



County of El Dorado

See Below for Meeting
Location

Minutes - Draft Diamond Springs and El Dorado Community Advisory Committee

Larry Patterson, Chair
Carl M. Hillendahl, Vice Chair
Mac Cameron
Ariane Debien
Denise Dellagatta
Jennifer Denton
Jonathan Lee

Thursday, April 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.

CALL TO ORDER AT 5:01 P.M.

ROLL CALL

Present: 6 - Hillendahl, Cameron, Patterson, Lee, Denton and Debien

Absent: 1 - Dellagatta

FLAG SALUTE

ADOPTION OF THE AGENDA AND APPROVAL OF CONSENT CALENDAR

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

Continue item 6 to the May 21, 2026, Committee meeting.

Yes: 6 - Hillendahl, Cameron, Patterson, Lee, Denton and Debien

Absent: 1 - Dellagatta

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. [26-0229](#) Approval of the Minutes from the regular meeting on January 15, 2026.

Attachments: [1-15-2026 Draft Minutes](#)

This matter was Approved on the Consent Calendar.

Yes: 6 - Hillendahl, Cameron, Patterson, Lee, Denton and Debien

Absent: 1 - Dellagatta

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. [26-0018](#)

Clerk of the Board staff recommending the Committee:

- 1) Elect the Chair of the Committee for 2026; and
- 2) Elect the Vice Chair of the Committee for 2026. (Continued from January 15, 2026, Item #1)

There was no public comment.

A motion was made by Member Lee, seconded by Member Patterson to appoint Member Hillendahl as Chair and Member Cameron as Vice Chair of the Committee for 2026.

Yes: 6 - Hillendahl, Cameron, Patterson, Lee, Denton and Debien

Absent: 1 - Dellagatta

3. [26-0293](#)

Department of Transportation recommending the Committee receive and file a presentation on the following improvement projects:

- 1) Diamond Springs Pedestrian Facility Improvements;
- 2) Diamond Springs Parkway 1B update; and
- 3) State Route 49 Crosswalk in historic downtown Diamond Springs -Caltrans project.

Attachments: [A- 4/16/26 DOT Presentation](#)

Public Comment: D. Murillo, K. Gutierrez, P. Husser Brown

The Committee received and filed a presentation from Department of Transportation on the following improvement projects:

- 1) Diamond Springs Pedestrian Facility Improvements;
- 2) Diamond Springs Parkway 1B update; and
- 3) State Route 49 Crosswalk in historic downtown Diamond Springs -Caltrans project.

4. [26-0257](#) Diamond Springs and El Dorado Community Advisory Committee to review and make recommendations regarding the following project:
CUP25-0012 - Westside Church - New Worship Center (Chuck Theuring/
Westside Church International/John Kristedja): A Conditional Use Permit for a proposed 7,200 square foot worship facility with approximately 314-seats. The building will be located in the center of the site, within the existing footprint of structures to be removed and removal of the playground area. The project will modify the existing parking layout by shifting existing spaces to the perimeter of the site and adding new parking along the project frontage. The site currently has about 64 parking spaces. 35 additional spaces are proposed for a total of 99 spaces at the completion of the project. The property, identified by Assessor's Parcel Number 329-261-011, consists of 2 acres, and is located on the on the east side of Missouri Flat Road, north of the intersection with Pleasant Valley Road in the Placerville area and Supervisorial District 3.

Attachments: [A - Initial Consultation Letter CUP25-0012 Revised](#)
[B - Application Packet CUP25-0012](#)
[C - Westside Church Plans](#)
[D - CUP25-0012 DS-ED CAC Staff Presentation](#)

There was no public comment.

A motion was made by Member Patterson, seconded by Member Cameron to support the project. Understanding that a church is not required to adhere to design standards, the committee urges the project proponent to consider additional architectural enhancements, particularly on the north and south elevations, consistent with the Missouri Flat Design Standards.

Yes: 6 - Hillendahl, Cameron, Patterson, Lee, Denton and Debien

Absent: 1 - Dellagatta

5. [26-0364](#) Diamond Springs and El Dorado Community Advisory Committee to review and make recommendations regarding the following project: CUP25-0014 - Calvary Chapel - Classroom Addition (Calvary Chapel Placerville / John Kristedja): A Conditional Use Permit (CUP25-0014) for a proposed 2,256 square foot classroom wing addition for an existing church. The building will serve as a classroom/worship space for K-12th grade children. The property is located at 6575 Commerce Way. The property, identified by Assessor's Parcel Number 329-342-006, consists of 3.18 acres, and is located on the east side of Commerce Way, 300 feet North of the intersection with Pleasant Valley Road in the Diamond Springs area, and Supervisorial District 3.

Attachments: [A - Initial Consultation Letter CUP25-0014](#)

[B - Application Packet CUP25-0014](#)

[C - CUP25-0014 Revised Plans 2-2026](#)

[D - CUP25-0014_DS-ED CAC Staff Presentation](#)

There was no public comment.

A motion was made by Member Cameron, seconded by Member Hillehndahl to support the project with a stipulation that the building color for the project addition matches the colors of the current structures.

Yes: 6 - Hillendahl, Cameron, Patterson, Lee, Denton and Debien

Absent: 1 - Dellagatta

6. [26-0328](#) Diamond Springs and El Dorado Community Advisory Committee to review and make recommendations regarding the following project: TM18-1538/Z19-0005/PD19-0005 Dorado Oaks (Stonehenge Springs, LLC/ CTA Engineering & Surveying): A Rezone (Z19-0005) to apply the Planned Development Combining Zone (-PD) overlay to the Multi-unit Residential (RM) zoned portion of the project site (Exhibit C). The project would subdivide (TM18-1538) approximately 142.29 acres into 157 single-unit residential lots with lot sizes ranging from 6,000 square feet to 24,000 square feet and 225 multi-unit lots ranging in size from 2,000 square feet to 7,170 square feet. Additionally, the map would create four public roadway lots or approximately 7.12-acres, seven private roadway lots of approximately 14.12 acres, one park lot of approximately 3.03 acres, 14 landscape lots of 5.2 acres, a utility EID lift station lot of 0.22 acres and six open space lots of 59.18 acres. The property, identified by Assessor's Parcel Numbers 329-310-012, 329-310-014, 329-301-015 & 329-301-020, and is located south of the intersection of Pleasant Valley Road and Faith Lane in the Diamond Springs-El Dorado Community Region, and Supervisorial District 3.

Attachments: [A - Dorado Oaks Staff Memo and Project Attachments](#)
[B - TM18-1538Z19-0005PD19-000 Project Notification Letter](#)
[Public Comment DSEDCAC Rcvd 4-16-2026 Item 6](#)

This matter was Continued to the May 21, 2026, Committee meeting.

7. [26-0252](#) Clerk of the Board staff recommending the Committee:
- 1) Review the draft annual report to the Board of Supervisors and make any recommended changes;
 - 2) Approve the report with any recommended changes; and
 - 3) Present the final report to the Board of Supervisors on ~~Tuesday, April 7, 2026 at 9:30 A.M.~~ September 15, 2026.

Attachments: [A - DSEDCAC Annual Committee Presentation 2026](#)

A motion was made by Member Cameron, seconded by Member Hillendahl to:

- 1) Review the draft annual report to the Board of Supervisors and make any recommended changes;**
- 2) Approve the report with all recommended changes as discussed; and**
- 3) Members Cameron and Hillendahl will present the final report to the Board of Supervisors on Tuesday, September 15, 2026, at 4:00 P.M.**

Yes: 6 - Hillendahl, Cameron, Patterson, Lee, Denton and Debien

Absent: 1 - Dellagatta

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

There were no announcements.

ADJOURNED AT 6:40 P.M.