

**EL DORADO COUNTY DEVELOPMENT SERVICES  
PLANNING COMMISSION  
STAFF REPORT**



**Agenda of:** April 24, 2008  
**Item No.:** 12.  
**Staff:** Peter N. Maurer

**DESIGN GUIDELINES**

**FILE:** Missouri Flat Design Guidelines

**APPLICANT:** El Dorado County

**REQUEST:** Adoption of Design Guidelines for the Missouri Flat Corridor

**LOCATION:** The proposed Design Guidelines cover the area of land fronting Missouri Flat Road from El Dorado Road to Pleasant Valley Road/Highway 49 and the area to be served by the proposed El Dorado Parkway, Supervisorial District III. (Exhibit A)

**APN:** A complete list of assessor's parcel numbers on which these guidelines will apply is contained in Attachment 2

**ENVIRONMENTAL DOCUMENT:** Exempt pursuant to §15061(c)(3) of the CEQA Guidelines

**SUMMARY RECOMMENDATION:** Adoption of Guidelines

**BACKGROUND**

In August, 2006 the Board of Supervisors expressed an interest in coordinating the private sector improvements expected in the Missouri Flat corridor area and the public sector improvements being made to Missouri Flat Road and the interchange. Of particular concern was the desire to ensure the highest quality architectural design and site improvements, and provide a comprehensive look at overall development in the corridor.

The County hired a consulting firm, RRM Design Group to hold public workshops and develop the draft guidelines. The contract was entered into in November of 2006, and workshops held throughout the spring. Initially, the work involved an analysis of land uses in the corridor, but that was scaled back to focus solely on architectural and site design guidelines, which are presented with this staff report.

Several years ago, the County applied a Planned Development Overlay zone to much of the area covered by these proposed guidelines. The purpose of this action was to ensure discretionary review of all projects and participation in funding of the Missouri Flat Road and interchange improvements under the Master Circulation and Financing Plan (MC&FP). Other parts of the study area are the subject of large development proposals that are undergoing discretionary review at this time.

#### **STAFF ANALYSIS**

The County has long identified the Missouri Flat area as the hub of economic activity for the central part of the County. Several large projects have been built recently (Walmart, El Dorado Village shopping center), with several other projects in process. These include the Placerville Marketplace (formerly known as Sundance Plaza) and the relocation of the materials recovery facility and redevelopment of that land for retail development. Several other smaller-scale projects are also underway or in the early planning stages. The County has undergone significant infrastructure improvements for circulation, notably the Highway 50 interchange project and widening of Missouri Flat Road. These improvements will serve as a catalyst for further commercial development.

With all of this activity underway, the resultant development can occur as a hodge podge of different projects, or can be looked at comprehensively, with standards relating to architecture, site design and landscaping, and lighting and signage provided to give the area a more pleasing and uniform look. This will further attract shoppers to the area, improving the chances of success for development of the corridor.

The proposed guidelines have two main components: a section on architectural character appropriate for the region, and specific development guidelines. The latter section addresses site planning, landscaping, building design, utilitarian aspects, and signs. The document also contains an overview of the process used and public participation in developing the guidelines. The intent of these guidelines is to facilitate the development of aesthetically pleasing, functional, pedestrian friendly, and convenient commercial development, while allowing design flexibility for the project proponent.

#### Architectural Character

The consultants reviewed architectural styling on structures in the mid-level elevations of the Sierra Nevada foothills, both contemporary and historical. They found that four styles predominate: mountain, agrarian, craftsman and gold rush. Examples of these styles are provided in Section 2 of the Guidelines.

### Development Guidelines

The greater part of the document is the guidelines themselves. Section 3 contains five general areas described below:

- Site planning – This subsection addresses grading and drainage, lot layout, access and circulation, parking and pedestrian circulation.
- Landscaping – The landscape section includes discussion of appropriate plant types, parking lot planting and paving treatments.
- Building Design – This section discusses building form, articulation, materials, roofing, fenestration, and entry features.
- Utilitarian features – Section 3.5 looks at design issues related to trash enclosures, loading and service areas, lighting, walls and fences, and general utility placement.
- Signs – This subsection provides an overview of different sign types and how to appropriately incorporate signage into the overall design of a project.

While there are no specific standards contained in the document (These are established in the zoning code.), the guidelines provide recommendations and suggestions to enhance the development both aesthetically and functionally.

### **GENERAL PLAN**

The 2004 El Dorado County General Plan contains several policies under Objective 2.4.1, Community Identity, that address design guidelines. Policy 2.4.1.2 directs the County to develop design guidelines unique to different communities, working with community members. Several community workshops were held and outreach made to various stakeholders in developing these guidelines. Policy 2.4.1.4 discourages strip commercial development in favor of clustered, contiguous facilities, utilizing connections between separate parcels, and similar landscape styles. These concepts have been incorporated into the proposed design guidelines. The adoption of guidelines is also called for under Implementation Measure LU-F.

### **ENVIRONMENTAL REVIEW**

Section 15061(b)(3) of the State CEQA Guidelines provides that a project may be exempt from CEQA if the lead agency finds that there is no possibility that the action will have a significant effect on the environment. Further discussion in the CEQA Guidelines describes this as the “common sense” rule. This section is based on the idea that CEQA applies to activities which have the potential for causing environmental effects.

The adoption of these guidelines does not permit any development to occur without first going through discretionary entitlements, which would be subject to CEQA. They simply provide guidance with regard to enhancing the aesthetic aspects of a project, improving circulation in and between projects, and applying certain architectural styling to the area. Staff finds that this is an appropriate application of this exemption to CEQA.

**RECOMMENDATION:** Recommend approval

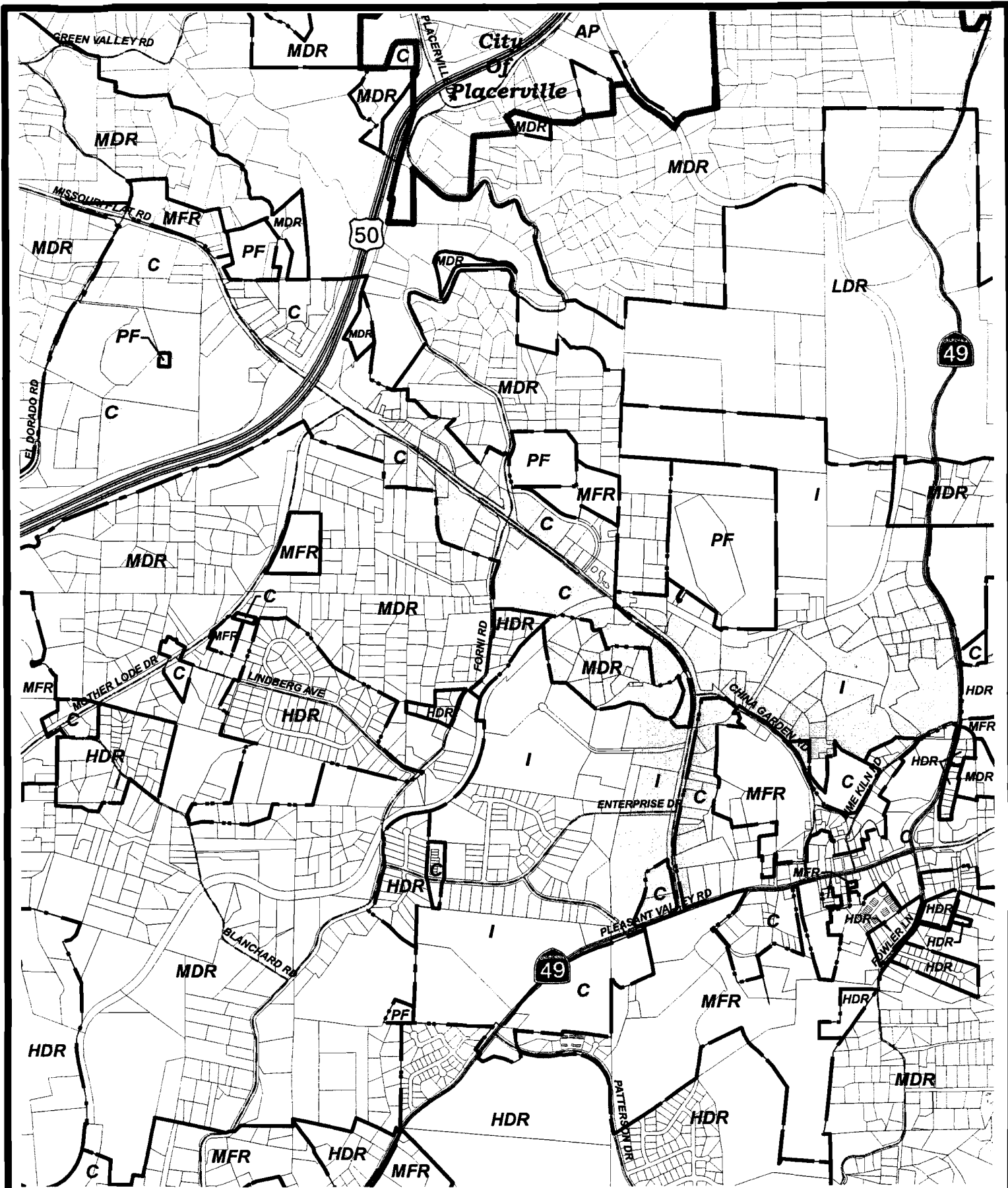
**SUPPORT INFORMATION**

**Attachments:**

- Attachment 2.....Applicable Assessors Parcel Numbers
- Exhibit A.....Draft Design Guidelines
- Exhibit B.....General Plan Land Use Map
- Exhibit C.....Zoning Map

**Attachment 2**  
**Parcels on which the Missouri Flat Design Guidelines will apply (APN)**

051-250-11	327-110-06	327-211-04	327-260-39
051-250-12		327-211-06	
051-250-13	327-120-19	327-211-09	327-270-02
051-250-16	327-120-20	327-211-14	327-270-03
051-250-17	327-120-21	327-211-16	327-270-04
051-250-18	327-120-22	327-211-18	327-270-08
051-250-19		327-211-21	327-270-09
051-250-20	327-130-01	327-211-25	327-270-10
051-250-21	327-130-02		327-270-11
051-250-22	327-130-03	327-212-17	327-270-12
051-250-23	327-130-12	327-212-18	327-270-16
051-250-30	327-130-13	327-212-20	327-270-18
051-250-31	327-130-14	327-212-21	327-270-26
051-250-32	327-130-19	327-212-22	327-270-27
051-250-33	327-130-20		327-270-39
051-250-37	327-130-22	327-213-03	327-270-43
051-250-39	327-130-23	327-213-04	327-270-46
051-250-42	327-130-24	327-213-05	327-270-47
051-250-46	327-130-25	327-213-06	327-270-48
051-250-47	327-130-26	327-213-08	327-270-49
051-250-48	327-130-27	327-213-10	327-270-50
051-250-51	327-130-28	327-213-11	
051-250-54	327-130-35	327-213-12	327-290-60
051-250-55	327-130-40	327-213-25	
	327-130-41		327-300-02
051-461-03	327-130-53	327-240-22	327-300-06
051-461-04	327-130-54	327-240-23	327-300-07
051-461-05	327-130-55		327-300-08
051-461-10	327-130-56	327-260-01	
051-461-11	327-130-60	327-260-04	329-260-01
051-461-46	327-130-62	327-260-05	329-260-06
	327-130-63	327-260-06	
054-321-38	327-130-64	327-260-07	329-261-11
054-321-39	327-130-65	327-260-13	329-261-12
054-321-57	327-130-66	327-260-14	329-261-13
054-321-58	327-130-76	327-260-15	329-261-15
054-321-59	327-130-77	327-260-16	329-261-17
054-321-60	327-130-78	327-260-17	329-261-18
054-321-61	327-130-80	327-260-18	329-261-19
054-321-63		327-260-19	329-261-21
054-321-64	327-140-05	327-260-20	329-261-22
054-321-65	327-140-06	327-260-22	329-261-23
054-321-66	327-140-30	327-260-23	
054-331-06	327-140-44	327-260-24	329-270-10
	327-140-46	327-260-25	329-270-11
325-220-17		327-260-27	329-270-20
325-220-49	327-200-66	327-260-28	329-270-21
	327-200-67	327-260-29	
327-110-02	327-200-68	327-260-30	329-271-01
327-110-03		327-260-32	329-271-09
327-110-04	327-211-01	327-260-34	
327-110-05	327-211-02	327-260-36	
327-110-05	327-211-03	327-260-37	



Project Site - 475.93 Ac.

Project Site

**Exhibit B  
General Plan**

**PARCELS SUBJECT TO  
MISSOURI FLAT DESIGN GUIDELINES**

**Disclaimer:**  
This depiction was compiled from unverified public and private sources and is illustrative only. No representation is made as to the accuracy of this information. Parcel boundaries are particularly unreliable. Users make use of this depiction at their own risk.

