



DIAMOND SPRINGS AND EL DORADO
COMMUNITY ADVISORY COMMITTEE

AGENDA

May 16, 2013

PLACE: Diamond Springs Fire Station

TIME: 6:00 P.M.

501 Main Street

Diamond Springs, CA 95916 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

APPROVE 4-18-13 MINUTES (See 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 – None

Topics

- 1. S 13-0006 - DIAMOND SPRINGS FLEA MARKET (John and Maria Taylor):** A Special Use Permit request for a Flea Market and Farmers Market at an existing retail center. Hours of operation are Saturday and Sunday from 7:00 AM to 1:00 PM. Set up begins at 5:00 AM and clean up begins at 1:00 PM. Additional days of operation on Memorial Day, Independence Day, Labor Day, and Columbus Day. Live music presented on holidays from 10:00 AM to 1:00 PM. The property, identified by Assessor's Parcel Number 054-402-40, consists of 2.34 acres, and is located on the south side of Pleasant Valley Road approximately ½ mile east of the intersection with Missouri Flat Road, in the Diamond Springs area. - 45 minutes
- 2. Diamond Springs and El Dorado Community Values-** What adjustments do you propose to Attachment 2, **Bob Smart and Dan Bolster**-30 minutes (may adopt at mtg.)
- 3. Sue Taylor's proposal** -To take all the actions implemented by the Diamond Springs and El Dorado Community Advisory Committee thus far, along with all the documents, maps, road projects, envisioning activities and previous design manuals, that refer to the Missouri Flat, Diamond Springs and El Dorado area, and put them into one design manual.

This manual would empower your committee with a document giving clear direction in regards to the expectations of your committee and hopefully also the community, for developers, consultants, designers and county staff, etc. in regards to future projects.

I will work closely with your committee in order to produce this manual. I will provide at least 1 meeting for community input of final design. I will then bring the manual before your committee for final approval. After your approval I will facilitate the action or resolution to bring the final manual forward for approval of the Board of Supervisors to incorporate the Missouri Flat / Diamond Springs / El Dorado Design Manual into the County standards for future project approvals.

This action will give me the ability to be a facilitator or liaison between your committee and El Dorado County, along with other governmental and non-governmental agencies. -15 minutes

- 4. Landscaping on Parkway update- Kathy McCoy**-10 minutes
- 5. Lighting and Landscape update-Erik Peterson** -10 minutes
- 6. CEDAC Update Bob Smart**-10 minutes
- 7. DIRECTOR ITEM(S)**
- 8. ADJOURNMENT**

Next Meeting: June 20, 2013, 6PM, Diamond Springs Fire Station

Attachment 1

Draft DIAMOND SPRINGS AND EL DORADO COMMUNITY ADVISORY COMMITTEE

MINUTES

April 18, 2013

The meeting was called to order at 6:00 PM by Chairperson Smart

Members Present: Deanne Johnson, Kathy McCoy, Dale Pierce, Erik Peterson, Bob Smart

Members Absent: Larry Patterson

AGENDA: It was moved and seconded to approve the agenda

MINUTES: It was moved and seconded to approve the minutes of April 18, 2013

Topics

1. PD90-0011-R2 - PROSPECTOR'S PLAZA EXPANSION (WRI Golden State LLC/Archumana/ Kriz Brian): A request to revise PD90-0011 to allow the demolition of 9,500 sq ft of existing shop space and the construction of a new 25,000 sq ft retail space and to include a 50 foot tall Pylon sign with a 440 square foot sign area. The property, identified by Assessor's Parcel Number 327-290-60, consists of 19.87 acres, and is located on the northwest corner of Missouri Flat Road & U.S. Highway 50 (southeast corner of existing shopping center), **in the Diamond Springs/El Dorado area.**

Action:

Diamond Springs/El Dorado Community Advisory Committee notes that the Developer has shown sensitivity to the Missouri Flat Design Guidelines. However, the proposed frontage design is a move away from those design features, and we encourage a design to more closely follow the elements.

We appreciate that the sign design does incorporate those design elements and is an improvement to reduce light pollution.

Moved; Seconded; Approved 3/18/13

2. Z12-0010, PD12-0002 & TM12-1510 - PIEDMONT OAK ESTATES (Terri Chang/BT Consulting, Inc.): A request for a two-phased Tentative Subdivision map as follows: Phase 1) 20 single residential, 62 clustered residential, one commercial and six open space lots with one road and 12 driveway lots to serve the subdivision. Phase 2) 22 single residential lots and one commercial lot for a total of 125 lots for both phases, a request to rezone from One-Family Residential Districts-Public Facility-Professional Office Commercial Districts-Planned Development Districts (R1-PF-CPO-PD) to One-Family Residential Districts-Planned Development Districts-Commercial Districts (R1-PD-C) on Assessor's Parcel Number 051-550-47 and a Development Plan request to allow reduction in lot size to 0.11 acres for single residential lots and 2100 square feet for clustered residential lots, reduced setbacks and Design Waivers requested to reduce sidewalks from six to four feet in width and roadway widths on road sections C, D, and E. The property, identified by Assessor's Parcel Numbers 051-550-40, -47, -48, and -51, consists of 25.89 acres, and is located on the north side of Black Rice Road approximately 1000 feet north of the intersection with State Route 49 and Pleasant Valley Road, in the Diamond Springs area.- (This a first look and this project and will be focusing on understanding proposal and concerns)

Discussion:

Diamond Springs/El Dorado CAC discussed our desire to see open space, perimeter walking paths and park and garden areas in the plans. Audience comments addressed the desire to preserve the rural character of the community. This project is intended to provide workforce housing for area residents, and is modeled on examples from other developments such as Dana Point and the Danville areas. The Developer commented that TIM fees of approximately \$40,000 per lot impact the ability to provide affordable housing.

This project is located between existing higher density and lower density more rural parcels and is currently zoned PDR-1 and PD-CPO. The proposed change is to add retail to PD-CPO and rezone some land to open space.

Action: This was an informational meeting

Diamond Springs/El Dorado Community Advisory Committee notes that this project complies with existing zoning, general plan and land use conditions. The Developer is aiming to provide affordable workforce housing.

There was concern expressed about density issues and agreement with the community vision and values statement.

3. Vision Statement was discussed and suggestions made to improve the Statement of Values. Public input will be collected by Dan Bolster and brought back to the next meeting.

4. Animal Shelter proposed for the Industrial Park was discussed with Brent Collins from the CAO's office and the Architect. They discussed the design efforts to provide a modern facility and control outside impacts.

The CAC views this project favorably and recommends a thorough outreach to the neighboring properties.

5. Landscaping on the Diamond Dorado Parkway. A meeting was held with a landscape architect and County, Developer, and CAC representatives with regard to landscape/hardscape and the selection of native plants. Future discussions will discuss elements to improve the transition from Missouri Flat to downtown Diamond Springs.

Directors Items:

Sign design guidelines were discussed. The County is currently developing an improved sign process.

The meeting was adjourned at 8:05

Attachment 2

Draft Diamond Springs and El Dorado Community Values

Diamond Springs and El Dorado Community Values

Draft – May 1, 2013

We value:

The Rural Character of the Area:

- Oaks, native plants, and wildlife habitat
- Support of local agriculture and community gardens
- A healthy environment
- Preservation and connectivity of wildlife corridors and permeable landscapes

Distinct, Small Communities:

- Ease of travel in and through the community on smaller, uncongested roads
- Safe and efficient bicycle and pedestrian paths
- Places to walk, bike, and gather
- Parks for open space and recreation
- A strong sense of community, knowing your neighbors

Preserve Cultural History:

- Gold Rush / pioneer history and assets
- Golden Chain / Highway 49
- Native American history and sacred sites
- The El Dorado Trail and the historic railroad park
- The history and culture of the area celebrated through public art and performance
- Incorporate the culture and history (Gold Rush, Native American, Lumber, Mining) of the area into commercial buildings and public spaces

Employment and Economic Prosperity:

- Job, economic, and personal income growth
- Providing infrastructure to support and attract small and medium-sized business
- Keeping commercial development separate from the historic areas of Diamond Springs and El Dorado
- Transitional commercial zones to provide a smooth transition between commercial and historic areas
- Access to current technology, including fiber optics and high speed internet
- Diverse sources of employment that allow people to live near their work