

Committee Members

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



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**

**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.
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.

**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**

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

**Meeting Minutes**

AGENDA  
July 18, 2019

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

TIME: 6 P.M.

POSTED: 7-12-19

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: Hillendahl, Pesses, Smart and Whitaker present**

**FLAG SALUTE: led by Whitaker**

**ADOPT AGENDA: moved, seconded, and passed**

**APPROVE 5-16-19 DRAFT MINUTES-Attachment 1 : moved, seconded and approved**

**OPEN FORUM**

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**CORRESPONDENCE:**

None.

## **Topics:**

1. Hearing to consider the Diamond Springs Village Apartments off of Racquet Way in Diamond Springs. This project was previously heard by the Committee in 2018, with our comments forwarded to the Planning Department. The Project was approved by the Board of Supervisors, but was subsequently withdrawn. The project has been re-submitted under the provisions of a recently adopted California affordable housing law known as SB 35. Planning staff will present the revised project to the Committee, as well as provide us with a briefing on the provisions of SB 35.

**Evan Mattes from the Planning Department provided a brief overview and history of the project. Craig Sandberg, the attorney for the project provided a more detailed presentation regarding the original approval of the project in 2018, and the subsequent lawsuit filed by residents in the adjacent townhouse development. During that time, SB 35 was enacted by the State legislature which provides significant permit streamlining, and relief from CEQA and discretionary approval requirements for affordable multi-family housing projects. The project proponents realized that they met the criteria for SB 35, and re-submitted their project under that authority.**

**They have agreed to maintain the components of the project that were incorporated as conditions of approval under the original project submittal, even though SB 35 would provide relief from many of them.**

**The committee stated that our concerns would continue to be those expressed in the original project submittal, i.e.: the congestion at Racquet Way, and Pleasant Valley Rd is unacceptable, and the project Traffic Study indicates that that intersection will operate at LOS F. We request that a full project access route be provided on Black Rice Rd to Hwy 49. We requested that there be recreation facilities for the children of the project, and we requested that they make provisions for pedestrians and bicyclists.**

**The item was closed with the committee acknowledging that under SB 35 there are limited abilities for the local jurisdictions to impose conditions of approval, but that we would send a letter to the Planning Department requesting that the above outlined provisions be incorporated into the project as part of the approval.**

**Coming Events:**

1. PG&E Wildfire Safety Open House July 25, 2019, 6-8 PM, at the Best Western Plus, Placerville Inn
2. US 50 Recreational Travel Hot Spot Transportation Management Study: Monday, July 29, 2019, 5:30 -7:00 PM at Placerville Town Hall

**Anticipated topics for next meeting:**

1. A presentation on the anticipated changes and upgrades to the Prospector's Plaza commercial development.
2. The public scoping meeting for the environmental document being prepared for the Dorado Oaks residential subdivision.

**Committee Reports:** None

**Adjourn : Meeting was adjourned at 7:30**



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

Mr. Evan Mattes  
El Dorado County Planning Dept.  
2850 Fairlane Ct.  
Placerville, CA 95667

Re: PD 19-0003 – Diamond Village Apartments

July 23, 2019

Dear Mr. Mattes;

This letter is to summarize the comments and recommendations of the Diamond Springs and El Dorado Community Advisory regarding the subject 81-unit apartment project as a result of the project presentation held at our meeting on July 18, 2019.

It is our understanding that this project was approved by the Board of Supervisors in 2018, and was subsequently sued by the Courtside Manor Townhomes property owners based upon the project's impacts on their on-street parking opportunities. During this time, the State of California adopted SB 35 that provides CEQA exemptions and permit streamlining to low income/affordable housing projects within the state, and relieves them from many obligations for the mitigations of impacts.

At the presentation by the project representatives, they indicated that the original project has not been withdrawn, and that in spite of the relief offered by SB 35, they are willing to comply with the conditions of approval that are attached to the approval of the original project, but that they are keeping their options open as they try to settle the ongoing litigation on the original project.

At the presentation, Committee Members reiterated their concerns expressed for the original project i.e. that the intersection of Pleasant Valley Rd and Racquet Way is heavily congested, and there needs to be additional points of ingress and egress on Black Rice Rd to Hwy 49, that there needs to be on-site recreational opportunities for the children of all ages that will be living in the apartments, and improvements need to be provided for pedestrians and bicyclists to be able to walk/ride to and from downtown Diamond Springs.

It is important to note that the Traffic Study done for this project by Fehr and Peers in 2015 concluded that there will be significant traffic impacts to Diamond Springs as a result of this project, resulting in severe **LOS F** at several intersections and road segments, and that under the provisions of SB 35 this project will be exempt from the responsibility of mitigating those impacts.

This circumstance is deeply disturbing from a community perspective, and it shouts to the importance of completing the Diamond Springs Parkway to provide comprehensive relief to both existing and future traffic congestion within our community.

Also, it was pointed out that the plans for phase 1A of the Diamond Springs Parkway call for Black Rice Rd and Lime Kiln Rd to not be a full intersection with the Parkway, but that they be limited to right-in, right-out only. It is our feeling that this is a very unwise and short-sighted restriction, in that it will eliminate much of the potential congestion relief to Pleasant Valley Rd and downtown Diamond Springs. We would strongly urge the County Department of Transportation, and Caltrans to reconsider that restriction.

Please incorporate these comments into your staff report for this project, and to the extent possible under the law, incorporate all possible impact mitigations into the conditions of approval for this project.

Sincerely,

Randy Pesses, Chairman

wrp

cc: Brian Veerkamp, Supervisor District III  
John Hidahl, Supervisor District I  
Shiva Frentzen, Supervisor District II  
Lori Parlin, Supervisor District IV  
Sue Novasel, Supervisor District V  
Kathy Witherow  
Jeff Hansen, Planning Commissioner, District III  
Anne Novotny, Asst Planning Director  
Mel Pabalinas, County Planning Dept.  
Rafael Martinez, Director of Transportation  
Matt Smeltzer, Deputy Director, Department of Transportation