



# County of El Dorado

See Below for Meeting  
Location

## Minutes - Draft Diamond Springs and El Dorado Community Advisory Committee

*Patrick Klein, Chair*  
*Meredith A. Stirling, Vice Chair*  
*Carl M. Hillendahl*  
*Larry Patterson*  
*Mac Cameron*  
*Gloyd "Bud" Zeller*  
*Vacancy (1)*

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Thursday, May 16, 2024

6:00 PM

<https://edcgov-us.zoom.us/j/93052932276>

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El Dorado Community Health Center, Sierra Room  
4212 Missouri Flat Rd Placerville, CA 95667 OR Live Streamed - [Click link to view](#)

**PUBLIC PARTICIPATION INSTRUCTIONS:** The Diamond Springs and El Dorado Community Advisory Committee meeting will be open to the public. The meeting will also be live-streamed via Zoom. By participating in this meeting, you acknowledge that you are being recorded.

Members of the public may address the Committee in-person or via Zoom to make a public comment. The public should call into 530-621-7603 or 530-621-7610. The Meeting ID is 930 5293 2276. Please note you will not be able to join the live-stream until the posted meeting start time. To observe the live stream of the Committee meeting go to <https://edcgov-us.zoom.us/j/93052932276>.

If you are joining the meeting via zoom and wish to make a comment on an item, press the "raise hand" button. If you are joining the meeting by phone, press \*9 to indicate a desire to make a comment. Speakers will be limited to 3 minutes.

Although the County strives to offer remote participation, be advised that remote Zoom participation is provided for convenience only. In the event of a technological malfunction, the only assurance of live comments being received by the Committee is to attend in person. Except for a noticed teleconference meeting, the Committee reserves the right to conduct the meeting without remote access if there is a malfunction.

If you choose not to observe the Committee meeting but wish to make a comment on a specific agenda item, please submit your comment in writing. You are encouraged to submit your comment in writing by 4:00 PM on the Wednesday before the meeting to ensure the Committee has adequate time to review. Please submit your comment to the Clerk of the Board at [edc.cob@edcgov.us](mailto:edc.cob@edcgov.us). Your comment will be placed into the record and forwarded to Committee members.

## **PROTOCOLS FOR PUBLIC COMMENT**

Public comment will be received at designated periods as called by the Committee Chair.

Individuals will have three minutes to address the Committee. Except with the consent of the Committee, individuals shall be allowed to speak to an item only once.

Individual Committee members may ask clarifying questions but will not engage in substantive dialogue with persons providing input to the Committee.

If a person providing input to the Committee creates a disruption by refusing to follow Committee guidelines, the Committee Chair may take the following actions:

Step 1. Request the person adhere to Committee guidelines. If the person refuses, the Committee Chair may turn off the speaker's microphone.

Step 2. If the disruption continues, the Committee Chair may order a recess of the Committee meeting.

Step 3. If the disruption continues, the Committee Chair may order the removal of the person from the Committee meeting.

**CALLED TO ORDER AT 6:02 P.M.**

**ROLL CALL**

**Present:** 5 - Hillendahl, Klein, Zeller, Cameron and Stirling

**Absent:** 1 - Patterson

**FLAG SALUTE**

**ADOPTION OF THE AGENDA AND APPROVAL OF CONSENT CALENDAR**

**A motion was made by Member Hillendahl, seconded by Member Stirling to Adopt the Agenda and Approve the Consent Calendar.**

**Yes:** 5 - Hillendahl, Klein, Zeller, Cameron and Stirling

**Absent:** 1 - Patterson

The Committee may make any necessary additions, deletions or corrections to the agenda including moving items to or from the Consent Calendar and adopt the agenda and the Consent Calendar with one single vote. A Committee member may request an item be removed from the Consent Calendar for discussion and separate Committee action. At the appropriate time as called by the Committee Chair, members of the public may make a comment on matters on the Consent Calendar prior to Committee action.

**CONSENT CALENDAR**

1. [24-0622](#) Approval of the Minutes from the regular meeting on March 21, 2024.

**Attachments:** [3-21-24 Draft Minutes](#)

[3-21-24 Final Minutes](#)

**This matter was Approved on the Consent Calendar.**

**Yes:** 5 - Hillendahl, Klein, Zeller, Cameron and Stirling

**Absent:** 1 - Patterson

**END OF CONSENT CALENDAR**

**OPEN FORUM**

Open Forum is an opportunity for members of the public to address the Committee on subject matter that is not on their meeting agenda and within their jurisdiction. Public comments during Open Forum are limited to three minutes per person. The Committee Chair may limit public comment during Open Forum.

## CORRESPONDENCE

## AGENDA ITEMS

2. [24-0876](#) Diamond Springs and El Dorado Community Advisory Committee to review and make recommendations regarding the following project: CUP23-0014 - Mental Health Treatment Center (Compassion Pathway Behavioral Health / Dr. Ifeanyi Ezeani ): A Conditional Use Permit to authorize a 12-bed community care/mental health facility located at 6840 Oak Ln, Placerville. The property, identified by Assessor's Parcel Number 327-213-022, consists of 1.16 acres, and is located west of Forni Road and 795 feet south of the intersection with Missouri Flat Road, in the Placerville area, Supervisorial District 3.

**Attachments:** [A - Initial Consultation Letter REVISED CUP23-0014](#)

[B - Application Packet CUP23-0014](#)

[C - Oak Lane Site Plan v3](#)

[D - Site Floor Plan Small](#)

*Public Comment: K. Payne*

**A motion was made by Member Zeller, seconded by Member Hillendahl recommending approval of the project as presented.**

**Yes:** 5 - Hillendahl, Klein, Zeller, Cameron and Stirling

**Absent:** 1 - Patterson

3. [24-0875](#) Diamond Springs and El Dorado Community Advisory Committee to review and make recommendations regarding the following project: PA24-0006 - Diamond Village - Phase 2 - (SB-35) (Sergi Oleshko/ SNO Foundation/ Millennium Planning & Engineering): A Pre-Application to construct 32 affordable housing ("apartments") units. The property, identified by Assessor's Parcel Number 051-461-069, consists of 5.71 acres, and is located on the 750 Black Ride Road approximately 1000 feet of the intersection with Highway 49, in the Diamond Springs area, Supervisorial District 3.

**Attachments:** [A - Initial Consultation Letter PA24-0006](#)

[B - Application Packet PA24-0006](#)

*Public Comment: K. Payne, D. Murillo*

**A motion was made by Member Zeller, seconded by Member Stirling to recommend approval of the project as submitted and to support the request to waive covered parking requirements.**

**Chair Klein will address the public and committee concern about traffic and fire severity zone in a letter to the Planning Department and to the Board of Supervisors.**

**Yes:** 5 - Hillendahl, Klein, Zeller, Cameron and Stirling

**Absent:** 1 - Patterson

4. [24-0874](#) Diamond Springs and El Dorado Community Advisory Committee to review and make recommendations regarding the following project: DR24-0001 - DERODEFF RESIDENTIAL ACCESSORY STRUCTURE (Morgan DeRodeff/ Irons in the Fire Enterprises/ Omar A Abu-Yaseih): A Design Review to construct a residential accessory structure. The proposed new structure would expand a legal, non-conforming, structure/use. The property, identified by Assessor's Parcel Number 331-141-003, consists of .85 acres, and is located on the east side of Missouri Street approximately 750 feet north of the intersection with Pleasant Valley Road, in the Diamond Springs area, Supervisorial District 3.

**Attachments:** [A - Initial Consultation Letter DR24-0001](#)

[B - Application Packet DR24-0001](#)

**A motion was made by Member Cameron, seconded by Member Stirling to recommend approval of the project as presented, with the request to align design colors and construction style with the Diamond Springs Historic Design Guide.**

**Yes:** 5 - Hillendahl, Klein, Zeller, Cameron and Stirling

**Absent:** 1 - Patterson

**COMMITTEE MEMBER ANNOUNCEMENTS:** Committee members may make a brief report or brief announcement on matters of committee concern.

Member Zeller reported about a recent traffic accident on Pleasant Valley Road.

**ADJOURNED AT 7:08 P.M.**