



# PLANNING AND BUILDING DEPARTMENT

## PLANNING DIVISION

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

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**PLACERVILLE OFFICE:**

2850 Fairlane Court, Placerville, CA 95667

**BUILDING**

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

[bldgdept@edcgov.us](mailto:bldgdept@edcgov.us)

**PLANNING**

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

[planning@edcgov.us](mailto:planning@edcgov.us)

**LAKE TAHOE OFFICE:**

924 B Emerald Bay Rd

South Lake Tahoe, CA 96150

(530) 573-3330

(530) 542-9082 Fax

TO: Dimond Springs-El Dorado CAC                      Agenda of: ~~March 19, 2026~~ April 16, 2026

FROM: Evan Mattes, Senior Planner                      Item No.:

DATE: March 6, 2026                                      Legistar No.:

RE: TM18-1538/PD19-0005/Z19-0005/Dorado Oaks

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The project applicant team agreed to bring the project to the DS-ED CAC prior to the release of the Final Environmental Impact Report (FEIR) and will be providing a presentation on the project. A Draft Environmental Impact Report (DEIR) was prepared and circulated for public comment and review in 2021. A Final Environmental Impact Report (FEIR) is being prepared for public review. This is an applicant-requested meeting. Planning staff will be available to answer questions on project processing.

The Dorado Oaks project is comprised of a Tentative Subdivision Map (TM18-1538), Rezone (Z19-0005) and Planned Development Permit (PD19-0005) for the creation of 157 single-unit residential parcels, 225 multi-unit residential parcels, four public roadway lots, seven private roadway lots, one park lot, one utility lot and six open space lots. Access to the project would be from Faith Lane via Pleasant Valley Road (State Route 49). The proposed project would require offsite improvements to the Faith Lane/Pleasant Valley Road intersection. The proposed subdivision and development plan utilizes flexible development standards reducing front yard and side yard setbacks to accommodate attached single-unit development.

### Attachments:

Attachment A; Tentative Map

Attachment B; Rezone Map

Attachment C; Multi-unit Site Plan and Elevations

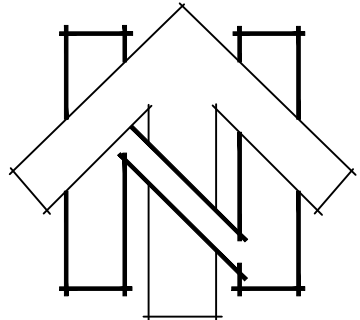


REZONE EXHIBIT

DORADO OAKS

COUNTY OF EL DORADO SEPTEMBER, 2024 STATE OF CALIFORNIA

- LEGEND:
- PROJECT BOUNDARY
  - EXISTING PROPERTY LINE
  - ZONING BOUNDARY
  - GENERAL PLAN LAND USE BOUNDARY
  - COMMUNITY REGION BOUNDARY

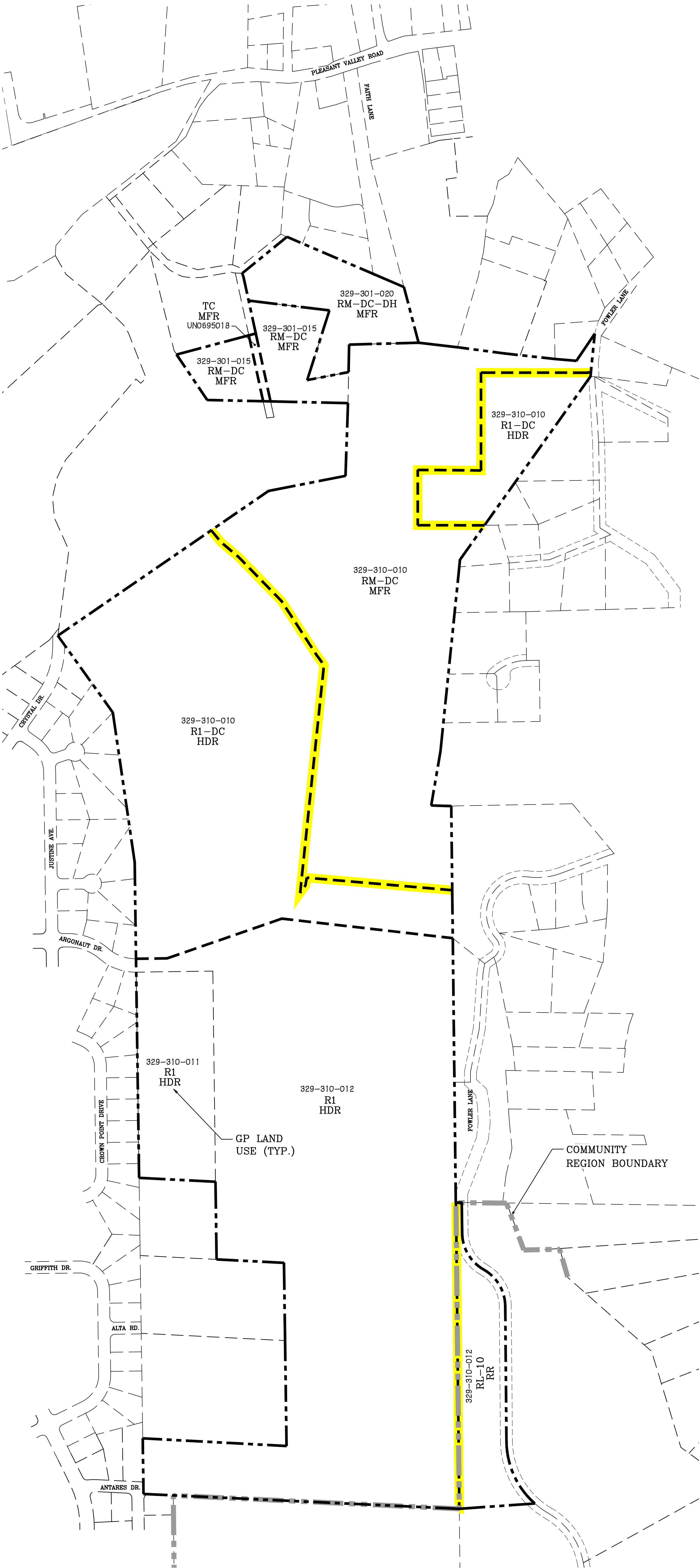


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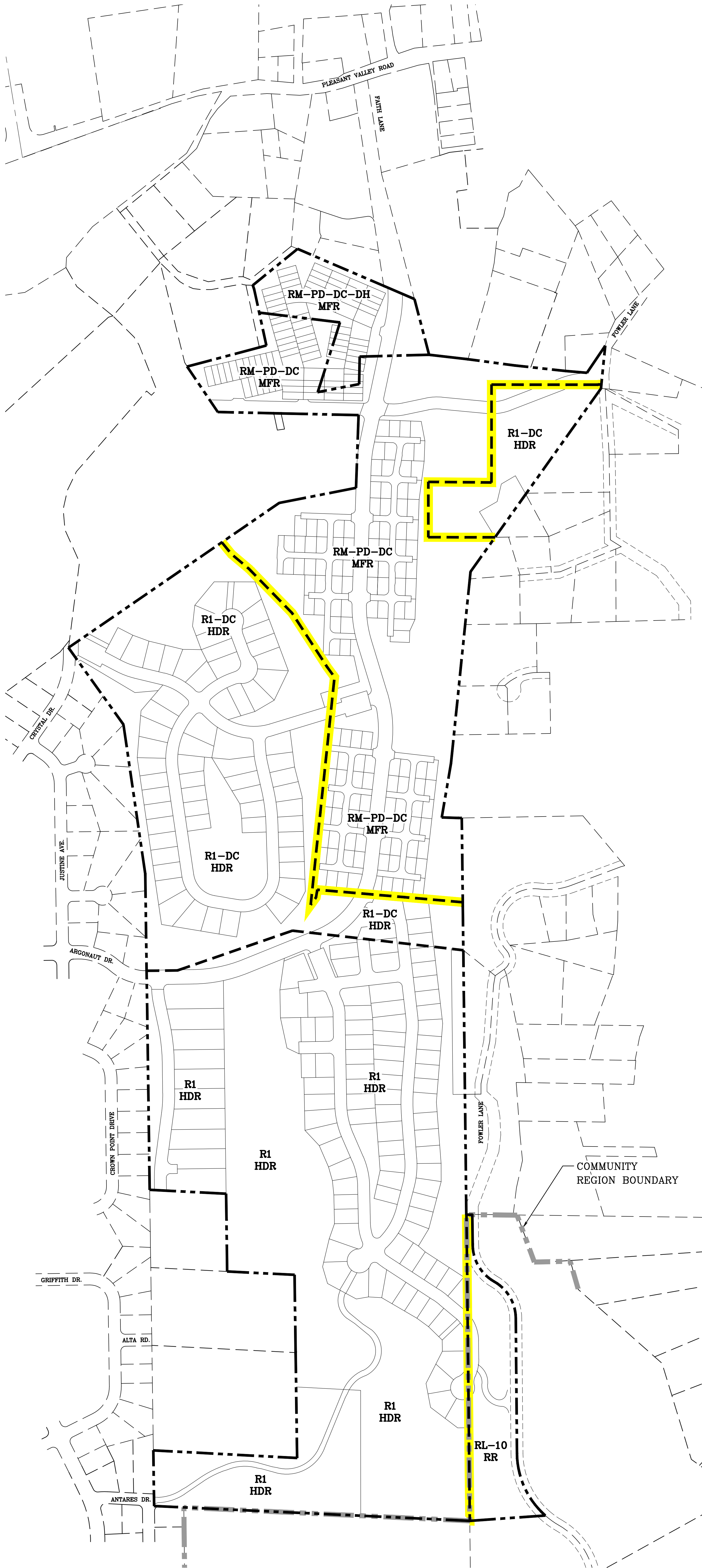
| PROPOSED ZONE DISTRICTS |                                                                               |
|-------------------------|-------------------------------------------------------------------------------|
| R1                      | SINGLE-UNIT RESIDENTIAL                                                       |
| R1-DC                   | SINGLE-UNIT RESIDENTIAL-DESIGN REVIEW-COMMUNITY                               |
| RM-PD-DC                | MULTI-UNIT RESIDENTIAL-PLANNED DEVELOPMENT-DESIGN REVIEW-COMMUNITY            |
| RM-PD-DC-DH             | MULTI-UNIT RESIDENTIAL-PLANNED DEVELOPMENT-DESIGN REVIEW-COMMUNITY & HISTORIC |
| RL-10                   | RURAL LANDS 10 AC MINIMUM                                                     |

| EXISTING ZONE |            |
|---------------|------------|
| RM-DC         | 36.96 Ac.  |
| RM-DC-DH      | 4.73 Ac.   |
| R1-DC         | 36.62 Ac.  |
| R1            | 58.83 Ac.  |
| RL-10         | 4.95 Ac.   |
| TC            | 0.20 Ac.   |
| TOTAL         | 142.29 Ac. |

| PROPOSED ZONE |            |
|---------------|------------|
| RM-PD-DC      | 37.16 Ac.  |
| RM-PD-DC-DH   | 4.73 Ac.   |
| R1-DC         | 36.62 Ac.  |
| R1            | 58.83 Ac.  |
| RL-10         | 4.95 Ac.   |
| TOTAL         | 142.29 Ac. |

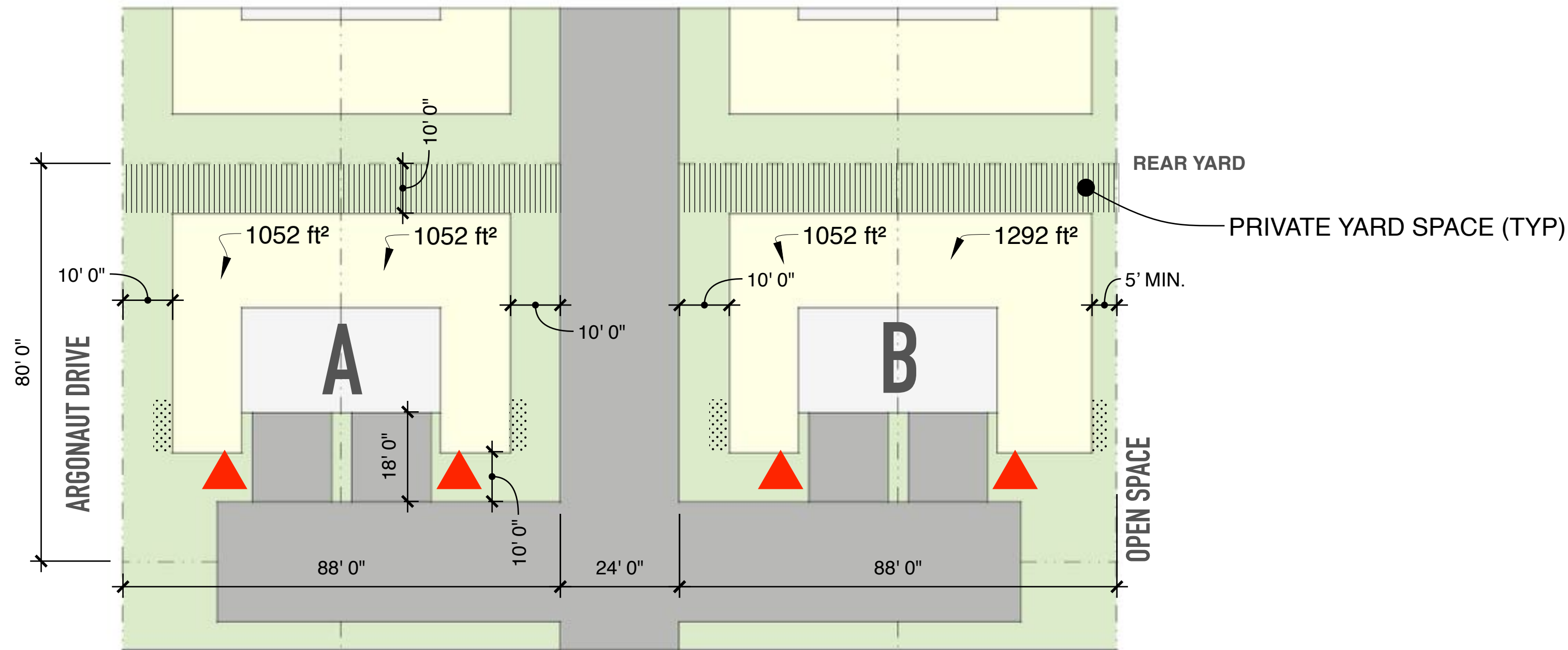


EXISTING ZONING & GENERAL PLAN LAND USE



PROPOSED ZONING

/Users/isaamharden/Library/CloudStorage/OneDrive-Jaarch/Shared/02 PROJECTS/STONEHENGE SPRINGS LLC/21006 DORADO OAKS/01 DESIGN/02 WORKING FILES/02 LAYOUT/01 SD/21006 FINAL SD SITE PLAN 24x8L



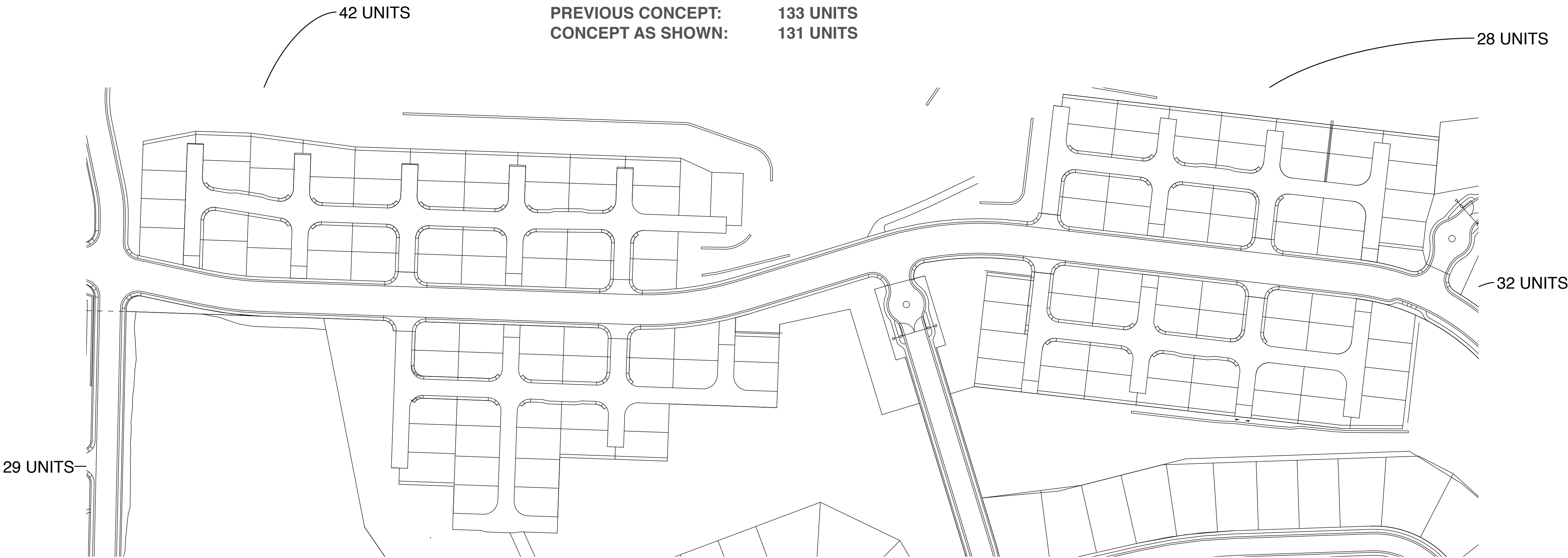
**BUILDING ENVELOPE | GARAGE FRONT LOAD OPTION**

SCALE: 1" = 20"

| STORIES  | BLDG ENV | ENTRY PORCH | COVERED PATIO | STAIR | ARCH RELIEF | APPROX MAX SF |
|----------|----------|-------------|---------------|-------|-------------|---------------|
| <b>A</b> |          |             |               |       |             |               |
| ONE      | 1052     | 50          | 120           |       |             | 882           |
| TWO      | 2504     | 50          | 120           | 90    | 75          | 2169          |
| <b>B</b> |          |             |               |       |             |               |
| ONE      | 1292     | 50          | 120           |       |             | 1122          |
| TWO      | 2984     | 50          | 120           | 90    | 75          | 2649          |

**GARAGE FRONT / ENTRY FRONT OPTION**

FRONT: 10' TO LIVING / 18' TO GARAGE  
SIDE: 10' STREET FRONT / 5'  
REAR: 10'



**SCHEMATIC SITE PLAN | BUILDING ENVELOPES | ATTACHED HOMES**

07.02.2024 | FINAL CONCEPT

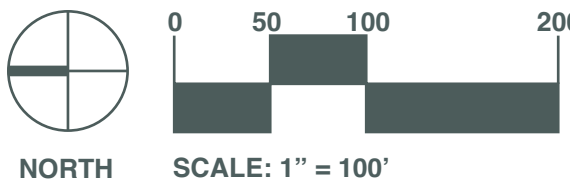
STONEHENGE  
SPRINGS LLC

**DORADO OAKS**

EL DORADO COUNTY, CALIFORNIA

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Multi-unit Site Plan and Elevations  
Attachment C



JD+A JOB NUMBER: 21006  
DATE: 07.02.2024

**A1.1**  
26-0328 A 4 of 13

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07.02.2024 | FINAL CONCEPT

STONEHENGE  
SPRINGS LLC

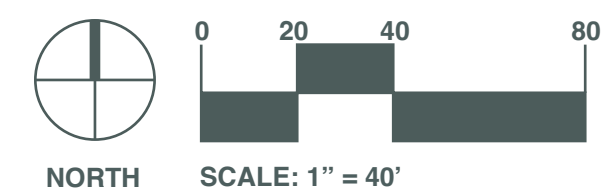
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Attachment C

## SCHEMATIC SITE PLAN | TOWNHOMES



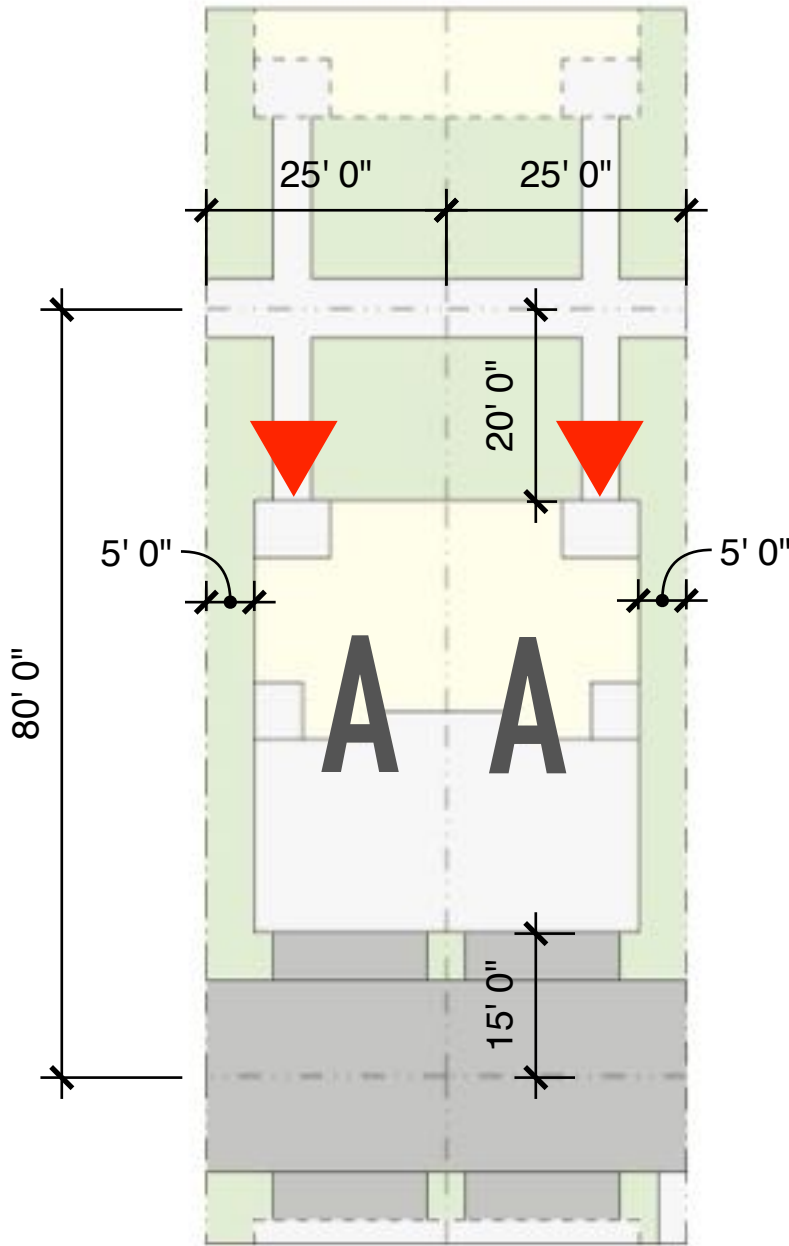
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JD+A JOB NUMBER: 21006  
DATE: 07.02.2024

**A1.2**  
26-0328 A 5 of 13

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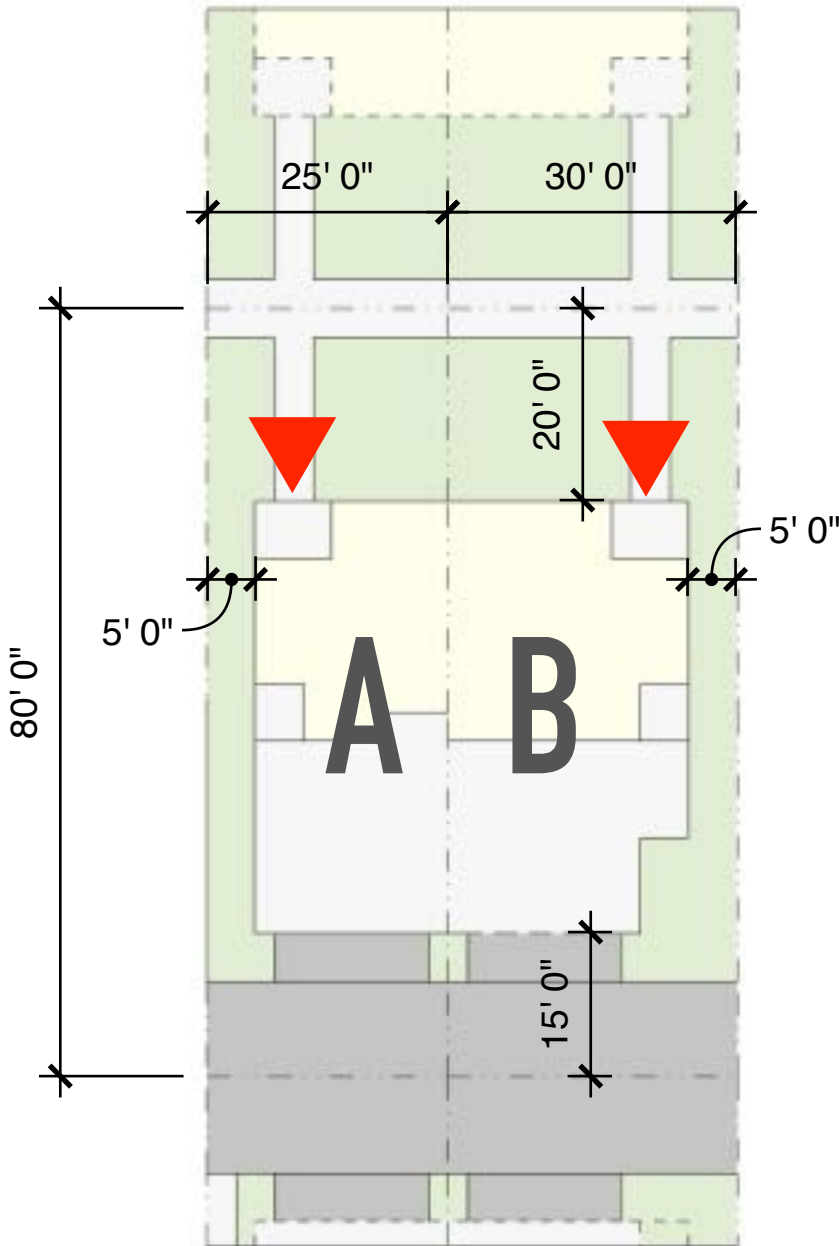


BUILDING ENVELOPE I A-A

SCALE: 1" = 20'

SETBACKS

FRONT: 15'  
SIDE: 5' TO PL / 0'  
REAR: 20'

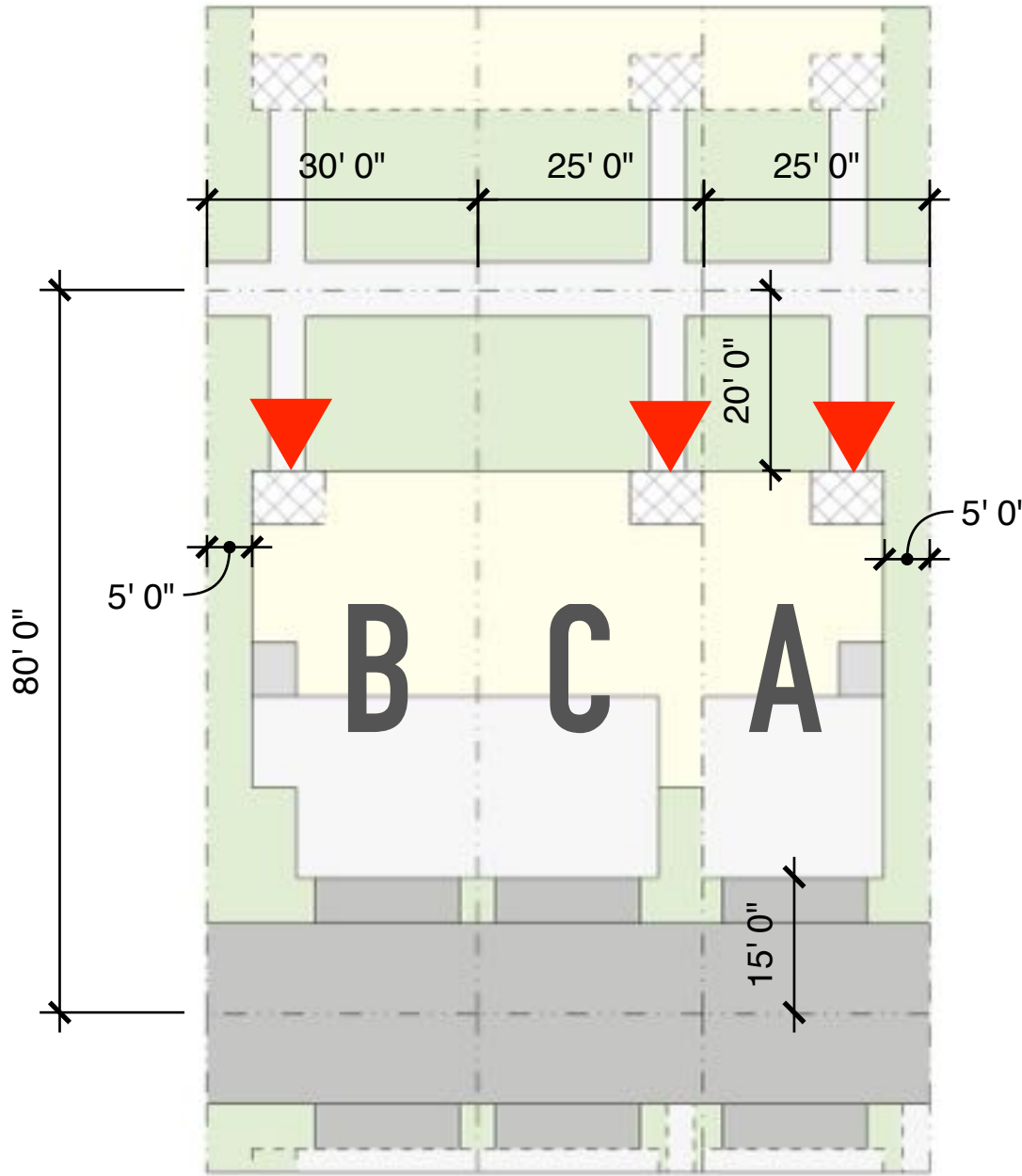


BUILDING ENVELOPE I A-B

SCALE: 1" = 20'

SETBACKS

FRONT: 15'  
SIDE: 5' TO PL / 0'  
REAR: 20'



BUILDING ENVELOPE I B-C-A

SCALE: 1" = 20'

SETBACKS

FRONT: 15'  
SIDE: 5' TO PL / 0'  
REAR: 20'

| STORIES  | BLDG ENV | ENTRY PORCH | COVERED PATIO | STAIR | ARCH RELIEF | APPROX MAX SF |
|----------|----------|-------------|---------------|-------|-------------|---------------|
| <b>A</b> |          |             |               |       |             |               |
| ONE      | 500      | 30          | 48            |       |             | 422           |
| TWO      | 1400     | 30          | 48            | 90    | 75          | 1157          |
| <b>B</b> |          |             |               |       |             |               |
| ONE      | 625      | 30          | 48            |       |             | 547           |
| TWO      | 1650     | 30          | 48            | 90    | 75          | 1407          |
| <b>C</b> |          |             |               |       |             |               |
| ONE      | 700      | 30          | 48            |       |             | 622           |
| TWO      | 1800     | 25          | 48            | 90    | 75          | 1562          |



FRONT ELEVATION

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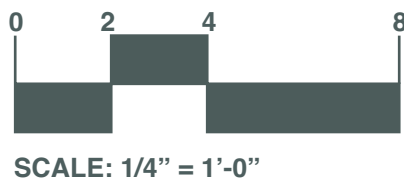
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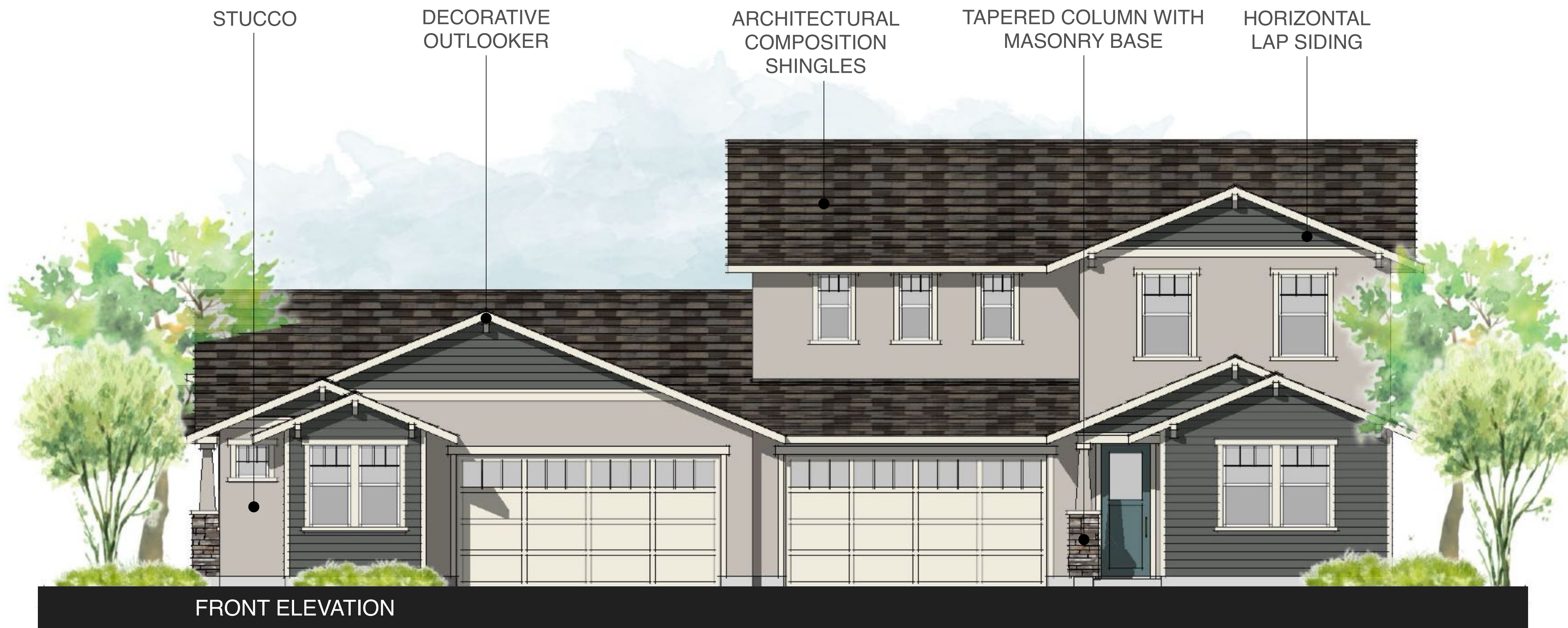
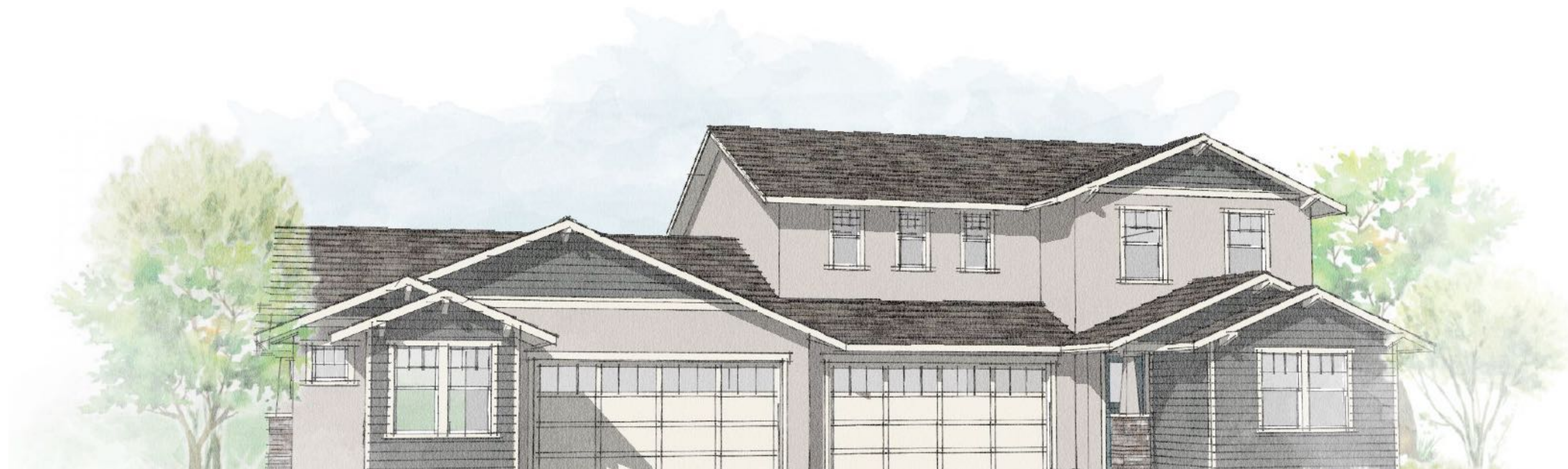
## SCHEMATIC ELEVATIONS | ATTACHED HOMES | COTTAGE



JD+A JOB NUMBER: 21006  
DATE: 07.02.2024

**A2.1**  
26-0328 A 7 of 13

/Users/eamrichardson/Library/CloudStorage/Egnyte/Jaaron/Shared/02 PROJECTS/STONEHENG SPRINGS LLC/21006 DORADO OAKS/01 DESIGN/2 WORKING FILES/02 LAYOUT/01 SD/21006\_A2\_ELEVATIONS\_24x36.rvt



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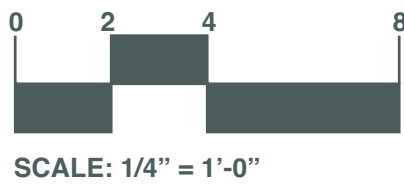
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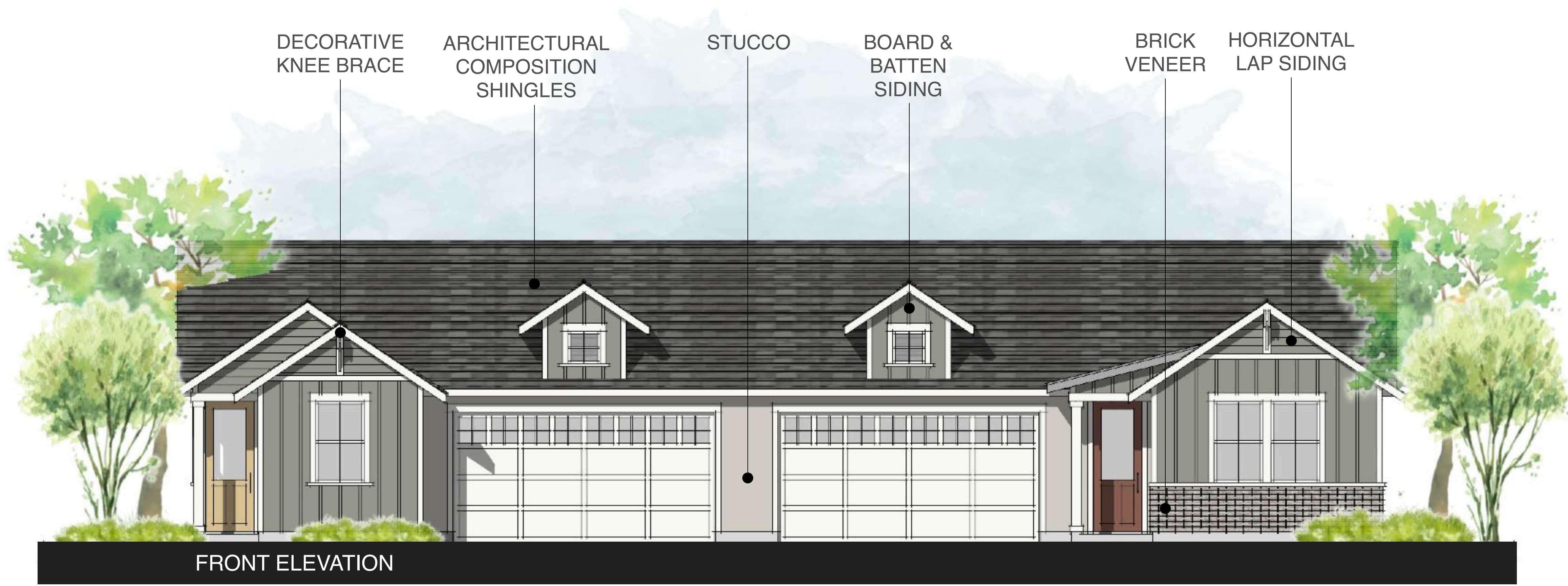
SCHEMATIC ELEVATIONS | ATTACHED HOMES | CRAFTSMAN



JD+A JOB NUMBER: 21006  
DATE: 07.02.2024

**A2.2**  
26-0328 A 8 of 13

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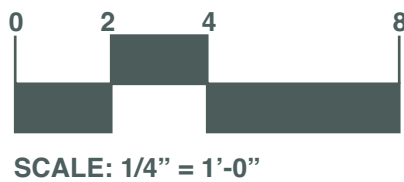
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SCHEMATIC ELEVATIONS | ATTACHED HOMES | FARMHOUSE



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**A2.3**  
26-0328 A 9 of 13

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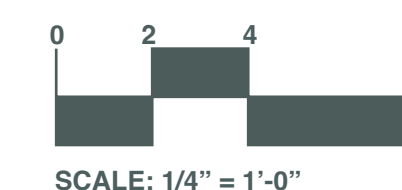
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## SCHEMATIC ELEVATIONS | TOWNHOMES | COTTAGE



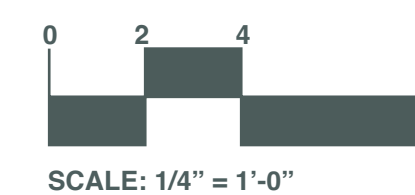
JD+A JOB NUMBER: 21006  
DATE: 07.02.2024

**A2.4**  
26-0328 A 10 of 13



FRONT ELEVATION

## SCHEMATIC ELEVATIONS | TOWNHOMES | CRAFTSMAN



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DATE: 07.02.2024

**A2.5**  
26-0328 A 11 of 13

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# ATTACHED HOMES STREETSCENE RENDERING



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**A2.6**  
26-0328 A 12 of 13

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**TOWNHOMES PASEO RENDERING**



JD+A JOB NUMBER: 21006  
DATE: 07.02.2024

**A2.7**  
26-0328 A 13 of 13

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