and particular concerns, a direct connection to Fowler / consider connecting to the southerly end of Fowler, connections to Faith Lane, also fire safe plan with focus on regional safety, consistency with historical overlay, and the park as bullet points.

2. CUP18-0009 – EL DORADO SENIOR RESORT (El Dorado Senior Housing LLC, Jim Davies/Robert Wright AIA NCARB): A Conditional Use Permit request for El Dorado Senior Resort - Senior living development consists of a 74-unit assisted living/memory care facility; a 64-unit independent apartment complex and club house; 9 single family homes; one 5,000 SF commercial building; one 2,500 SF commercial building; approximately 30% open and recreational space; and 228 parking spaces including 128 underground parking spaces. The property, identified by Assessor's Parcel Numbers 331-221-30 and 331-221-32, consists of 8.2 acres, and is located on the south side of Pleasant Valley Road, approximately 600 feet west of the intersection with Koki Lane, in the El Dorado area.

-Power Point Presentation by Jim Davies, project manager, and his partner, Roger Lewis, who gave a detailed presentation of their group's proposal. They may consider increasing the affordability component of this project, based on future discussions with the County.

-Discussion ensued about the traffic study and issues related in the area occurred, as well as drainage concerns, detention pond, solar electric, roof types,

-Kris Payne expressed his sentiments about the project, as presented, and his appreciation for the improvement of this project and what was initially presented many years ago.

-Dianne Murillo questions the project's estimation of traffic projections and wonders how many people will actually be allowed to live in this project. She stated her opinion that it is not congruent with the high school so close nearby, and would like to see that it located in another, quieter area, and they should move this project to where the Piedmont Oaks project is located on Highway 49, in Diamond Springs.

-Roger Vice Chair of council on Aging would like to have a copy of this evening's presentation on this project, so he can share it with the Council on Aging's housing person to review it.

CAC member should be able to attend the TAC meeting on Dec 3, with a letter of recommendation.

Coming Events:

On November 27th from 4:30 to 6:30 The El Dorado County Transportation Commission will be holding the second community input open house at the Silva Valley Elementary School to receive public input on the possible location and design of a new Multi Modal Transit Facility for the El Dorado Hills area.

Adjourn Meeting adjourned by Pesses at 8:32 pm.



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

Efren Sanchez, Project Planner
El Dorado Planning Services
2850 Fair Lane Ct
Placerville, CA 95667

Re: TM18-1538 – Dorado Oaks

Nov. 26, 2018

Dear Mr. Sanchez;

At our meeting of November 15, 2018, our committee considered the subject development project, and received input from community members in attendance. Outlined below are the comments and concerns that were raised regarding this project:

- Of primary concern is the projects road circulation system, and whether or not it is consistent with the “Diamond Springs and El Dorado Area Mobility and Livable Community Plan”. This study was produced in 2014 by the El Dorado County Transportation Commission, and among other things, concerns the traffic circulation system within the Diamond Springs and El Dorado Communities. A critical component of which is the Union Mine Road Connector, which is intended to provide parallel capacity to Pleasant Valley Road between Fowler Lane in Diamond Springs, and ultimately connect all the way to Hwy 49 south of the town of El Dorado. It is imperative that this project be consistent with that plan, and that its street system connect from Fowler Lane all the way to Patterson Drive via Argonaut Way in Deer Park, and that the streets be designed and constructed as collector streets.
- The typical street sections shown on the tentative map show the presence of sidewalks and bike lanes. It is important that these features are made conditions of approval, and that they be incorporated into the design and construction of the project.
- To the extent possible a continuous network of class 1 bike and pedestrian trails should be incorporated into open space areas of the project.

- Faith Lane, the primary entrance to the project must be realigned to intersect with China Garden Rd. and that intersection must be signalized. Pleasant Valley Rd through downtown Diamond Springs is heavily congested, and at times it can be almost impossible to make a left turn onto that road from a side street or driveway encroachment. We think the traffic study is clearly deficient in that it glosses over or ignores the reality of the congestion in Diamond Springs that the residents have to live with every day. The development of this project as proposed will make Pleasant Valley Road intolerable for existing residents, as well as the future residents of the project.
- The proposed multi-family units of the project are incredibly dense, and it is not clear how access to the units will be provided, both for normal ingress and egress, as well as access by emergency service providers. We request that exhibits be provided that show how circulation will be provided to these units. The number of units should be reduced if necessary so that adequate access can be provided.
- A project of this size must have an active recreation public park on the project, for the use of all local residents.
- Wild fire safety is extremely important, and recent fires in the state demonstrate just how vulnerable we all are. This project should have a comprehensive fire safe plan that includes vegetation thinning around the project perimeter, as well as additional connections between the project streets, and Fowler Lane, Tullis Mine Rd, and streets in Deer Park. Multiple avenues of escape from a wild fire have been proven to be critically important, and multiple road connections would enhance safety for all residents

Thank you for the opportunity to provide comments on this project. We hereby request to receive written notification of any future meetings, or hearings, related to this project, and we request that we receive copies of any supplemental reports, exhibits, or environmental studies associated with this project.

Sincerely,

Randy Pesses, Vice Chairman

cc: Brian Veerkamp, District III Supervisor
Mike Nihan, Principal Planner