



**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