



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

**AGENDA  
April 21, 2011  
6 P.M.**

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

**CALL TO ORDER**

**ROLL CALL**

**FLAG SALUTE**

**ADOPT AGENDA**

**MINUTES OF PREVIOUS MEETING**

**OPEN FORUM**

Public testimony will be received on each agenda item as it is called. Matters 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**

**TIME SENSITIVE MATTER(S)**

**OLD BUSINESS**

1. **Results of the Diamond Springs-El Dorado Community Identity Survey – Information Item (Laurel Stroud)**

**NEW BUSINESS**

1. **S 03-0039-R- METRO PCS (Seventh Day Adventist Church/Metro PCS, Ken Crouse/Peek Site-Com):** A request for a revision to an approved special use permit to allow the replacement of three antennas, add one equipment cabinet, and a five-year review of the existing cellular communications facility. The property, identified by Assessor's Parcel Number 327-140-53, consists of 12.58 acres, and is located on the northwest side of Mother Lode Drive approximately 500 feet southwest of the intersection with Missouri Flat Road, in the Placerville area.

2. **Z10-0009, PD10-0005 & P10-0012 – CREEKSIDE PLAZA (Grado Equities II, LLC CA, Leonard Grado/Lebeck Young Engineering, Bobbie Lebeck):** Request for a rezone, development plan, and tentative parcel map for a proposed commercial center containing one, two-story, 20,070 sq. ft. mixed use professional office/retail building, one, single-story, 6,600 sq. ft. retail building, and one single story building including 1,352 sq. ft. of retail space and a 2,550 sq. ft. fast food restaurant with a drive-up window. The project also includes bike racks, ten monument signs, two trash enclosures, and 26, 20-foot tall pole lights. In addition, the project proposes to rezone the three subject parcels from One-Acre Residential (RIA) to General Commercial-Planned Development (CG-PD) and to create three commercial projects and one open space parcel. The application also includes a request to have the requirements for loading zones, and RV parking spaces waived. The three parcels total 4.3 acres in size and are identified by Assessor's Parcel Numbers 327-211-14, -16, and -25 and are located on the northwest corner of the intersection of Forni and Missouri Flat Roads in Placerville, area, in the Diamond Springs area.
3. **A 11-0001 & Z 11-0002 – JOHNSON ZONE CHANGE/GPA (Larry G. & Susan E. Johnson):** A request to amend the Land Use Designation from Medium Density Residential (MDR) to Commercial (C) and rezone from One-Acre Residential District (R1A) to General Commercial (CG). The property, identified by Assessor's Parcel Number 329-081-01-1, consists of 1.61 acres, and is located on the southeast corner of Mother Lode Drive and El Dorado Road, in the Placerville area.
4. **Inclusion of Community Identity to Future Agendas – Action Item (Laurel Stroud)**
5. **5 Year Review of General Plan – Committee comments to forward to the County for the County's 5 year review of the General Plan.**
6. **Workflow Discussion – (Laurel Stroud)**

#### **DIRECTOR ITEM(S)**

1. **Community Survey – Information Only Review & Discuss**

Diamond Springs and El Dorado Community Advisory Committee, in complying with the Americans With Disabilities Act (ADA), requests individuals who require specific accommodations to access, attend or participate in the Committee Meeting, due to disability, to please contact the Committee at (530) 626-3190 at least two (2) business days prior to the scheduled meeting to ensure that the committee may assist you.

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. The recommendations of the staff, as shown, do not prevent the Committee from taking other action. Documents referenced or supporting the following agenda items are available for public inspection upon publication of the agenda.