



PLANNING AND BUILDING DEPARTMENT

PLANNING DIVISION

Placerville Office: 2850 Fairlane Court, Placerville, CA 95667
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Placerville Office:

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(530) 621-5315

bldgdept@edcgov.us

Placerville Office:

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(530) 621-5355

planning@edcgov.us

Placerville Office:

Code Enforcement:

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South Lake Tahoe Office:

All Services:

(530) 573-3330

plan-buildSLT@edcgov.us

March 17, 2025

TO ALL CONCERNED AGENCIES:

Please find enclosed the Initial Consultation information for your review and comment regarding the following application:

DR20-0001 – El Dorado Senior Village Modification (Sergei Oleshko / El Dorado Senior Housing LLC):

A request for an SB 35 / 423 modification to an approved project (DR20-0001 - El Dorado Senior Village) at APNs 331-221-035-000, 331-221-036-000 to establish two three-story primary residential buildings that are 62,586 square feet (sf) each (total 125,172 sf), with a total of 144 units, instead of the currently approved plan comprising 18 two-and three-story primary residential buildings (total ~136,789 sf) with 149 units. The modification request also includes construction of two community building (2,730 sf each) in lieu of the two approved community buildings (~3,841 sf each). The request includes associated parking lot, landscaping, and other improvements. The development will occur in two phases; each phase entails the construction of 72 units and a community building and associated improvements. The project is located on the south side of Pleasant Valley Road, approximately 600 feet west of the intersection with Koki Lane in the **El Dorado - Diamond Springs Community Region, Supervisorial District 3.**

Pursuant to Section 15063 of the State CEQA Guidelines, this Initial Consultation is being conducted to determine if the project may have a significant effect on the environment and determine whether an environmental impact report or a negative declaration will be prepared.

Login or create an account to review DRAFT project documentation online:

<https://edc-trk.aspgov.com/etrakit/Search/project.aspx>

Review and comment by your agency is requested to identify your concerns to be considered by the County during our environmental review to mitigate impacts, develop conditions of approval, and/or modify the project. Your agency's written responses must be received by the Planning Services **no later than March 31, 2025.** If we do not receive written correspondence from your agency by that date, we will assume your agency has no comment and your agency's concerns may not be reflected in our recommendations.

The Technical Advisory Committee (TAC) will meet on March 31, 2025 to take one or more of the following actions;

1) Make an environmental determination, 2) Identify additional information needs; 3) Determine final project conditions and/or, 4) Confirm the public hearing date. TAC Meetings are currently being held remotely via Zoom and in person at 2850 Fairlane Court Building C, Placerville, CA 95667 in the TAC Conference Room. County Planners processing agendized applications organize individual TAC meetings. If you have questions about an item on the TAC agenda, please contact the County Planner listed below. Please call this office or the County Planner listed below one week prior to the meeting for the scheduled time. Technical Advisory Committee meetings are for agency discussion with the applicant and/or agent only. Other interested individuals may obtain project information by contacting the project planner.

The Diamond Springs/El Dorado Community Advisory Committee will meet to review this project

on April 17, 2025. The meeting will be held at 6:00 P.M. at 330 Fair Lane, Building A, Conference Room A, Placerville, CA 95667. The applicant and/or agent are requested to attend. Meeting Agendas are posted no less than 72 hours before the meeting, which will be posted at

https://edcgov.us/Government/planning/Pages/diamond_springs_and_el_dorado_community_advisory_committee.aspx.

If you have questions or need additional information, please call Planning Services office at (530) 621-5355.

EL DORADO COUNTY PLANNING SERVICES

County Planner: Anna Quan, (530) 621-5753

Email: anna.quan@edcgov.us

AYQ/rij

cc: Environmental Management
Diamond Springs El Dorado CAC
El Dorado County Economic Development
Stormwater (El Dorado County)
CAL FIRE
El Dorado Disposal
El Dorado Irrigation District
Assessor's Office
El Dorado County Emergency Medical Services
Sheriff's Office (El Dorado County)
El Dorado County Housing Authority (HHSA)

DOT – Transportation Division
Diamond Springs / El Dorado Fire Dist.
Air Quality Management Dist.
Surveyor's Office (El Dorado County)
Pioneer Cemeteries Commission (El Dorado County)
Pacific Gas & Electric
Economic Development
Commission on Aging
El Dorado County Emergency Services Authority
Post Office
El Dorado County Affordable Housing Unit