

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

**MINUTES  
January 17, 2013 6 P.M.**

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

The meeting was called to order at 6:04 P.M. by Chairperson Smart.

Members Present – Deanne Johnson, Kathy McCoy, Larry Patterson, Dale Pierce, Erik Peterson, Bob Smart

Members Absent – none

It was moved and seconded to approve the agenda; the motion carried.

It was moved and seconded to adopt the Minutes of November 15, 2012; the motion carried

**Open Forum**

A discussion of the Missouri Flat Design Guidelines- These are not standards, therefore not a legal requirement. A discussion of the projects consistency with the Guidelines should be included in the project staff report but may not be a basis to deny or revise a project.

**Topics:**

1. Item 1.

**S03-0024 R-5-AT&T/WEDGE HILL SITE (Frank Cunha Enterprises, AT&T Mobility, Peek Site-Com, Bell Gordon):** Add 3 antennas and 6 remote radio units on the existing water tank; and add 1 GPS antenna, 1 radio cabinet, and 2 stacked battery cabinets in the existing equipment compound. The property, identified by Assessor's Parcel Number 327-260-22, consists of .6 acres, and is located on the south side of Wedge Hill Road approximately 730 feet west of the intersection with Missouri Flat Road, in the Diamond Springs area.

The applicant provided photos of the existing structure and as modified to show the proposed changes. The CAC values this structure as a historical connection to the Caldor site, and sees no issue with the additions. **See Action 1.**

2. Item 2. **Noah Briel and Shawna Purvines discussed Community Identity and EDAC.**

They presented a flow chart of the issues the EDAC and the County are considering, and how they interact with each other.

**Flow Chart as Presented**

## **Regional Housing Need**

- **2008 Housing Element**
- **Mixed Use Development -“MUD I”**
- **Land Development Manual**

## **LUPPA- Land Use Policy Upgrade Update**

- **Comprehensive Zoning Ordinance Update**
- **TGPA-Targeted General Plan Amendment**
- **MUD II – Mainstreet Zoning and Traditional Neighborhood Design**
- **Travel Demand Model**
- **2013 Housing Element**
- **EIR**

## **Community ID**

- **Long Range Planning in Community Development Agency**
- **Community ID Framework**
- **LUPPU- “MUD III”**
- **Land Development Model**
- **MUD III**
- **TOT- Transient Occupancy Tax**

Status: The Interactive Travel Demand Model is almost in place, and the Draft EIR has been ordered for mid March, with a 45 day comment period. The CAC may wish to comment on Recreation and Parks or any other sections of the EIR affecting the El Dorado – Diamond Springs Area.

County adopted initial Mixed Use Development (MUD I) amendments to the General Plan and Zoning Ordinance in 2009. MUD II, including Mainstreet Zoning and Traditional Neighborhood Design (MUDII) has been incorporated into the Zoning Ordinance Update. EDAC is currently working on Mixed Use Development and the Land Development Manual for El Dorado County. The Community Identity in the General Plan only applies to Commercial and Multi-Family Land Uses, but there are areas such as Mainstreet Commercial within those land uses and related zones that can increase flexibility in areas such as the community cores of Diamond Springs and El Dorado.

The county is establishing a Long Range Planning unit in the Community Development Agency. Some of the elements of that planning and the current General Plan update are issues that the Diamond Springs/El Dorado Community Advisory Committee and others have been working on for our area: include but are not limited to the Missouri Flat Design Guidelines, the Historical overlays, Community Identification and Vision, and the Diamond Springs-El Dorado Mobility and Sustainable Community Vision Project, and the Mobility and Livable Community Plan, Missouri Flat Master Circulation and Finance

Plan. These steps are important elements in the development of a Community Identity under General Plan Policy 2.4.1.2

Noah provided a handout –“*A Road Map*” to *Maintaining and Enhancing the Unique Character of Existing Rural and Urban Community Cores within the County of El Dorado (Attached)* that reviews General Plan Policy 2.4.1.2 on the development of community design guidelines for the commercial and multifamily land uses in communities identified in the General Plan Policy 2.1.1.1 **See Attachment 2**. Shawna presented a PowerPoint on El Dorado – Diamond Springs Community (Neighborhood) Design [**El Dorado-Diamond CD.pptx**]

The Board of Supervisors has a workshop scheduled for January 28, and it was moved, seconded and approved that the CAC write a letter to the Board expressing our support for the Long Range Planning process of the Community Development Agency, and our strong support for the Community Identity Framework. We also urge the Board to provide funding to implement the Community Identity Development process. A letter will be prepared for the Chairman’s signature. **See Action 2**

The CAC expressed our appreciation to Shawna and Noah for their presentation.

**Director Items(s): None**

The Meeting was adjourned at 8:20 PM.

The next meeting is scheduled for February 21 at 6:00 PM at the Diamond Springs Fire Station

**Attachments:**

- 1. Action Items 1 and 2**
- 2. DRAFT Process and Framework for Community Identity**

**Action 1:**

**S03-0024 R-5-AT&T/WEDGE HILL SITE (Frank Cunha Enterprises, AT&T Mobility, Peek Site-Com, Bell Gordon):** Add 3 antennas and 6 remote radio units on the existing water tank; and add 1 GPS antenna, 1 radio cabinet, and 2 stacked battery cabinets in the existing equipment compound. The property, identified by Assessor's Parcel Number 327-260-22, consists of .6 acres, and is located on the south side of Wedge Hill Road approximately 730 feet west of the intersection with Missouri Flat Road, **in the Diamond Springs area.**

**The Diamond Springs/El Dorado Community Advisory Committee is pleased that the water tower can continue to perform a productive function, and we view it as a landmark that connects us to the old Caldor sawmill and to the railroad. The CAC has no issues with the proposed additions to the existing antennas.**

**Action 2:**

**The Diamond Springs/El Dorado Community Advisory Committee wants to go on record with our support of the Long Range Planning Process of the Community Development Agency. We strongly support the development of the Community Identification Framework and urges the Board of Supervisors to provide funding to implement the Community ID process**

## **“A Road Map” to Maintaining and Enhancing the Unique Character of Existing Rural and Urban Community Cores within the County of El Dorado**

### **Why**

The General Plan *Statement of Vision and Plan Strategies* encourages growth to reflect the character and scale of the community in which it occurs. General Plan Goal 2.4 promotes the enhancement of the character of existing rural and urban communities, placing an *“emphasis on both the natural setting and built design elements which contribute to the quality of life, economic health, and community pride of the County residents”*.

A community is protected when projects place an emphasis on both the natural setting and architectural design and urban form of a community’s downtown core. Detailing specific qualities and features unique to the community for which a project is proposed, and requiring the design to reflect these qualities, helps ensure that growth contributes to the quality of life, economic health, and the community.

While the General Plan land use map and zoning adequately regulates the type and location of land uses within the County, these rules do not fully address the site design, urban layout and appearance of the proposed development.

General Plan Policy 2.4.1.2 directs the County, in coordination with the residents, to develop community design guidelines for the commercial and multifamily land uses of each community identified in General Plan Policy 2.1.1.1 (Community Regions) and 2.1.2.1 (Rural Centers).

### **What**

1. The community develops enforceable standards and guidelines to be applied to proposed development within the urban core of each community comprised primarily of Commercial and Multi Family land uses.
2. Standards and guidelines for each community may be developed for discretionary and ministerial projects setting forth standards for site design, road standards, landscaping, architecture and other urban design elements within Commercial and Multi Family land uses and consistent zones.
3. Standards and guidelines may include, but are not limited to, the following criteria: Historic Preservation; Streetscape elements and improvements; Signage; Maintenance of existing scenic road and riparian corridors; compatible architectural design; Designs for landmark land uses; Outdoor art, Recreation, and Open Space.
4. Standards and guidelines shall be consistent with General Plan policies, Zoning and all ordinances of the County of El Dorado.

5. Following the approval of, or concurrent with, the approval of standards and guidelines, the Board of Supervisors may appoint, by Resolution, an advisory committee for each community region to assist with implementation of community design standards and guidelines (*Design Review Committee -Draft Zoning Section 17.60.070; Design Review Committee*).
6. Standards and Guidelines should reflect the true pulse of the community, and not represent the desires of any single advocacy group with a limited or narrow scope of interest.

## How

### Step One

To implement Policy 2.4.1.2, communities may use the following format for the development of Community Design Standards and Guidelines for communities identified in General Plan Policy 2.1.1.1 (Community Regions) and Policy 2.1.2.1 (Rural Centers).

The community should facilitate the development of community design standards and guidelines through the following general process:

1. Identify the Commercial and Multi-Family designated land areas within each community's core.

The community shall determine appropriate specific planning areas within each community's core with the assistance of Planning Staff and local landowners. Criteria shall include historical patterns, General Plan policies, community services, neighborhood walkability, transit and general economic stability of the area.

Planning areas identified by a community shall be reviewed and authorized by the Board of Supervisors prior to moving forward with the development of any design standards and guidelines.

2. Outreach for assistance in developing the guidelines to, at minimum, the following groups within each community: land owners; area advocates (e.g. historical and archaeological societies); design professionals (e.g. landscape professionals, engineers); agriculture; health professionals; transit and other public, business and community groups;
3. Assist in preparation for community workshops or a Charrette that will harness the talents and energies of all interested parties, and supports a feasible plan that best represents the community's vision. The workshops and or a Charrette shall frame the opportunities and constraints unique to each planning area.
4. When the preparation work has been completed arrange for community meetings or Charrette;

5. Provide direct notice of the meeting to all property owners and businesses within the planning area; and all known social, fraternal, political and business groups within the Community Region. Provide notice, for example by publication, public service announcements and posters;
6. Participate in the community workshop(s) or Charrette. To ensure the voice of the community has been incorporated and considered, the BOS may require a Charrette in addition to any completed community workshop(s); and
7. Prepare draft Design Standards and Guidelines in a format best fitting and consistent with the outcome of the workshops or Charrette.
8. Return to the Board of Supervisors through the agenda process for a review of community workshops/Charrette outcome possible adoption of Community Design Guidelines and next steps.

Upon adoption of the enforceable standards and guidelines for a particular community core, a formal Design Standards and Guideline checklist shall be developed, listing specific "yes/no" questions for each design element to determine whether a proposed project conforms to fixed standards, form based code, or the objectives exemplified within the adopted standards and guidelines.

## **Step Two**

After adoption of initial Design Standards and Guidelines, the Board of Supervisors may direct the Community Advisors Committee to consider additional proposals for community action, including but not limited to:

1. Zoning amendments;
2. Advanced Form based codes;
3. Formation of special districts (LLD, CSD);
4. Parks and Recreation;
5. Historical preservation;
6. Amendment of GP text and maps;
7. Incorporation;

### **Funding**

Funding Sources for further community action: including but not limited to Transportation funds; Facade Improvement Grants; other grants; private contributions; Government; Economic Development funds.

1. The community may utilize a neutral facilitator/moderator for community workshops or Charrette.
2. The community may also seek, if necessary, outside funding for staff assistance.

## **Terms**

**Charrette;** *A technique used for consulting with all interested stakeholders when creating a design solution. A Charrette involves intense multi-day meetings, typically being 3-5 days in duration, that involve public officials, developers, urban planner, and local residents in a collaborative session in which a group of designers create a design concept. A successful Charrette provides early definitive input into the planning process and, promotes joint ownership of solutions, and attempts to defuse typical confrontational positions between residents and developers. To learn more you may want to review recommended process for a Charrette at <http://www.charretteinstitute.org/>.*

**Community:** *A geographic urban and rural areas generally identified as a neighborhood, suburb, hamlet, village, town, or city and refers to a specific group of people living in somewhat close association, usually under common rules.*

**Urban Design (form):** *The layering of buildings and infrastructure types, natural ecosystems, communities and cultures that gives a place their unique characteristic. Urban design is typically a set of standards and guidelines that regulate the physical scale, space and ambience of a place, and establish the built and natural forms within which individual buildings and infrastructure are sited. Urban design influences the health, social and cultural impacts of a locality: how people interact with each other, how they move around, and how they use a space or place. Urban design facilitates a long-term plan and process that continues to evolve over time.*