

Committee Members

Carl Hillendahl  
Larry Patterson  
Randy Pesses  
Bob Smart  
Meredith Stirling  
Chris Whitaker  
Maria Samaniego-Taylor



DIAMOND SPRINGS AND EL DORADO  
COMMUNITY  
ADVISORY COMMITTEE

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

AGENDA  
October 17, 2019

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

TIME: 6 P.M.

POSTED: 10-10-19

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 8-15-19 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:**

Comment letter sent to County re: Diamond Springs Parkway

Comment letter to County regarding the EIR for the Dorado Oaks Subdivision.  
(copies attached)

**Topics:**

1. Presentation by the project proponents for the new Community Health Center project on Missouri Flat Rd.
2. Discussion on recent Board of Supervisor's actions concerning the Diamond Springs Parkway Project
3. Discussion concerning County proposal to form a Community Advisory Team to develop Commercial and multi-family design standards in the Diamond Springs and El Dorado Communities. (copy of press release attached)

**Coming Events:**

None

**Committee Reports:** Report on the Dorado Oaks EIR Scoping meeting

**Adjourn**

Committee Members

Carl Hillendahl  
Larry Patterson  
Randy Pesses  
Bob Smart  
Meredith Stirling  
Chris Whitaker



**DRAFT MINUTES**

DIAMOND SPRINGS AND EL DORADO  
COMMUNITY  
ADVISORY COMMITTEE

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

AGENDA  
August 15, 2019

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

TIME: 6 P.M.

POSTED: 8-9-19

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 absent: Larry Patterson, Meredith Sterling**

**FLAG SALUTE**

**ADOPT AGENDA**

**APPROVE 7-18-19 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:**

Comment letter sent to County re: Diamond Village Apartments (Copy attached)

## Topics:

1. Presentation by the project proponents for the new Target store, at the Prospector's Plaza shopping center on Missouri Flat Rd.

**Presentation was made by the representatives of the Target store concerning their proposal to convert the existing vacant K-mart store into a new Target facility. Since their improvements will mostly be to the interior of the store, the project is considered ministerial with the County. The store is smaller than the one at El Dorado Hills, but it will have all the departments represented. Each department will have a little less merchandise, focusing on the most popular items. They presented architectural renderings of the exterior that showed earth tone colors, and an attractive façade with the TARGET logo in muted colors rather than the typical bright red. They indicated that since they will be building tenants, they have no control over the parking lot layout, or planting of shade trees. They indicated that with permits and tenant improvements, the new store would be open sometime next year.**

2. Discussion of the upcoming public scoping meeting for the Environmental Impact Report (EIR) for the proposed Dorado Oaks residential development project, to determine if the Committee wishes to submit formal written comments concerning areas of concern to be analyzed in the project EIR.

**Discussion was held by the Committee regarding those areas of concern that we felt should be included in the environmental document for the subject project, and it was agreed that we would submit a formal comment letter to Planning outlining our areas of concern.**

## Coming Events:

1. Public review and scoping meeting for the EIR for Dorado Oaks Tentative Subdivision Map, to be held on August 20, 2019 between 6:00 and 8:00 at the Fire fighter's Memorial Hall in Diamond Springs.

**Committee Reports:** None

**Adjourn**



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

Tom Purciel, Associate Planner  
El Dorado Planning Services  
2850 Fair Lane Ct  
Placerville, CA 95667

Re: TM18-1538 – Dorado Oaks

Aug. 16, 2019

Dear Mr. Purciel

At our meeting of August 15, 2019, our committee considered the subject development project for the purpose of providing comments regarding the scope of the EIR for the project, and received input from community members in attendance. Outlined below are the areas of concern that were identified during that discussion, and are items that we feel must be included for analysis within the scope of the environmental impact report:

- 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 relatively continuous collector streets. Because of the anticipated change in character of Argonaut Way from local street to minor collector, we feel that the traffic analysis should include the mitigation measure of incorporating concrete sidewalks on one/or both sides of Argonaut Way to facilitate pedestrian circulation.

- The recreation component of the EIR should analyze the feasibility of incorporating a continuous network of class 1 bike and pedestrian trails should be incorporated into open space areas of the project.
- 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 analysis must clearly address 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 Committee members were generally supportive of the development of a roundabout at the intersection of Faith Lane and Pleasant Valley Road; however, we do recognize the need to align Faith Lane with China Garden Rd, and the potential that that creates to adversely impact an existing historical brick building. The analysis should investigate the possibility of creating a roundabout, or perhaps an “oval-about” that can help to alleviate traffic congestion without impacting historic buildings.
- The proposed multi-family units of the project are very dense, and it is not clear how adequate access to the units will be provided, both for normal ingress and egress, as well as access by emergency service providers. We request that the traffic analysis look at the project’s internal street system and 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.
- The EIR should analyze the impact of this project on local recreation facilities. A project of this size must have an active recreation public park on the project, for the use of all local residents in order to mitigate it’s impacts on existing recreation facilities.
- Wild fire safety is extremely important, and recent fires in the State and our community demonstrate just how vulnerable we all are. Projects such as Dorado Oaks throughout this county have been typically designed as “silos” that have limited connections to surrounding street systems to minimize objections from surrounding residents, and thereby increase the project’s chances of approval. The problem with this strategy is that it creates extremely hazardous choke-points when evacuations become necessary in the event of a wildfire. We feel that the project as designed creates a hazardous situation during a wildfire, and that the EIR should analyze the internal street system, and determine the possibility of providing additional street connections to both Fowler lane, and the streets within the Deer Park Subdivision. These connections should be full, open, street intersections, and not gated emergency vehicle access points. 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. This project should also have a comprehensive fire safe plan that includes vegetation thinning around the project perimeter.
- Many years ago, the Motherlode School District closed down Charles Brown Elementary School due to inadequate student load to justify its continued operation. The development of this project, together with other proposed residential projects within the Diamond Springs area could adversely impact the School District, and require the re-opening of Charles Brown School. This potential impact should be incorporated into the scope of the EIR. We would support the re-opening of the Charles Brown School because we feel that it is important for the children in the Diamond Springs/ El Dorado communities to have a school within their community that they can attend.

Thank you for the opportunity to provide input on the scope of the EIR for this project. We hereby request to receive a copy of the draft EIR, and written notification of any future meetings, or hearings, related to this project.

Sincerely,

Randy Pesses, Chairman

cc: Brian Veerkamp, District III Supervisor

Randy Pesses  
5901 Cerrito Rd  
Diamond Springs, CA 95619  
530-626-0775

September 15, 2019

County Of El Dorado  
Board of Supervisors  
330 Fair Lane  
Placerville, CA 95667

Via email: [edc.cob@edcgov.us](mailto:edc.cob@edcgov.us)

Re: 9-17-19 agenda, BOS items #26, & #27

Madam Chair, and members of the Board;

This letter is to express my strong opposition to item #27 on the subject agenda. I have lived and worked in the Diamond Springs area for forty years, can attest to severe traffic congestion through downtown Diamond Springs for at least that long, and I have assisted in the development and implementation of plans to alleviate that congestion since the 1990's. It was recognized early on that the congestion problem was not primarily due to the State Hwy 49 tourist traffic that runs through downtown but rather the daily back and forth commute traffic from the south county to and from work and schools located to the west of Diamond Springs. The solution recommended by transportation planners was that there be an arterial road constructed that would channelize much of this traffic around Diamond Springs to link directly to Missouri Flat Road and Hwy 50 to provide a more direct and efficient route for westbound commuters.

A number of iterations of the plan have been investigated through the years, culminating in the current plan for the Diamond Springs Parkway that is the subject of this Board item. I won't go into the development history of this project; it has been thoroughly detailed in other documents. I will say that it may not be the perfect solution, but it will be a very effective mechanism for relieving the ever-increasing levels of unacceptable congestion through our town.

My opposition to this item includes the fact that it is in violation of the County's General Plan as amended. Since the congestion in Diamond Springs has been a matter of public record since at least the 1980's, under the provisions of Measure Y (the provisions of which were incorporated into the 2004 General Plan) it would be considered an "Existing Deficiency" under the terms of that Measure, and eligible for the use of public funds to correct that deficiency. Further, the Diamond Springs Parkway is a component of the General Plan Circulation Element, and the improvements called for in the Circulation Element are necessary to be constructed as part of the implementation of that General Plan.

Measure E was approved by the voters as a successor to Measure Y, and was incorporated into the General Plan by amendment. The provisions of Measure E require that funding for road improvements to accommodate the traffic generated through the implementation of the General Plan shall be paid for through traffic impact fees plus all available public revenues. Prohibiting the use of the Tribal funds for

the completion of this desperately needed Circulation Element improvement would directly violate the provisions of the County General Plan.

Finally, I am deeply disturbed that this proposed action seems to be in contradiction of the very principals that Supervisor Parlin expressed in her election campaign literature, an excerpt of which, taken from the internet, is included herein:

*“ A few things about Lori:*

*Lori is community oriented and devoted to honoring and supporting the unique characteristics of each community as they strive to develop their sense of place and path to economic success.*

*Lori prefers economic development to include strong downtowns and tourism, agriculture, and geotourism, including bike trails, train rides, and river activities, not high-density rooftops.*

*Lori supports voter-enacted Measure Y, voter-enacted Measure E, and their goal to prevent traffic gridlock in El Dorado County.*

*Lori encourages balance in decision making and is ready to make tough decisions when necessary.*

*Lori has been and continues to be an advocate for open, trustworthy, and citizen-friendly local government.*

*Lori believes in community-driven development that blends with the quality of life of existing neighborhoods.”*

If Supervisor Parlin’s proposal is approved by the Board of Supervisors it would damage the community of Diamond Springs, it would negatively impact the characteristics of our historic downtown, and irreparably hinder our path to economic success. Her proposal would violate the provisions of Measures Y & E, and lead to traffic gridlock in Diamond Springs and El Dorado, resulting in the continuing degradation of the quality of life in our existing communities.

Members of the Board should live up to the promises and obligations of the 2004 General Plan, protect the communities of El Dorado and Diamond Springs, and not forget the needs of the south county.

Please reject this ill-conceived and short-sighted proposal.

Sincerely,

Randy Pesses

# NEWS RELEASE



**Chief Administrative Office  
El Dorado County**

## **EL DORADO COUNTY SEEKING COMMUNITY INPUT ON COMMERCIAL AND MULTI-FAMILY RESIDENTIAL DESIGN STANDARDS**

**FOR IMMEDIATE RELEASE**

September 26, 2019

**CONTACT:** Carla Hass  
(530) 621-4609

**(PLACERVILLE, CA)** – El Dorado County is now accepting applications from residents, business owners and others who are interested in being part of one of three Community Advisory Teams that will provide input in the development of commercial and multi-family residential design standards for the Cameron Park, El Dorado Hills and Diamond Springs/El Dorado communities.

The final design standards will be presented to the El Dorado County Board of Supervisors for adoption at the end of the anticipated three-year planning process and will streamline the process for future new commercial and multi-family residential development that meets the design standards requirements.

“This community planning effort was made possible by support from the Board of Supervisors in approving \$250,000 to fund the effort,” noted Tiffany Schmid, Director of the Planning and Building Department.

The Community Advisory Teams will each be comprised of 8-12 people representing diverse viewpoints within the communities, including residents, local business owners, Chamber of Commerce, real estate brokers, development professionals, and land owners of properties zoned commercial or multi-family. Participants will be asked to participate in four meetings during 2020 and 2021.

“This is a great opportunity for anyone interested in shaping how the Cameron Park, El Dorado Hills or Diamond Springs/El Dorado communities will look in years to come,” said Schmid.

Applications will be accepted through 5:00 p.m. on Friday, October 11, 2019 and are available on the County website at: [https://www.edcgov.us/Government/longrangeplanning/CommunityPlanning/Pages/community-based\\_planning.aspx](https://www.edcgov.us/Government/longrangeplanning/CommunityPlanning/Pages/community-based_planning.aspx). If you would like to receive an application by mail or have any questions, please contact Jean Warner at (530) 621-5888, or [jean.warner@edcgov.us](mailto:jean.warner@edcgov.us).

For more information about this project, please visit the project webpage at:

[https://www.edcgov.us/Government/longrangeplanning/CommunityPlanning/Pages/community-based\\_planning.aspx](https://www.edcgov.us/Government/longrangeplanning/CommunityPlanning/Pages/community-based_planning.aspx)

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*Providing safe, healthy and vibrant communities; respecting our natural resources and historical heritage.*