

Committee Members

Carl Hillendahl
Larry Patterson
Randy Pesses
Meredith Stirling
Patrick Klein
Bud Zeller



DIAMOND SPRINGS AND EL DORADO
COMMUNITY
ADVISORY COMMITTEE

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

AGENDA

February 17, 2022

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

TIME: 6 P.M.

POSTED:

Due to the COVID-19 pandemic Omicron variant, it is recommended that all attendees to this meeting wear an appropriate face mask, and to socially distance.

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, At this time we would like to acknowledge the departure of Chris Whitaker and Maria Samaniego-Taylor from the Committee, and welcome Mr. Bud Zeller as our newest member.

FLAG SALUTE

ADOPT AGENDA

APPROVE 12-16-2021 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:

A comment letter was submitted to the Planning Department on December 29, 2021 concerning the Committee's determination on the Creekside Plaza Arco Gas Station project. Copy attached

Topics:

1. A discussion on the following project: **DR21-0008 - NEWMAN MULTI-FAMILY HOME (Deanne Newman/Dawson Drafting)**: A Historic Design Review to propose the construction and residential occupation of a new two residential unit structure. The structure will include a total of 1,645-square-feet of living space, 533-square-feet of garage parking space, and 359-square-feet of patio/balcony space. The property, identified by Assessor's Parcel Number 054-381-023, consists of 0.10 acre, and is located on the north side of North Street 50 feet west of the intersection with Odd Fellows Road, in the Diamond Springs area.
2. Discussion of changes the County is making to the operation, and meeting format of the Committee moving forward in 2022.

Coming Events: None

Committee Reports: A report from the Chair regarding a meeting he attended with the proponents of a proposed multi-use project being considered for the site where the old stone building is located on the north side of Pleasant Valley Rd. just west of Center St. in Diamond Springs.

Adjourn



Committee Members

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

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

**Meeting December 16, 2021
DRAFT MINUTES**

**PLACE: Diamond Springs Fire Station
501 Main Street
Diamond Springs, CA 95619**

TIME: 6 P.M.

Due to the COVID-19 pandemic, it is recommended that all attendees to this meeting wear an appropriate face mask and socially distance.

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.

CALL TO ORDER – Meeting was called to order at 6:02pm by Chairman Pesses.

INTRODUCTION of Patrick Klein, the newest member of the Community Advisory Committee.

ROLL CALL – Patterson, Stirling, Hillendahl, Pesses, and Klein were present. Whitaker and Samaniego-Taylor were absent.

FLAG SALUTE – Hillendahl led the flag salute.

ADOPT AGENDA – It was moved by Hillendahl and 2nd by Stirling to adopt the 12/16/21 Agenda. Approved unanimously.

APPROVE DRAFT MINUTES – It was moved by Patterson and 2nd by Pesses to adopt the 10/7/21 Draft Minutes. Approved unanimously.

OPEN FORUM:

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There were no public comments.

CORRESPONDENCE: The final draft of the Committee's comment letter concerning the Draft EIR for the Dorado Oaks subdivision was submitted to the El Dorado Planning Department on October 11, 2021. Evan Mattes from the Planning Department stated that the final EIR should be completed in a couple of months.

TOPICS:

1. There was a discussion regarding the Creekside Plaza Arco Gas Station project, located on 4.39 acres on the east side of Missouri Flat Road, north of the intersection with Forni Road. The Conditional Use Permit request is for the construction and operation of a 2,880 square foot convenience store, a 3,134 square foot car wash, and a 4,859 square foot fuel canopy consisting of 16 vehicle fueling stations. There will be an Addendum to the existing EIR. Retail space is still planned.

Curtis Wilson introduced himself. He is the Superintendent of the Mother Lode Union School District and has concerns regarding the sale of alcohol and tobacco across the street from Herbert Green Middle School. It will change the environment of the campus and the project will have a negative impact on traffic. Evidently, the county has no rules concerning the sale of alcohol and tobacco within 600 feet of a school, but ABC does. Sue Taylor stated that her biggest concern is the traffic. Much discussion ensued.

It was decided the the Committee will defer comments on this project awaiting the EIR Addendum. Subsequently, Patterson made a motion that Pesses write a letter to the Planning Department stating that the Committee finds this project architecturally consistent with the Missouri Flat Design Guidelines. Stirling 2nd that motion and it passed unanimously.

2. Selection of Committee Chair, Vice-Chair, and Secretary for 2022 was postponed until the next meeting.

COMMITTEE REPORTS: None

COMING EVENTS: None

NEXT MEETING: January 20, 2022 at 6pm

ADJOURN: Chairman Pesses adjourned the meeting at 7:48pm.



DIAMOND SPRINGS AND EL DORADO
COMMUNITY
ADVISORY COMMITTEE

December 29, 2021

El Dorado County Planning Services
2850 Fairlane Ct.
Placerville, CA 95667

Attn: Mr. Evan Mattes

re: CUP21-0004/PD-R21-0002 - CREEKSIDE PLAZA ARCO GAS STATION

Dear Mr. Mattes;

At our meeting of December 16, 2021 the Committee reviewed the subject project for consistency with the Missouri Flat Design Guidelines, as well as its conformity to the previously approved Creekside Plaza Planned Development.

It was the determination of the Committee that the proposed building architecture is in compliance with Missouri Flat Design Guideline requirements, however, we determined that the project as proposed is a significant change to the approved Creekside Plaza Project, and has the potential to have traffic impacts to the Forni Rd./Missouri Flat Rd. intersection area that are substantially more severe than what was contemplated under the originally approved project. Under this circumstance, the Committee is unable to recommend approval of this project at this time.

It is our understanding that an amendment to the certified EIR will be prepared to study additional traffic impacts associated with this project, as well as any other areas of impact that require additional analysis. This Committee does hereby request that we receive written notification of any "Notice of Preparation", "Scoping Meeting", and notification of the release for public comment of the Draft Amendment to the EIR. It is anticipated that during the public comment period for the Draft Amended EIR the Committee will hold a community meeting to review the document and formalize our position relative to recommendations concerning the approval of this project.

Please provide a written response to this letter acknowledging that we will receive written notification of the NOP, Scoping meeting, and DEIR comment period.

Thank you for providing this committee the opportunity to review and to provide comments on this project.

Sincerely,

Randy Pesses, Chairman

cc: Ms. Wendy Thomas, Supervisor, District III
Mr. John Clerici, Planning Commissioner, District III
Mr. Kris Payne, Planning Commissioner, District II