



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

**MINUTES
MARCH 18, 2010
6:00 P.M.**

**DIAMOND SPRINGS FIRE STATION 49
501 MAIN STREET
DIAMOND SPRINGS, CA 95619**

CALL TO ORDER

Meeting called to order by President Brenda Bailey at 6:00 P.M.

ROLL CALL

Members Present: Larry Patterson, Kathy McCoy, Mike Speegle, Brenda Bailey, Bob Smart

Members Absent: Todd Cunningham, Laurel Stroud

Staff: Roger Trout

Guests: Dan Bolster

FLAG SALUTE

Pledge of Allegiance led by Bob Smart

ADOPT AGENDA

Corrections – Move Item #2 up to Item #1

Motion made by Mike Speegle to adopt the March 18, 2010 Agenda of the Diamond Springs–El Dorado Community Advisory Committee as corrected, motion seconded by Kathy McCoy, all in favor, motion carried.

MINUTES OF PREVIOUS MEETING

Motion made by Brenda Bailey to adopt the February 18, 2010 Minutes of the Diamond Springs–El Dorado Community Advisory Committee as submitted, motion seconded by Mike Speegle, all in favor, motion carried.

OPEN FORUM for public testimony

Sue Taylor – Had hoped the Committee had more time to create guidelines under general plan. Concerned that projects are going through before any standards or guidelines are set. Brenda Bailey responded - An update on community identity was given at the February meeting and a document to guide this Committee is currently in the works. Public comments are forwarded to the County; these projects would go through anyway.

Geno Chular – Concerned there are no guidelines for the Committee to follow. Believes projects should not go through until a community plan is established and understood because there is no way of judging what is appropriate. Bob Smart responded – the charge of this Committee is not to stop development, the Committee is bringing the public and county together to learn what the community wants. Brenda Bailey corrects earlier statement that projects would go through anyway, what she meant was that these projects are already in the works and this Committee is giving the community an opportunity to learn about the projects and ask questions. Bailey advises the public that they can fill out a form available at every meeting with their comments/concerns as well as their contact information and it will be forwarded to the County and will become a part of the individual projects file.

Stephanie Swank – Asks what the time frame is for the Committee to have guidelines in place. Leonard Grado responded that developers are following current county guidelines. They are okay with the guidelines changing and feel it is a benefit to know the public's concerns in the early phases of a project. Bob Smart believes committee needs to agendize guidelines and talk about them with the public. Brenda Bailey answers Ms. Swank's question that the guidelines should be written within a couple of months.

Richard Boyland – Objects to the narrow time frame for matters to show up in public agenda, doesn't believe that is due process.

Martha – Concerned that we are going to look like Folsom or Roseville. Hopes we can keep area looking rural.

Brenda Bailey closed open forum at 6:36 P.M.

TIME SENSITIVE MATTER(S)

ITEM#

1. Informational Presentation by Dan Bolster, Senior Transportation Planner, El Dorado County Transportation Commission.

The El Dorado County Transportation Commission is developing a scope for transportation and would like the public's input early before they get a grant. They are an independent regional transportation planning commission, not a part of El Dorado County Government. They get grant funding to execute a community based transportation plan. The community based transportation grant is due in April and they are asking for \$250,000. They should hear back if they got the funding in the fall and start in January 2011 to March 2012. The Commission will need public participation. They will hold two public open houses, one at the start of the planning and one at the end, as well as six to eight stakeholders meetings. All information is on their website at www.edctc.org. The project goes before the Board of Supervisors at least once and Cal Trans will want to know how transportation will be improved.

Brenda Bailey distributed a draft letter addressed to the El Dorado County Transportation Commission from the Diamond Springs – El Dorado Community Advisory Committee supporting the Commissions efforts. However the letter will need to be revised before it is sent.

The Committee was very optimistic of this group. Members of the public expressed concern regarding how public comment and input can be given. Dan Bolster stated that non-traditional committees will be included in the stakeholders meetings and if any groups are not included that would like to be they can email Mr. Bolster and he will add them.

Larry Patterson asks if action is required on correspondence. Brenda Bailey states she will mark up the letter and the Committee agrees to take action via email. Motion made by Brenda Bailey to support the concept of the letter with modifications, motion seconded by Larry Patterson, all in favor, motion carried.

OLD BUSINESS

ITEM #

None

NEW BUSINESS

ITEM #

2. A 07-0018, Z 07-0054, PD 07-0034 & P 08-0017 – DIAMOND DORADO RETAIL – Action Item

Project presented by Lenard Grado. The Diamond Dorado Retail Center project would be on the corner of the proposed new intersection of Diamond Springs Parkway and Hwy 49. The retail center would consist of approximately 280,000 square feet of both national and local retailers. Expected opening date would be late 2011-2012. This project would follow the parkway development. Buxton study was done by the County to determine where we loose sales tax revenue. Retail here brings in revenue and jobs. Looking at different exterior finishes to fit into our community.

Roger Trout informs the Committee and public that this project was submitted as a larger project, it went out for agency review and TAC. At that time the MERF was looking into relocating but now will not, so the project was re-submitted and a new TAC meeting is scheduled for April. The County will prepare a staff report. The Planning Commission hearing dates are available online. There is a 45 day review period on EIR. They have been working with Caltrans and DOT on the traffic study for 18 months. Mr. Trout encourages the public to become familiar with the process of the County.

Public comment as follows:

- Question asked what the EIR's are for, who pays for them and if they will come before this committee. Roger Trout answered, there are two EIR's,

one for the Missouri Flat Parkway project and one for Grado's project. Both paid by DOT funds and will go out for public review.

- Concern that retail development doesn't provide high paying jobs and members of the community will still have to commute out of county for work and you spend your money where you work. Mr. Grado replied he believes community members would like to make there purchases locally and there are not enough jobs here for young people.
- Concern that the proposed Missouri Flat Parkway will become completely developed with retail and the Parkway project should be stopped if that is the case. Members of the public do not feel this type of development is appropriate for this community.
- Question asked if there is eminent domain with the Missouri Flat Parkway project. Mr. Grado answered yes.
- Majority of the public members present are against this project.

Committee comments as follows:

- Question asked if the proposed businesses can be named. Mr. Grado answered that he cannot disclose the businesses until the project is approved but will say none are currently represented in the county.
- Concern that this project will contribute to old businesses closing.

Roger Trout advises Committee that the action item is a development plan, a rezone and the project to go in.

Brenda Bailey moves that the proposed general plan amendment and rezone are not in keeping with the communities vision however would like to receive EIR's as the project moves forward, noted that the Committee is not opposed to the retail project they just feel it's not in keeping with community. Motion seconded by Mike Speegle, all in favor, motion carried.

Larry Patterson proposed a second motion that if the project moves forward he would not like to see big box tops but rather small stores similar to Town Center in El Dorado Hills. Motion seconded by Bob Smart, all in favor, motion carried.

1. Z07-0033/PD07-0020/TM07-1448, McCann Subdivision Proposal – Action Item

Project presented by Robyn McCann, owner and developer. Property was purchased four years ago and is already in compliance with the general plan for high density residential (5 units per acre). This project was delayed for two years to provide for community education. This project will consist of 72 units on 24 acres (3 units per acre). Natural open space with walking trails will be left along the creek. Property directly boards Union Mine High School and is tucked into the trees, not visible from Hwy 49. Additional parking for the high school will be put in as well as a bike lane and sidewalks that all fit within the current easements. This project will come before the Committee several more times, the current action item is to rezone to high density residential.

Committee comments were as follows:

- Question of how to ensure a new road will connect Fowler to Union Mine. Ms. McCann answered you create a dedicated easement which is part of DOT's requirements. If this subdivision is the only one to go in there will be a road from Patterson to Union Mine.
- Concern as to what recreational activities there will be for youth. Ms. McCann replied there will be 9 acres of open space that could be a future park.
- Belief that high density housing next to 2 schools is a good location, nice that kids can walk to school.
- Question as to what houses will look like. Ms. McCann answered not to that phase of planning yet, they will be single family homes. The community will have input on style and color in future.
- Concern regarding traffic congestion on Hwy 49 and through the town of El Dorado with no way to widen the road.

Public comment as follows:

- Concern that new road will not help the congestion on Hwy 49 when the schools let out.
- Concern that approval of this project means approval of all proposed subdivisions in the area because they are all connected by the new road and bike trails.
- Great concern regarding there being enough water to feed all these new homes.

Brenda Bailey moved to approve/support the project consistent with staff's recommendations.

Mike Speegle expressed concern with traffic congestion and moves to approve with the addition of a traffic signal.

Bob Smart seconded Brenda Bailey's motion as it stands, roll call vote as follows:

Brenda Bailey	Aye
Bob Smart	Aye
Kathy McCoy	Aye
Larry Patterson	Abstained
Mike Speegle	Ney
Motion carried	

DIRECTOR ITEM(S)

ITEM #

1. Brenda Bailey stated she will be submitting her letter of resignation from the Committee due to her new job, will submit letter of resignation tomorrow.

2. Larry Patterson would like to add a discussion on historical districts to the April 15, 2010 agenda.

ADJOURNMENT

Meeting adjourned at 9:45 P.M.

DRAFT