



County of El Dorado

See Below for Meeting
Location

Minutes - Draft Diamond Springs and El Dorado Community Advisory Committee

Carl M. Hillendahl, Chair

Mac Cameron, Vice Chair

Ariane Debien

Denise Dellagatta

Jennifer Denton

Jonathan Lee

Chris Whitaker

Thursday, July 16, 2026

5:00 PM

<https://edcgov-us.zoom.us/j/84862400521>

Board Meeting Room 330 Fair Lane, Building A 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 848 6240 0521. 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/84862400521>.

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. 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 5:19 P.M.

ROLL CALL

Present: 4 - Cameron, Dellagatta, Denton and Whitaker

Absent: 3 - Hillendahl, Lee and Debien

FLAG SALUTE

Member Whitaker led the flag salute.

ADOPTION OF THE AGENDA AND APPROVAL OF CONSENT CALENDAR

There was no public comment.

A motion was made by Member Whitaker, seconded by Member Denton to Adopt the Agenda and Approve the Consent Calendar with the following change:

Clerical correction in the title of item 2.

Yes: 4 - Cameron, Dellagatta, Denton and Whitaker

Absent: 3 - Hillendahl, Lee and Debien

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. [26-0744](#) Approval of the Minutes from the regular meeting on April 16, 2026.

Attachments: [4-16-2026 Draft Minutes](#)

[4-16-2026 Final Minutes](#)

This matter was Approved on the Consent Calendar.

Yes: 4 - Cameron, Dellagatta, Denton and Whitaker

Absent: 3 - Hillendahl, Lee and Debien

END OF CONSENT CALENDAR

OPEN FORUM

There was no public comment.

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.

AGENDA ITEMS

2. [26-0914](#) Committee to review and make recommendations regarding the following project: DR26-0002 - New Behavioral Health Clinic (Jacob Bunting / El Dorado Community Health Centers - Caleb Sandford /Engineer Kelly Maves) DR26-0002: A Design Review application to allow the construction and operation of a 12,904 square foot El Dorado Community Behavioral Health Clinic. The proposed Project is located on a 12.42-acre property adjacent to the Community Health Center which was constructed in 2022 on the same parcel. The project includes associated improvements for landscaping, lighting and parking. The property, identified by Assessor's Parcel Number 327-213-034, and in the dual Commercial Community (CC) and Residential 1-acre zone with a general plan designation of Commercial (C) and medium density residential. The parcel consists of ~~12.42 acres~~ and is located on the south side of Missouri Flat Road approximately 0.1 miles north of the intersection with Forni Road in the Placerville area, in El Dorado County Fire Protection District and Supervisorial District 3.

Attachments: [A - Initial Consultation Letter DR26-0002 Revised](#)

[B - Application Packet DR26-0002](#)

[C - EDCH Behavioral Health - Plans](#)

[D - Behavioral Health Clinic Landscape 051326](#)

[E - DR26-0002 DSEDCAC Staff Presentation](#)

[REVISED E - DR26-0002 DSEDCAC Staff Presentation](#)

There was no public comment.

A motion was made by Member Whitaker, seconded by Member Denton to recommend the project with the current aesthetics and building plans as presented, but more study is required for the traffic access and egress by Department of Transportation, and the committee requests the traffic plans be represented to the committee.

Yes: 4 - Cameron, Dellagatta, Denton and Whitaker

Absent: 3 - Hillendahl, Lee and Debien

3. [26-1193](#) Committee to review and make recommendations regarding the following project: CUP25-0007 - Chick-Fil-A Missouri Flat (Palos Verdes Properties, Inc/LLL&A, LLC. / Lebeck Engineering, Inc. - Barbara Lebeck P.E.): A Conditional Use Permit (CUP25-0007) to construct and operate a fast-food restaurant (Chick-Fil-A) with drive-through adjacent to residential uses. The Restaurant will be 4,880 sf with a two-lane drive thru and 43 parking stalls. The property, identified by Assessor's Parcel Number 325-220-019, por. 327-110-022, por 327-220-063, por 325-220-017, por 325-220-016, of approximately 1.507 acres northwest of the intersection of Missouri Flat Road and Headington Road in the Diamond Springs-El Dorado Community Region, and in El Dorado County Fire Protection District and Supervisorial District 3.

Attachments: [A - CUP25-0007 Application Packet and Attachments](#)
[B - Initial Consultation Letter CUP25-0007](#)

There was no public comment.

A motion was made by Member Whitaker, seconded by Member Dellagatta to recommend all aspects of the project, with a recommendation to tone down the bright white color on the building to make it more uniform with other buildings in the area.

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

There were no announcements.

ADJOURNED AT 6:24 P.M.