



DIAMOND SPRINGS AND EL DORADO  
COMMUNITY ADVISORY COMMITTEE

AGENDA  
July 19, 2012

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

TIME: 6:00 P.M.

POSTED:

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.

## ROLL CALL

## FLAG SALUTE

## ADOPT AGENDA

## MINUTES OF PREVIOUS MEETING -6/21/12 (Attachment 1)

## 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-6/21/12 Letter to County Planning-General Plan Amendment (Attachment 2)

**Topics** (Additional information for topics 1 and 2 are available at the Diamond Springs Fire Station) thanks Kathy

- 1. PD 97-0004-R & P 11-0009 - PLACERVILLE PROFESSIONAL BUILDING (Missouri Flat Ventures LP/Palos Verdes Properties, Inc/RSC Engineering, Inc):** A request for a revision to approved development plan PD97-0004 and tentative parcel map P11-0009 to allow the construction of an 11,997 square-foot professional office building and creation of two commercial parcels approximately 0.97 and 1.56 acres in size. The development plan also includes five bicycle spaces, one 75 square-foot monument sign, eleven 15-foot tall pole lights, and associated landscaping and parking. The property, identified by Assessor's Parcel Number 327-130-03, consists of 2.53 acres, and is located on the southwest side of Missouri Flat Road approximately 1,100 feet northwest of the intersection with U.S. Highway 50, in the unincorporated area of Placerville.

2. **Z 12-0005 - THOMSON REZONE (Alex Thomson/Daryl L. Prouty Jr/Lynne Prouty Thomson/Jo Ellen Parlin):** A request to rezone from One-Acre Residential (R1A) to Estate Residential Five-Acre (RE-5). The property, identified by Assessor's Parcel Number 325-080-16, consists of 24.68 acres, and is located on the south side of Green Valley Road approximately 300 feet east of the intersection with Vista Lane, **in the Placerville area.**
3. **Approve or modify 6/21/12 letter to Roger Trout (Attachment 3)  
County Planning-Accomplishments, results?**
4. **Visioning-moving on.** We have the vision developed with the El Dorado Transportation Commission and members of our community. (Attachment 4) Should we accept it as our interim guidance document?

## **DIRECTOR ITEM(S)**

## **ADJOURNMENT**

**Attachments 1-4**

**Attachment 1**

6-21-12 Draft Minutes (Not attached-will be handed out at meeting)

**Attachment 2**

6-21-12 Letter to County Planning- General Plan Amendment response



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**June 21, 2012**

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Shawna Purvine  
County of El Dorado,  
Development Services Department, Planning Services,  
2850 Fairlane Court, Building "C,"  
Placerville, CA 95667

Subject: NOTICE OF PREPARATION for THE EL DORADO COUNTY TARGETED GENERAL PLAN AMENDMENT AND ZONING ORDINANCE

The Diamond Springs-El Dorado Advisory Committee takes strong exception with the implication in the NOP that the recreation issues in Diamond Springs-El Dorado Community Region (DS-El Do CR) will somehow be corrected by future individual development projects and thus will not be addressed in the Targeted General Plan Amendment And Zoning Ordinance for which the EIR is being prepared. It is irresponsible for El Dorado County to expect individual developers to assume and fix the burden of years of neglecting the recreation needs of the Diamond Springs-El Dorado residents.

The 2012 El Dorado County Parks and Trails Master Plan identifies Diamond Springs-El Dorado community region, which currently has no parks, as needing four neighborhood parks to meet the needs of the existing population. The Plan says " The need for neighborhood parks in these areas is already significant". Another quote from the Master Plan:

"In addition, the El Dorado County General Plan Housing Element identifies the need to provide affordable housing with adequate amenities and facilities, including proximity to parks. Both the General Plan Land Use and Housing Elements have designated the Diamond Springs and El Dorado areas as locations to absorb a significant portion of the County's Regional Housing Needs Allocation for moderate and below moderate incomes. These areas also have the greatest impact on overutilization of parks in the City of Placerville."

Since the General Plan was approved in 2004, numerous developments have been approved or are well into their planning phase, and there has been no progress on providing the parks the residents need. On

May 1, 2012, El Dorado County approved a circulation map for a portion of the (DS-El Do CR) that will accommodate the transportation needs of approximately 7 new subdivisions with 1,112 new lots and 85 apartments; where are the maps showing the location of the parks for the existing population and the parks for all these future residents?

The proposed General Plan Amendment and Zoning Ordinance Update should clarify the requirement for new development projects to provide and maintain improved ("turn-key") park sites to serve new residents if impact fees and/or annexation to a recreation service district/provider is not possible.

If new development is allowed to proceed without providing the parks needed to serve the new population this serious problem will be exacerbated.

The existing General Plan requires the following:

- Policy 9.2.2.2 - New development projects creating community or neighborhood parks shall provide mechanisms (e.g., homeowners associations, or benefit assessment districts) for the ongoing development, operation, and maintenance needs of these facilities if annexation to an existing parks and recreation service district/provider is not possible.
- Policy 9.2.2.5 - The County shall establish a development fee program applicable to all new development to fund park and recreation improvements and acquisition of parklands such that minimum neighborhood, community, and regional park standards are achieved. This fee is in addition to Quimby Act requirements that address parkland acquisition only. The fee will be adjusted periodically to fully fund the improvements identified in the Parks and Capital Improvement Program concurrent with development over a five-year period.

There is no Community Service District or Recreation District to serve the needs of the Diamond Springs-El Dorado Community region. For budget reasons, the County eliminated its Parks and Recreation Department and currently there is no entity addressing recreation needs for the area.

The current need for parks in the Diamond Springs-El Dorado Community Region is called "significant" in the Parks and Trails Master Plan. At a minimum, the scope of the Targeted General Plan Amendment and Zoning Ordinance needs to be expanded to address the current and future recreation needs in the Diamond Springs-El Dorado Community Region, and potentially the other underserved areas identified in the Master Plan.

*/s/ Robert A. Smart, Jr.*  
Robert A. Smart, Jr.  
Chairperson

**Attachment 3**

Letter to County Planning – Accomplishments, Results? This letter has not been sent; See Agenda item 3

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**June 21, 2012**

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Roger Trout, Director  
Development Services Department  
County of El Dorado  
2850 Fairlane Court, Building “C,”  
Placerville, CA 95667

Subject: Utilization of Committee Work Products

Dear Roger:

The Diamond Springs-El Dorado Advisory Committee (DSCAC) has been meeting for over a 2 ½ year period. Our group has accomplished the following during its tenure.

1. **HISTORIC OVERLAY**

We have provided mapping of a proposed area to be measured against design guidelines that promote our historic architecture. We have proposed design guidelines to be utilized as the initial criteria for design review.

2. **ZONING REVISIONS**

We have commented on zoning ordinance and provided proposed revisions to those zoning criteria

3. **MISSOURI FLAT CORRIDOR DESIGN GUIDELINES**

We have reviewed the design guidelines and proposed modification of those allowed design guidelines.

4. **INDIVIDUAL PROJECTS**

We have forwarded comments on all proposed projects within our community that were provided to us.

5. **COMMUNITY IDENTITY VISION STATEMENT**

We are currently formulating a Vision Statement. Several community meetings have occurred to solicit comment and formulate our visions. It is currently a work in progress.

We would like to know the status of 1) Historic Overlay, 2) Zoning Revision and 3) Adopted Missouri Flat Design Guidelines Modification.

Our community would like to understand how our comments and efforts are being utilized.

Robert A. Smart, Jr., Chairperson

CC: Jack Sweeney

## **Attachment 4 Visioning-moving on**

### **A Peek into the Future Diamond Springs and El Dorado Community Vision**

The distinct, small foothill communities of Diamond Springs and El Dorado are steeped in Gold Rush history and are integral links in the Golden Chain Highway, State Route 49. As you roll into town, the thing that catches your eye is that the area has retained a visible link to the Gold Rush era by thoughtfully maintaining the historic character of the core downtown area of each community. Located just minutes from a major commercial district, the transition from modern commercial architecture to the historic downtown area invites you to step back in time and experience a slower pace of life. Buildings from the 1800's have been maintained according to strict historic guidelines intended to celebrate the history of the area while new buildings in the historic core are constructed with an eye towards historic detail, right down to the painted on soot stains above faux gas lamp fixtures. A sense of history ripples through each town, inviting visitors to stay a while and enjoy the history that comes to life in these two charming and vibrant foothill communities.

In addition to its roots in the Gold Rush, the communities of Diamond Springs and El Dorado also honor the culture and traditions of the Miwok Tribe, people whose lives were anchored to the land through rituals and sacred sites long before the first nugget of gold was discovered. Spaces within each community are dedicated to preserving and documenting the Miwok Tribe's unique sense of place, the story of their connection to the land experienced as sacred ground that inspires people travel to the area to study the rich collection of information and learn about the "old ways" of Native American life in the foothills of California.

Visitors to the area have the opportunity to experience their own connection to the land by using one of the many bike and walking paths to access scenic vistas such as fields of lupine and poppies in the spring, a herd of deer grazing on the tawny grasses of summer, or to see leaves of yellow and gold blanketing a secluded path in fall. Multiple gathering spaces along the trails, especially in the railroad park or along the El Dorado Trail, invite a picnic or just a brief rest stop in the shade of an oak tree. Residents also enjoy the quiet living and unique neighborhoods that dot the area surrounding the two small towns. Many walk or bike to their most common destinations and a strong sense of community is evident in the friendly greetings as neighbors meet on street corners and in the cooperative problem solving that occurs in town hall meetings.

Both residents and visitors delight in the fine food that is found in the restaurants and outdoor cafes sprinkled along the main streets of Diamond Springs and El Dorado and in the unique shops that make the area a popular destination to find that special gift. Delicious meals prepared by local chefs feature locally grown food, fine pastries, and El Dorado County wines. To take a taste of the community home with you, shop the farmer's market in Diamond Springs on a Saturday morning and enjoy live music from local bands as you browse through rows of locally grown fresh fruit and veggies, cut flowers, pastries, and things not usually found at a supermarket like organic heirloom tomatoes. After you've spent a day meandering through the towns by car, foot, or pedal, then head out of town to enjoy the South County wine country or

head east to Apple Hill, but come back again another day to rediscover Diamond Springs and El Dorado, two unique foothill communities flourishing in the present through their connection to the past.