



PLANNING AND BUILDING DEPARTMENT

PLANNING DIVISION

<https://www.edcgov.us/Government/Planning>

PLACERVILLE OFFICE:

2850 Fairlane Court, Placerville, CA 95667

BUILDING

(530) 621-5315 / (530) 622-1708 Fax

bldgdept@edcgov.us

PLANNING

(530) 621-5355 / (530) 642-0508 Fax

planning@edcgov.us

LAKE TAHOE OFFICE:

924 B Emerald Bay Rd

South Lake Tahoe, CA 96150

(530) 573-3330

(530) 542-9082 Fax

April 11, 2024

TO ALL CONCERNED AGENCIES:

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

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.**

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.asp.gov.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 May 13, 2024.** 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 May 20, 2024, 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 May 16, 2024. The meeting will be held at 6:00 P.M. at the El Dorado Community Health Center, Sierra Room 4212 Missouri Flat Rd 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: Benjamin Koff, (530) 621-5697

Email: benjamin.koff@edcgov.us

BAK/jab

cc: Air Quality Management District
Building Services
CAL FIRE
Diamond Springs El Dorado CAC
El Dorado County Cemeteries
El Dorado County Emergency Medical Services
El Dorado County Housing Authority
Environmental Management
Pacific Gas & Electric
Recorder's Office
Stormwater El Dorado County
Department of Transportation El Dorado County

Assessors Office
CA Dept. of Fish Wildlife Headquarters
Commission on Aging
Diamond Springs El Dorado Fire District
El Dorado County Economic Development
El Dorado County Emergency Services Authority
El Dorado Irrigation District
Housing Authority Economic Development
Pioneer Cemetery Commission
Sheriffs Office El Dorado County
Surveyor's Office El Dorado County