

FROM THE MINUTES OF APRIL 24, 2008

GUIDELINES (Public hearing)

Missouri Flat Design Guidelines: The purpose of the Missouri Flat Design Guidelines is to revitalize the underutilized Missouri Flat Road commercial corridor. The design guidelines and streetscape improvement standards contained in this document are intended to improve the quality and character of the built environment and create a pedestrian-friendly atmosphere with enhanced public spaces along the corridor. The Missouri Flat study area boundary includes the parcels directly adjacent to Missouri Flat Road between El Dorado Road and Pleasant Valley Road (State Route 49). Additional parcels encompassed by the study area include a few residential lots on the hill east of the El Dorado Trail and the area east of Missouri Flat Road between the El Dorado Trail, China Garden, and State Route 49, in the **Diamond Springs and Placerville Periphery areas**, Supervisorial District III. (Exempt pursuant to Section 15061(c)(3) of the CEQA Guidelines)**

Staff: Peter Maurer recommended adoption to the Board of Supervisors.

Input was received from Art Marinaccio who voiced opposition to the project. He does not believe it is necessary. Businesses need flexibility. Mr. Marinaccio requested that the Commission and Board of Supervisors just receive and file the report, not adopt the document.

Bob Smart spoke in favor of the project.

No other input was received.

MOTION: COMMISSIONER MACHADO, SECONDED BY COMMISSIONER MACCREADY AND UNANIMOUSLY CARRIED, IT WAS MOVED TO FORWARD A RECOMMENDATION TO THE BOARD OF SUPERVISORS TO TAKE THE FOLLOWING ACTION: 1) FIND THAT THE ADOPTION OF THE PROPOSED DESIGN GUIDELINES IS EXEMPT FROM CEQA, PURSUANT TO SECTION 15061(B)(3) OF THE STATE CEQA GUIDELINES; AND 2) ADOPT THE PROPOSED MISSOURI FLAT DESIGN GUIDELINES, BASED ON THE FINDINGS PROPOSED BY STAFF.

Findings

1. The project has been found to be Exempt from CEQA pursuant to Section 15061(b)(3) stating that it can be seen with certainty that the project will not have a significant effect on the environment because these guidelines do not provide for any development that is not otherwise permitted or must obtain discretionary approval prior to construction.
2. The proposed use is consistent with and implements the policies in the El Dorado County General Plan, specifically Policies 2.4.1.2 (development of community design guidelines), Policy 2.4.1.4 (discouraging strip commercial), and Implementation Measure LU-F (Community Design Review standards and guidelines).