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)

Thursday, December 19, 2024 **6:00 PM** **https://edcgov-us.zoom.us/j/93052932276**

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. 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 6:00 P.M.

ROLL CALL

Member Hillendahl arrived at 6:01 P.M. following Roll Call

Present: 6 - Hillendahl, Patterson, Klein, Zeller, Cameron and Stirling

FLAG SALUTE

ADOPTION OF THE AGENDA AND APPROVAL OF CONSENT CALENDAR

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

Yes: 6 - Hillendahl, Patterson, Klein, Zeller, Cameron and Stirling

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. 24-1463 Approval of the Minutes from the special meeting on August 5, 2024.

Attachments: 8-5-24 Special Meeting Draft Minutes
8-5-24 Special Meeting Final Minutes

This matter was Approved on the Consent Calendar.

Yes: 6 - Hillendahl, Patterson, Klein, Zeller, Cameron and Stirling

END OF CONSENT CALENDAR

OPEN FORUM

Public Comment: P. Penn

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. 24-2117 Diamond Springs and El Dorado Community Advisory Committee to review and make recommendations regarding the following project: DR24-0008 - SB35 Design Review Diamond Springs Village Apts Phase II (SNO Foundation, Sergei Oleshko, Millennium Planning & Engineering, Michelle Layshot): A request for a streamlined Design Review permit in accordance with the provisions of California SB 35 (affordable housing streamlined approval) for a 4 building, 32-unit apartment complex including a maximum of 57 parking spaces, landscaping, and open space/common areas. The property, identified by Assessor's Parcel Number 051-461-069, consists of @5.71 acres, and is located between Black Rice Road and Deuce Road, approximately 1100 feet east of State Route 49 in the Diamond Springs Area, and Supervisorial District 3.

Attachments: A - Initial Consultation Letter DR24-0008

B - Application Packet DR24-0008

A motion was made by Member Zeller, seconded by Member Cameron to recommend approval of the project as presented.

Chair Klein will address the committee's comments in a letter to the Planning Department and to the Board of Supervisors.

Yes: 6 - Hillendahl, Patterson, Klein, Zeller, Cameron and Stirling

3. 25-0016 Diamond Springs and El Dorado Community Advisory Committee to review and make recommendations regarding the following project: GPA24-0003/PD-R23-0001/Z23-0001/CUP23-0002 - The Crossings RV Resort Hotel Revision (PD97-0011)(El Dorado RV Resort & Campground, LLC/ Lebeck Engineering, Inc - Bobbie Lebeck): A General Plan Amendment, Zone Change, Planned Development Revision, Conditional Use Permit, and Administrative Permit requests to develop The Crossings-Phases 2 & 3. The proposed project includes 301 totals sites that include RV sites, rentable cabins, yurts, and tent spaces, managers office and apartment, a general store, maintenance facilities and other accessory structures/uses; outdoor amenities such as a pool, mini golf, horseshoe pits, bocce ball and pickle ball courts and an outdoor event space; a hotel/event center with associated wedding chapel; and a revision to the uniform sign program. The project also includes a General Plan amendment request to remove the Headington Road Extension (The Crossings Drive) from the General Plan Circulation diagram allow for the inclusion of perimeter roadway gates and internal access ways serving the RV Resort and Hotel. The property, identified by Assessor's Parcel Numbers 327-110-012, and 327-120-019 through -022, consists of 48.6 acres (Phases 2 and 3), and is located on the south side of Missouri Flat Road at the intersection with Headington Drive, in the Placerville area, Supervisorial District 3.

Attachments: A - Application Packet Z23-0001, PD-R23-0001, CUP23-0002

B - Revised Submittal Application

C - Z23-0001,PD-R23-0001,CUP23-0002.REVISED Initial Consultation Letter 12-06-2024

D - Crossings at El Dorado FPR (5-24-23)

E - CROSSINS REVISED MSP 12-5-2024JL

F - 09-Arch -Updated Color Site Plan Exh

G - 2024-10-01 M1-Merge and LLA

H - 2024-10-01 M2-Merge and LLA Plan

I - 2024-11-27 G1-Prelim G D

J - 2024-11-27 S1-Site Plan

K - 2024-11-27 UP-Prelim w-new Sewer for EID

L - 2024-12-10 Crossings RV Site

M - 2024-12-10 Crossings RV Color SP

N - 2024-12-10 Crossings RV ARCH

A motion was made by Member Patterson to approve the project as presented with concerns that DOT takes a position to make a recommendation consistent with the project.

Motion was withdrawn.

A motion was made by Member Klein to support the project as designed with the caveat that Department of Transportation addresses concerns and takes a position on Headington Road changes and makes a recommendation on addressing emergency ingress and egress to ensure traffic circulation in the area.

Chair Klein will address the committee's comments in a letter to the Planning Department and to the Board of Supervisors.

Yes: 5 - Hillendahl, Patterson, Klein, Cameron and Stirling

Noes: 1 - Zeller

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

Member Zeller reported on the following:
Attended 10/31/24 Planning Commission meeting regarding design standards.
New Affordable Housing Task Force.

Member Klein reported on the following:
Thanked Member Zeller for sending the recording of the 10/31/24 Planning Commission meeting and for his attendance.
No longer working at El Dorado Community Health Center, new position with El Dorado County.

Member Stirling reported on the following:
Considering retiring from the committee.

Member Patterson reported on the following:
Possible use of fireman's hall for committee meetings.

Member Hillendahl had no report.

Member Cameron reported on the following:
Expecting to give an update on the park development at the next meeting.

ADJOURNED AT 7:14 P.M.