



PLANNING AND BUILDING DEPARTMENT

PLANNING DIVISION

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

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TO:	Dimond Springs-El Dorado CAC	Agenda of:	March 19, 2026
FROM:	Evan Mattes, Senior Planner	Item No.:	
DATE:	March 6, 2026	Legistar No.:	
RE:	TM18-1538/PD19-0005/Z19-0005/Dorado Oaks		

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

OWNERS OF RECORD

STONEHENGE SPRINGS LLC
2700 S. AZUSA AVENUE
WEST COVINA, CA 91792

APPLICANT

STONEHENGE SPRINGS LLC
2700 S. AZUSA AVENUE
WEST COVINA, CA 91792

ENGINEER

cta Engineering & Surveying
Civil Engineering • Land Surveying • Land Planning
3233 Mosier Circle, Rancho Covina, CA 91742
T: 909.906.9100 • F: 909.906.9101 • www.cta.net

MAP SCALE

1" = 100'

CONTOUR INTERVAL

CONTOUR INTERVAL = 1' FOOT (5 FEET SHOWN)

SOURCE OF TOPOGRAPHY

AERIAL SURVEY

SECTION, TOWNSHIP and RANGE

SECTIONS 25 & 26, T.10N., R.10E.
SECTIONS 30 & 31, T.10N., R.10E. M.D.M.

ASSESSOR'S PARCEL NUMBERS

329-301-015, 329-301-020, 329-310-010,
329-310-011, 329-310-012, UN06955018 (APORTION)
(SEE BLA#1 NOTE, THIS SHEET)

PROPOSED ZONING

RL-10, R1, R1-DC, RM-PD-DC, RM-PD-DC-DH

PRESENT ZONING

RL-10, R1, R1-DC, RM-DC, RM-DC-DH, TC

TOTAL AREA

142.29 ACRES

TOTAL NO. of LOTS

157 SINGLE-UNIT RESIDENTIAL LOTS	314.43 AC.
220 MULTI-UNIT RESIDENTIAL LOTS	14.44 AC.
LOT 378 (SINGLE-UNIT RESIDENTIAL LOT TO BE) DONATED TO EL DORADO COMMUNITY FOUNDATION)	6.38 AC.
378 TOTAL LOTS	52.25 AC.
6 OPEN SPACE LOTS (LOT D, E, J, K, N, Q)	59.18 AC.
14 LANDSCAPE LOTS (LOT A, C, F, G, H, I, L, M, P, S, T, U, V, W)	5.20 AC.
LOT B (PARK)	3.03 AC.
LOT O (EID LIFT STATION)	0.22 AC.
4 PUBLIC ROADS LOTS: R1, R2, R3, R11	7.12 AC.
7 PRIVATE ROADS LOTS: R4, R5, R6, R7, R8, R9, R10	14.12 AC.
BOUNDARY LINE ADJUSTMENT (BLA 2 LOTS)	1.18 AC.
TOTAL AREA	142.29 AC.

MINIMUM LOT AREA

R1 & R1-DC=6,000 SF, GROSS /NET
RM-PD-DC LOTS 157-287=2,855 SF GROSS /NET
RM-PD-DC, & RM-PD-DC-DH LOTS 288-378=2,012 SF GROSS /1,750 SF NET

WATER SUPPLY and

SEWAGE DISPOSAL

EL DORADO IRRIGATION DISTRICT

PROPOSED STRUCTURAL

FIRE PROTECTION

DIAMOND SPRINGS FIRE PROTECTION DISTRICT

DATE OF PREPARATION

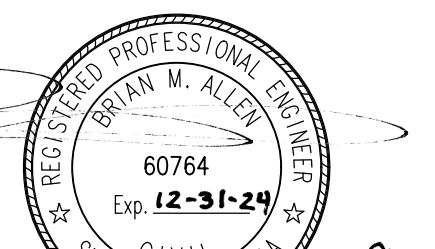
SEPTEMBER, 2024

PASSIVE SOLAR

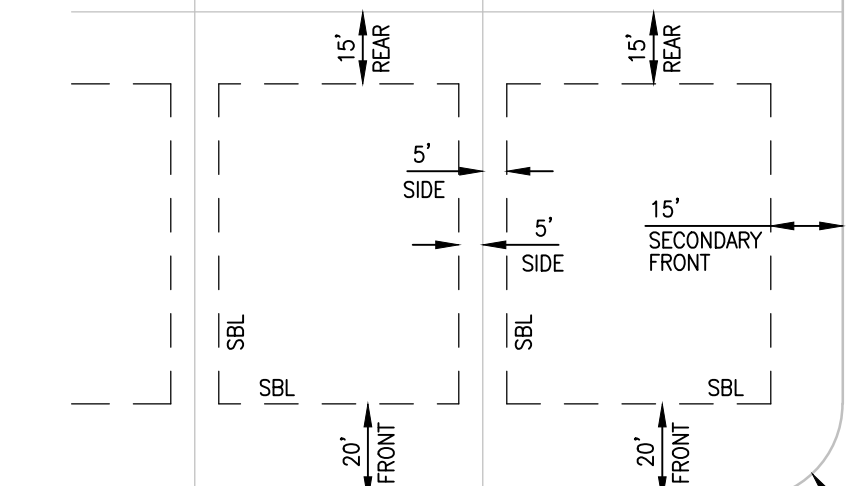
ALL LOTS WILL HAVE SUFFICIENT SOLAR OPPORTUNITIES WITH THE
LIMITATIONS AFFORDED BY THE NATURAL SETTING, TREE CANOPY
CONDITIONS, SURROUNDING USES AND THE LIKE.

ENGINEER'S CERTIFICATE

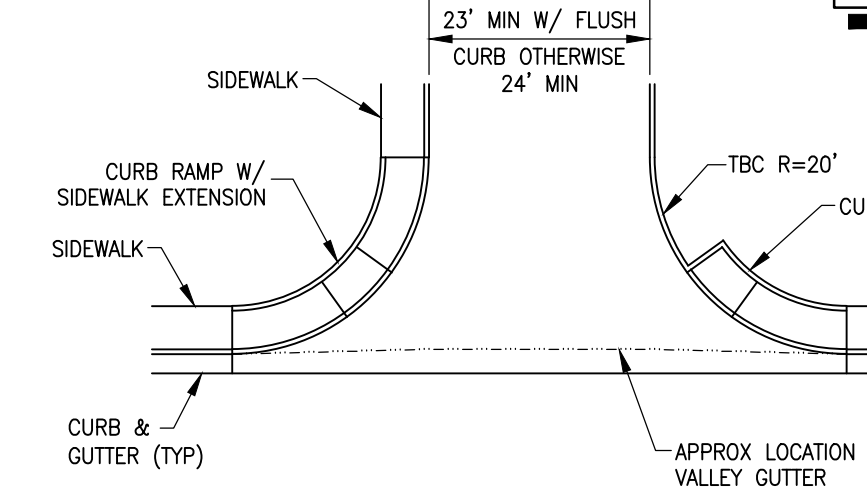
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE
THE LAND DEVELOPMENT KNOWN AS "DORADO OAKS" HAS
BEEN DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS
AND GUIDELINES ESTABLISHED BY THE COUNTY OF EL
DORADO.



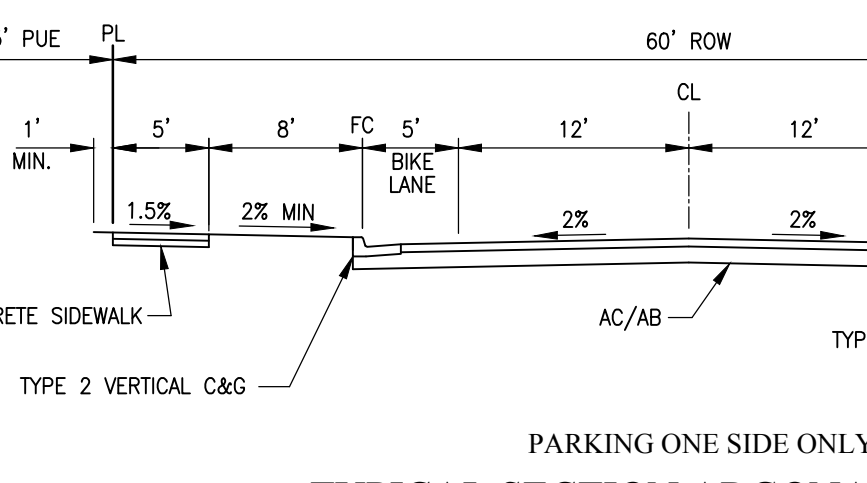
BRIAN M. ALLEN P.E. 60764 DATE



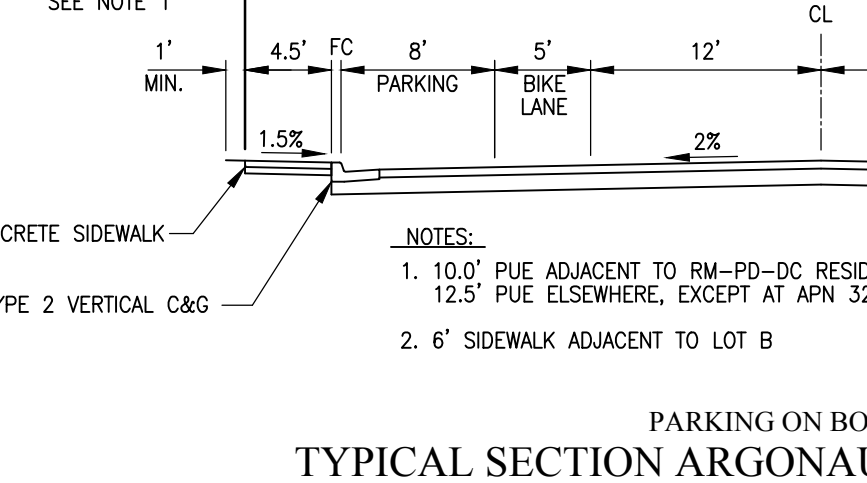
TYPICAL R1 & R1-DC BUILDING SETBACKS
SCALE: 1"=40'



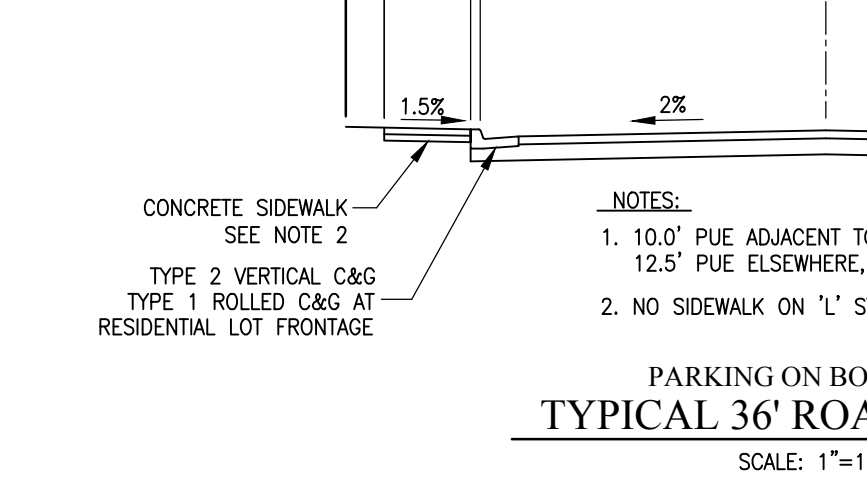
ROADWAY ENCROACHMENT
SCALE: 1"=40'



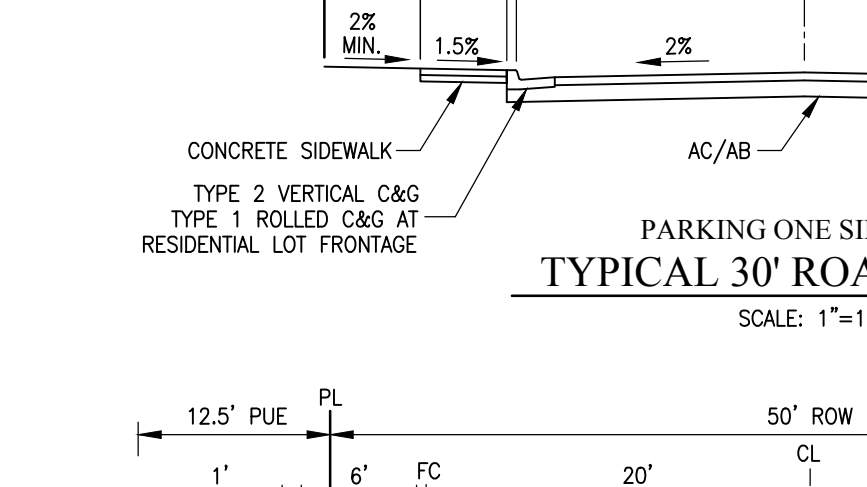
TYPICAL SECTION ARGONAUT DRIVE
(1.5' TO 10' ST) SCALE: 1"=40'



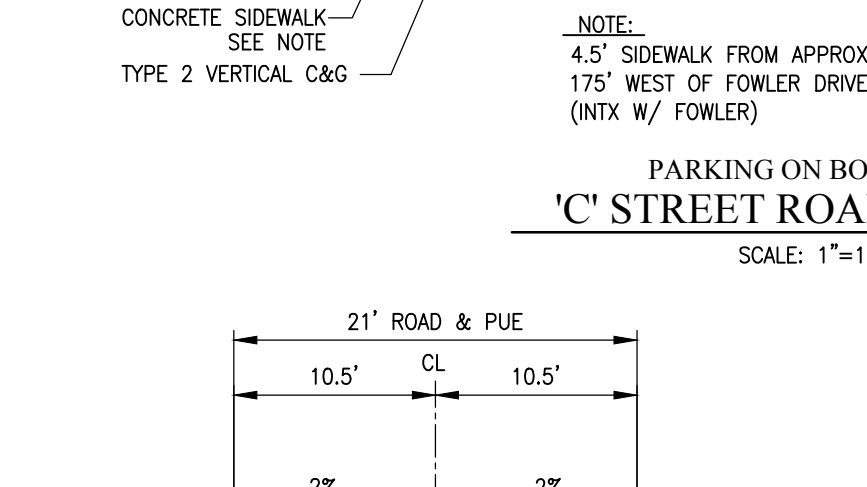
TYPICAL SECTION ARGONAUT DRIVE / FAITH LANE
(5' ST TO NORTH BOUNDARY) SCALE: 1"=40'



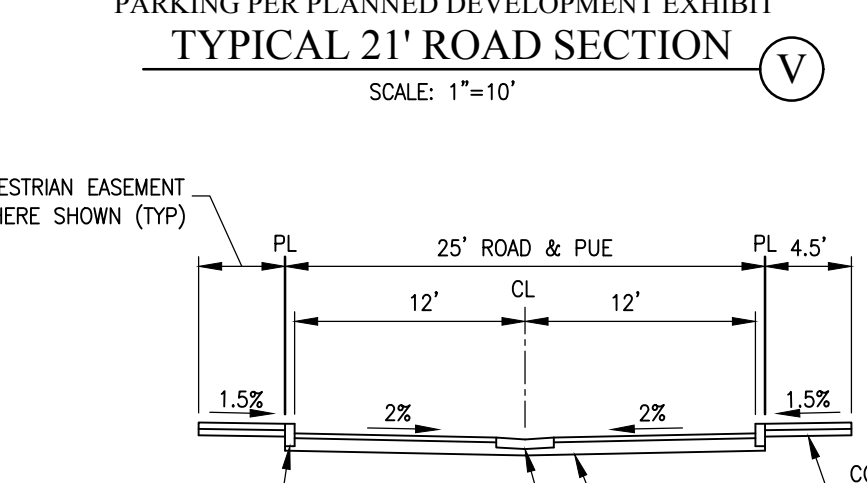
TYPICAL 36' ROAD SECTION
SCALE: 1"=40'



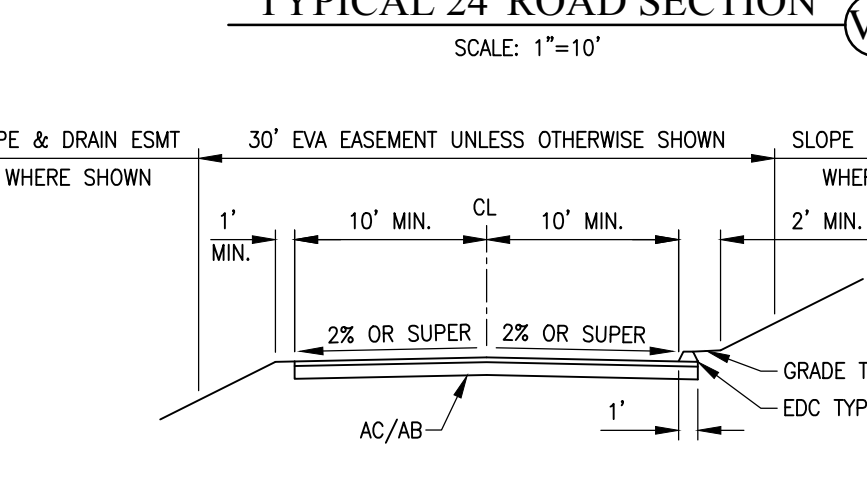
TYPICAL 30' ROAD SECTION
SCALE: 1"=40'



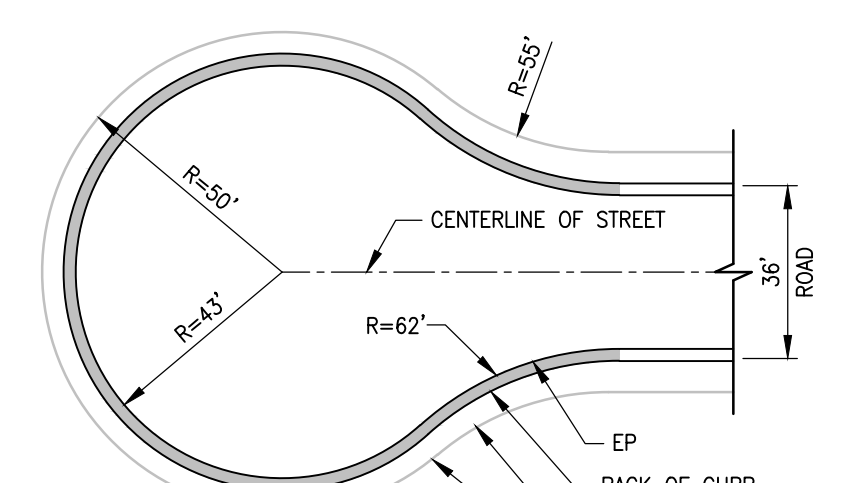
C STREET ROAD SECTION
SCALE: 1"=40'



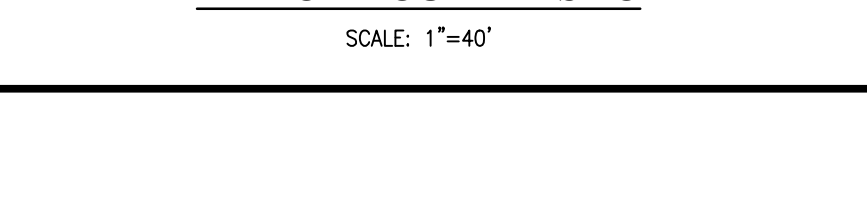
TYPICAL 21' ROAD SECTION
SCALE: 1"=40'



TYPICAL 24' ROAD SECTION
SCALE: 1"=40'



TYPICAL EVA SECTION
SCALE: 1"=40'



TYPICAL CUL-DE-SAC
SCALE: 1"=40'

E COURT KNUCKLE
SCALE: 1"=40'

TENTATIVE MAP

DORADO OAKS

PTN LOT 1 PAGANI VILLA SUBDIVISION SD A-82; PTN SE 1/4 SECTION 25 T10N, R 10E MDM;
PTN LOT 15, BLOCK 13 OF DIAMOND SPRINGS; PARCELS 1, 2 & 3 OF PM 49-54

COUNTY OF EL DORADO

SHEET 1 OF 1

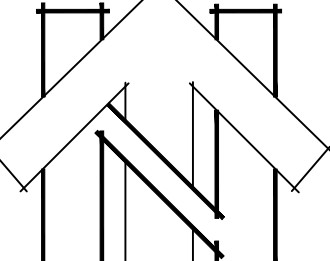
STATE OF CALIFORNIA

SEPTEMBER, 2024



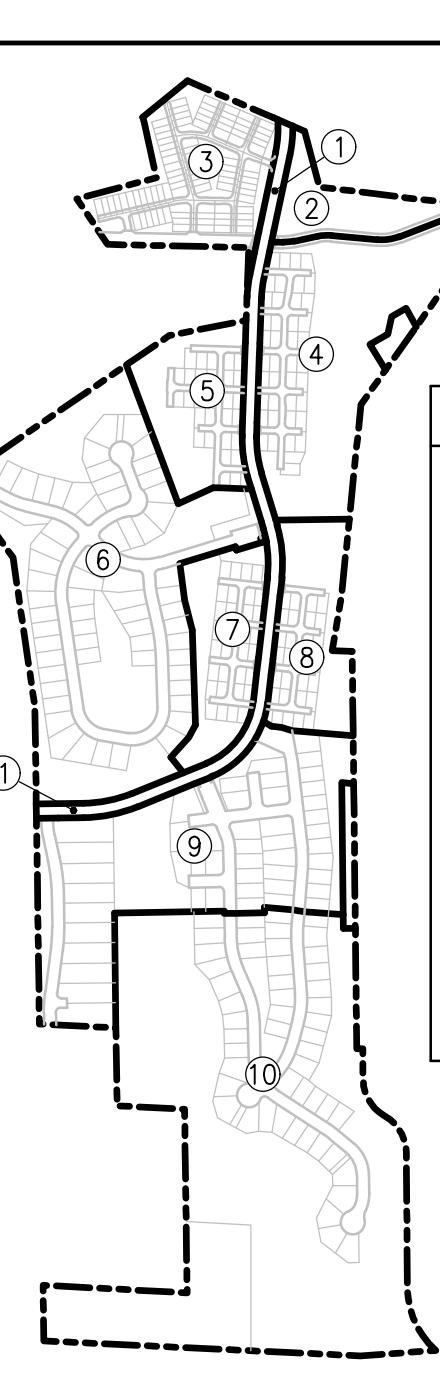
LEGEND:

- PROPOSED FIRE HYDRANT
- AQUATIC RESOURCES (SEE TOPOGRAPHIC MAP FOR ADDITIONAL INFORMATION)
- PEDESTRIAN TRAIL
- RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- SUBDIVISION BOUNDARY
- ROAD SECTION DESIGNATION
- PROPOSED DATE



SCALE: 1" = 100'

VICINITY MAP



NOT TO SCALE

PHASING PLAN NOTICE

THE SUBDIVIDER MAY FILE MULTIPLE FINAL MAPS FOR
THIS PROJECT. THE SUBDIVIDER SHALL NOT BE REQUIRED
TO DEFINE THE NUMBER OR CONFIGURATION OF THE
PROPOSED MULTIPLE FINAL MAPS. (PER THE SUBDIVISION
MAP ACT SECTION 66456.1) THE TOTAL NUMBER OF
OPEN SPACE, LANDSCAPE, AND ROADWAY LOTS WILL BE
SUBJECT TO THE NUMBER AND CONFIGURATION OF
MULTIPLE FINAL MAPS.

PHASING PLAN /LARGE LOT MAP

SCALE: 1"=800'

NO.	AREA	PHASE
1	4.91	1
2	5.87	1
3	8.46	4
4	14.85	1
5	1.11	2
6	27.62	1
7	5.72	6
8	5.94	7
9	19.06	3
10	43.60	8

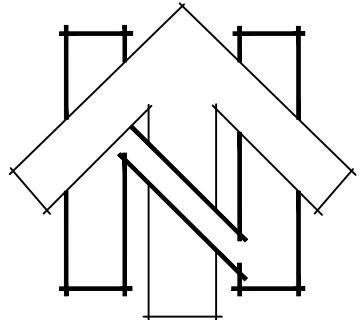
Lot No.	Gross Area (S.F.)	Net Area (S.F.)
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2	10,664	10,664
3	14,851	14,851
4	26,181	26,181
5	1,962	1,962
6	48,762	48,762
7	9,998	9,998
8	10,664	10,664
9	33,878	33,878
10	82,762	82,762
11	12,561	12,561
12	11,752	11,752
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218	16,621	16,621

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

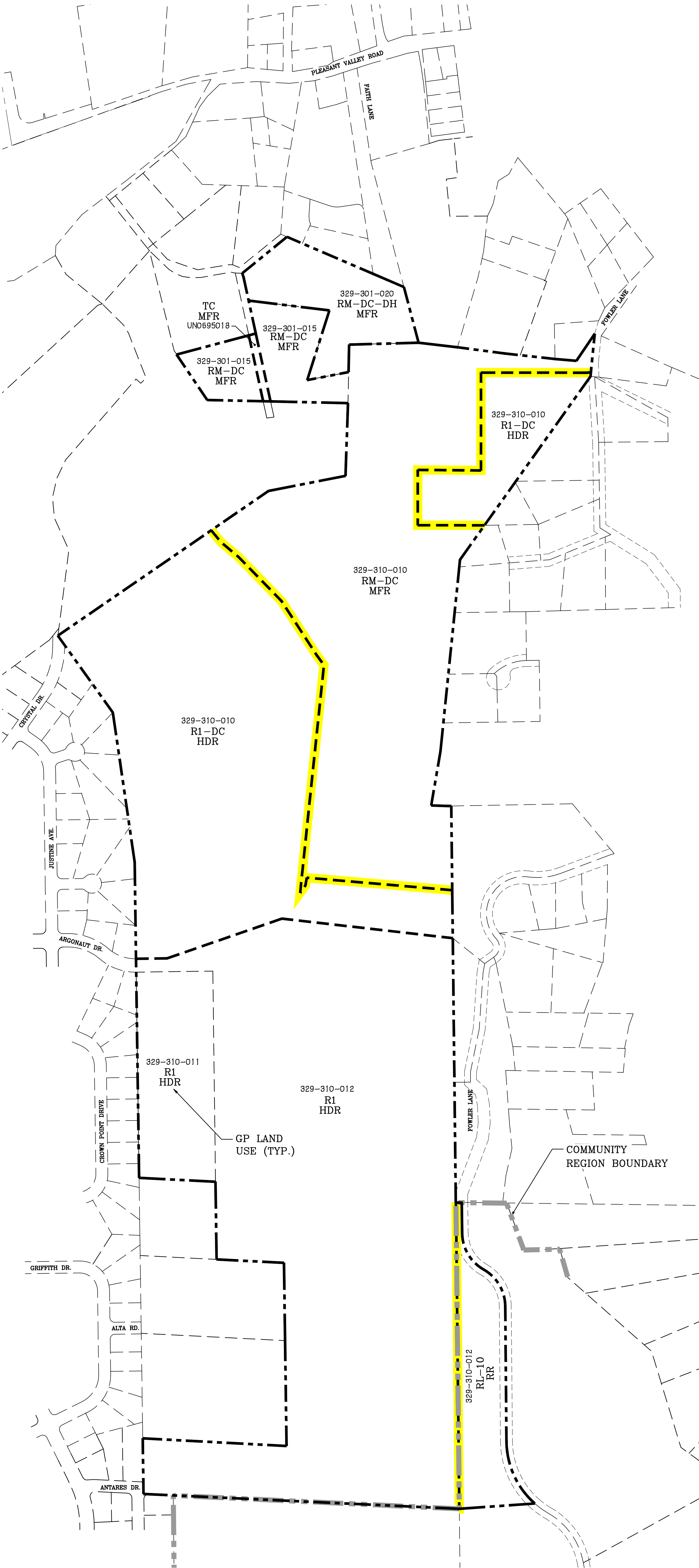


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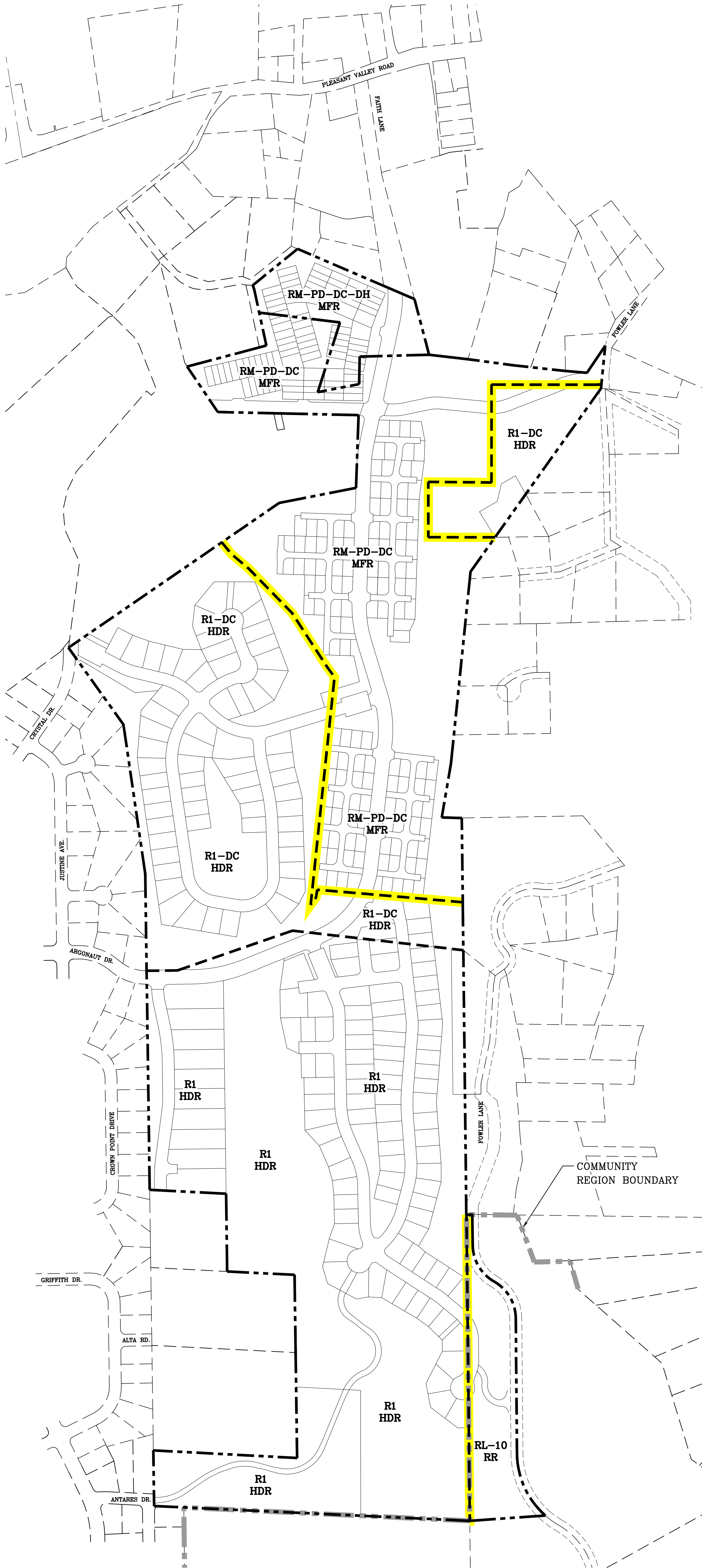
PROPOSED ZONE DISTRICTS	
R1	SINGLE-UNIT RESIDENTIAL
R1-DC	SINGLE-UNIT RESIDENTIAL-DESIGN REVIEW-COMMUNITY
RM-PD-DC	MULTI-UNIT RESIDENTIAL-PLANNED DEVELOPMENT-DESIGN REVIEW-COMMUNITY
RM-PD-DC-DH	MULTI-UNIT RESIDENTIAL-PLANNED DEVELOPMENT-DESIGN REVIEW-COMMUNITY & HISTORIC
RL-10	RURAL LANDS 10 AC MINIMUM

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.	

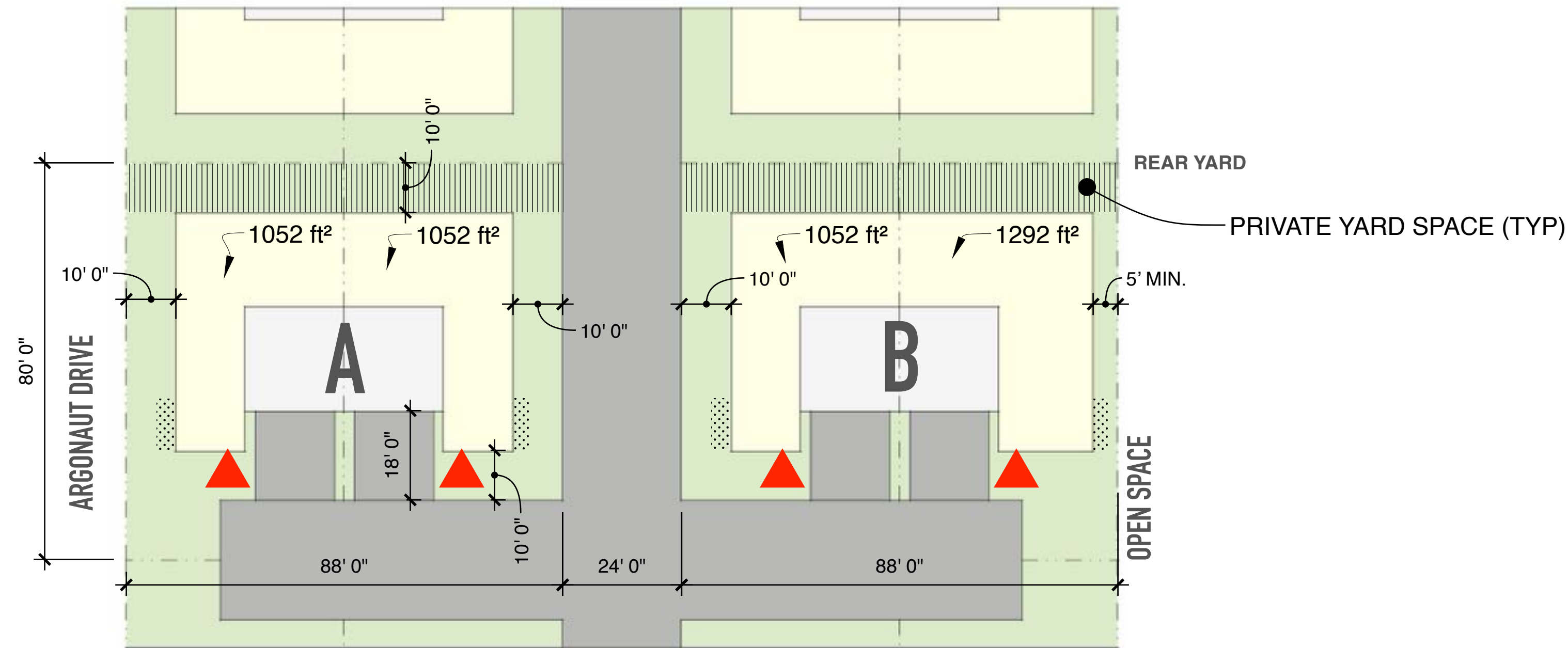


EXISTING ZONING & GENERAL PLAN LAND USE



PROPOSED ZONING

/Users/isaamhudson/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 24x36L



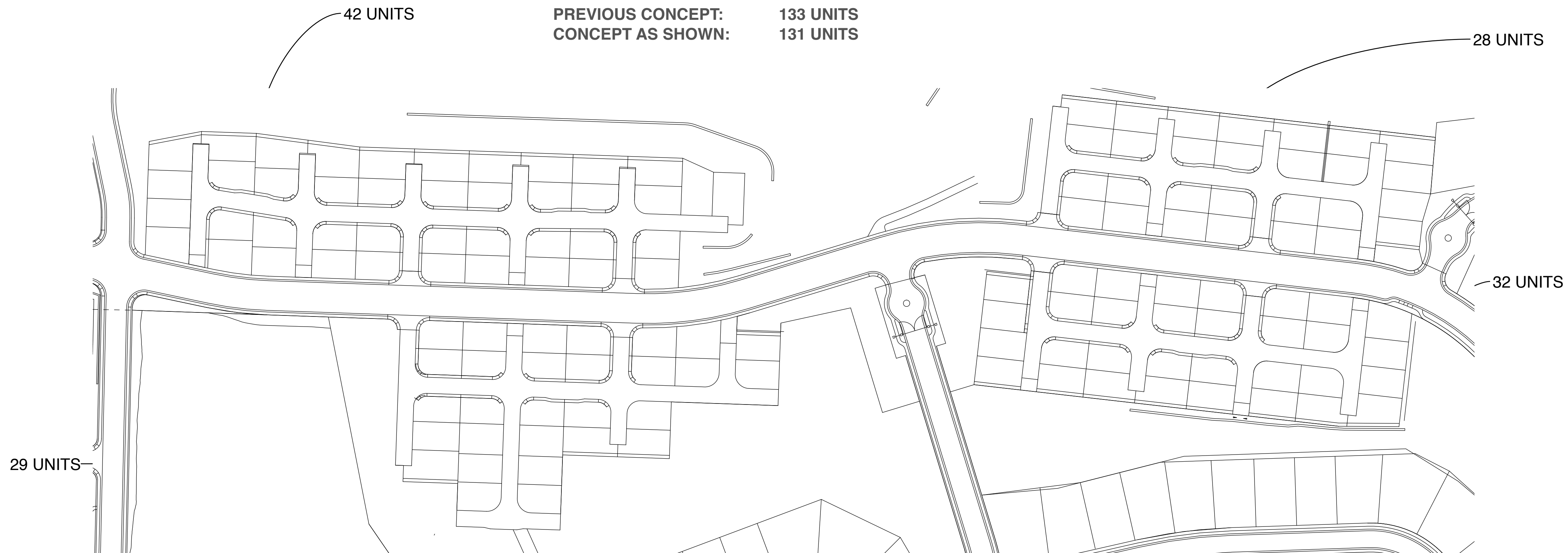
BUILDING ENVELOPE | GARAGE FRONT LOAD OPTION

SCALE: 1" = 20"

STORIES	BLDG ENV	ENTRY PORCH	COVERED PATIO	STAIR	ARCH RELIEF	APPROX MAX SF
A						
ONE	1052	50	120			882
TWO	2504	50	120	90	75	2169
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

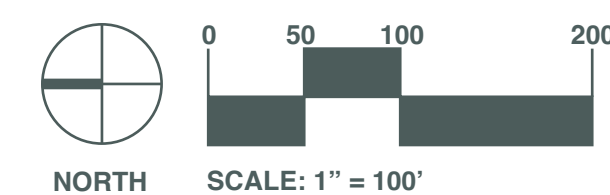
STONEHENGE
SPRINGS LLC

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

3001 DOUGLAS BOULEVARD | ROSEVILLE | CALIFORNIA, 95661 | 916.783.3700 | WWW.JDAARCH.COM

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



07.02.2024 | FINAL CONCEPT

STONEHENGE
SPRINGS LLC

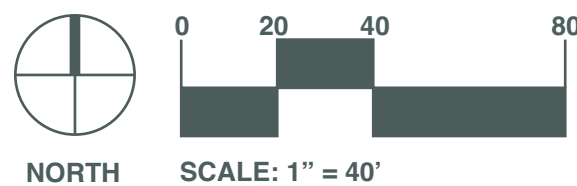
DORADO OAKS

EL DORADO COUNTY, CALIFORNIA

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Multi-unit Site Plan and Elevations
Attachment C

SCHEMATIC SITE PLAN | TOWNHOMES



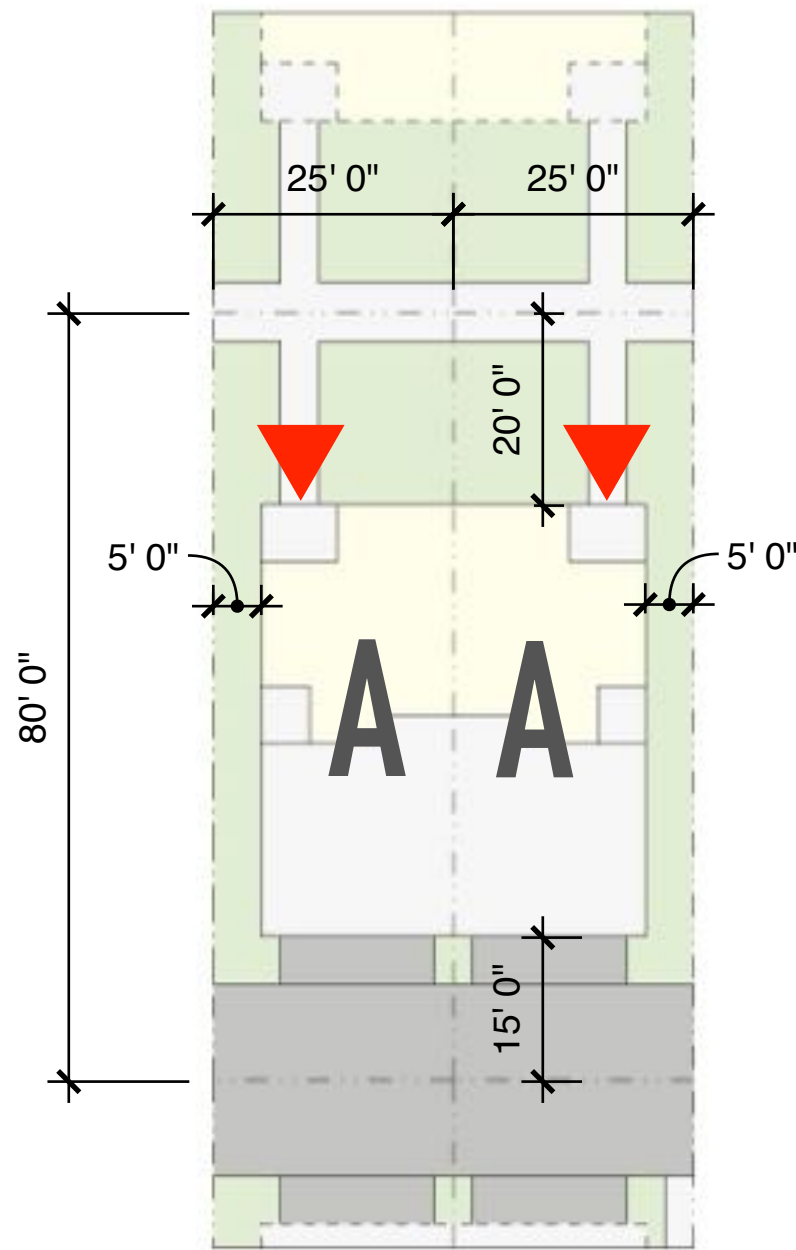
3001 DOUGLAS BOULEVARD | ROSEVILLE | CALIFORNIA, 95661 | 916.783.3700 | WWW.JDAARCH.COM



JD+A JOB NUMBER: 21006
DATE: 07.02.2024

A1.2
26-0328 A 5 of 13

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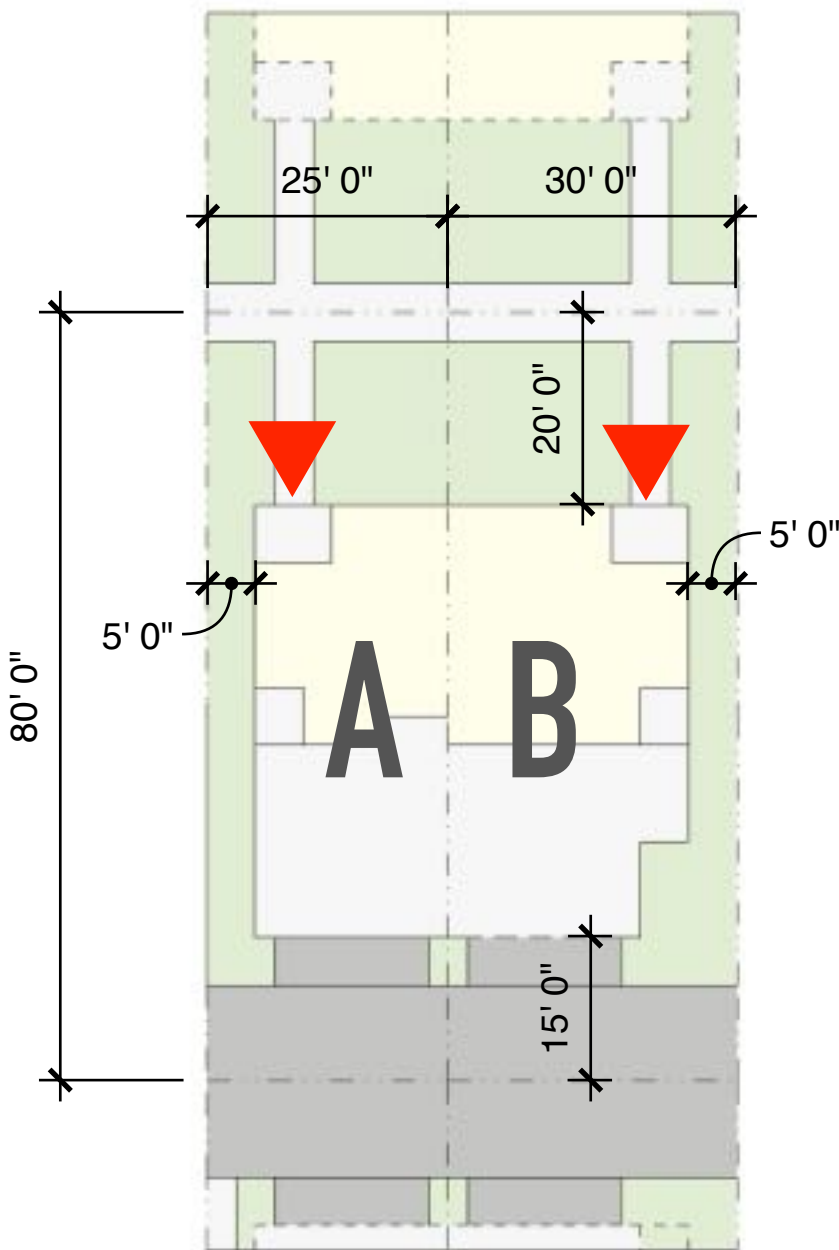


BUILDING ENVELOPE I A-A

SCALE: 1" = 20'

SETBACKS

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

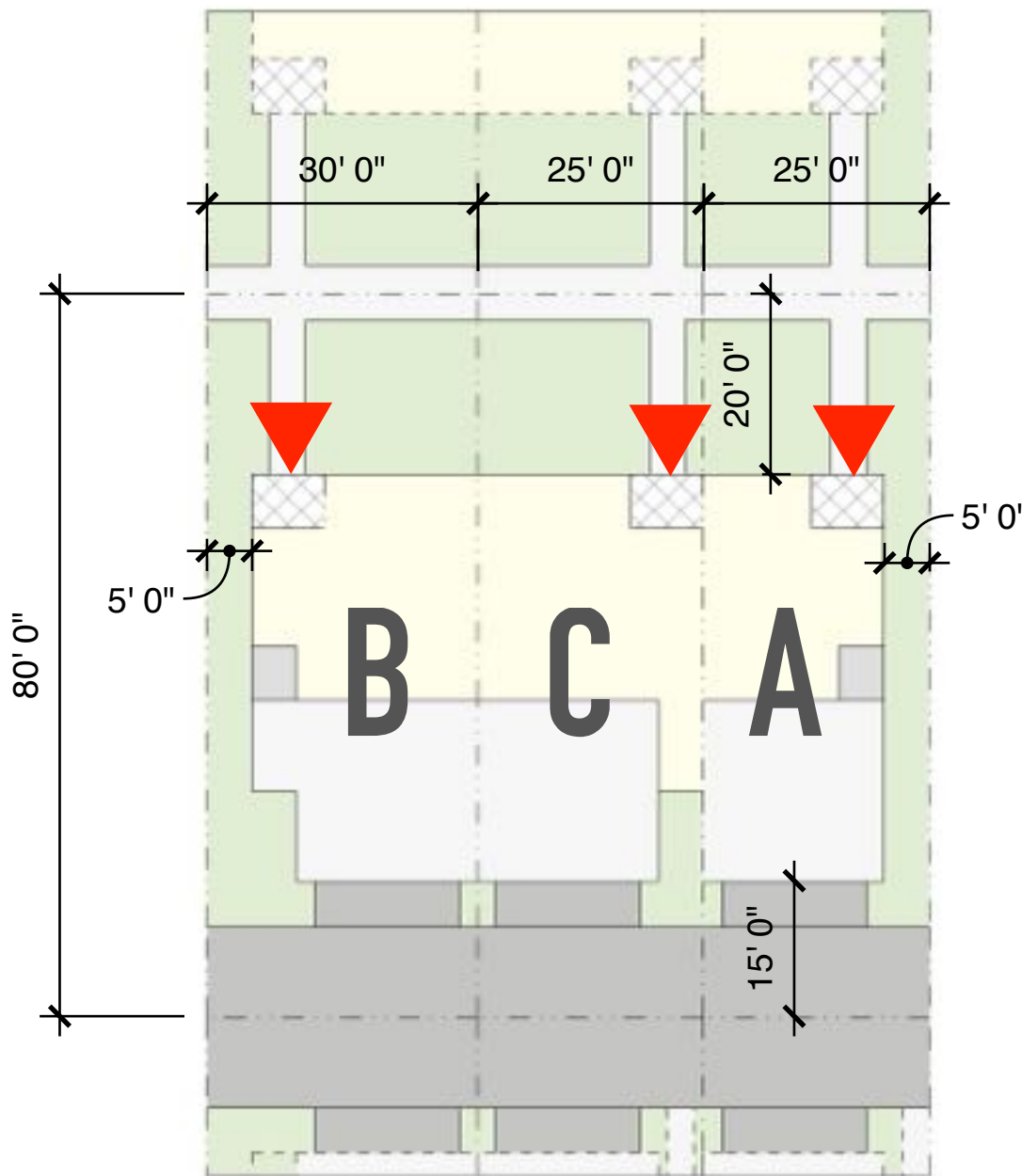


BUILDING ENVELOPE I A-B

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
A						
ONE	500	30	48			422
TWO	1400	30	48	90	75	1157
B						
ONE	625	30	48			547
TWO	1650	30	48	90	75	1407
C						
ONE	700	30	48			622
TWO	1800	25	48	90	75	1562



FRONT ELEVATION

07.02.2024 | FINAL CONCEPT

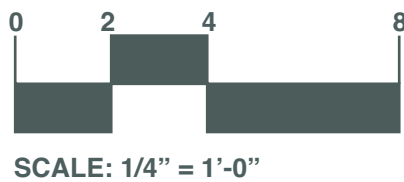
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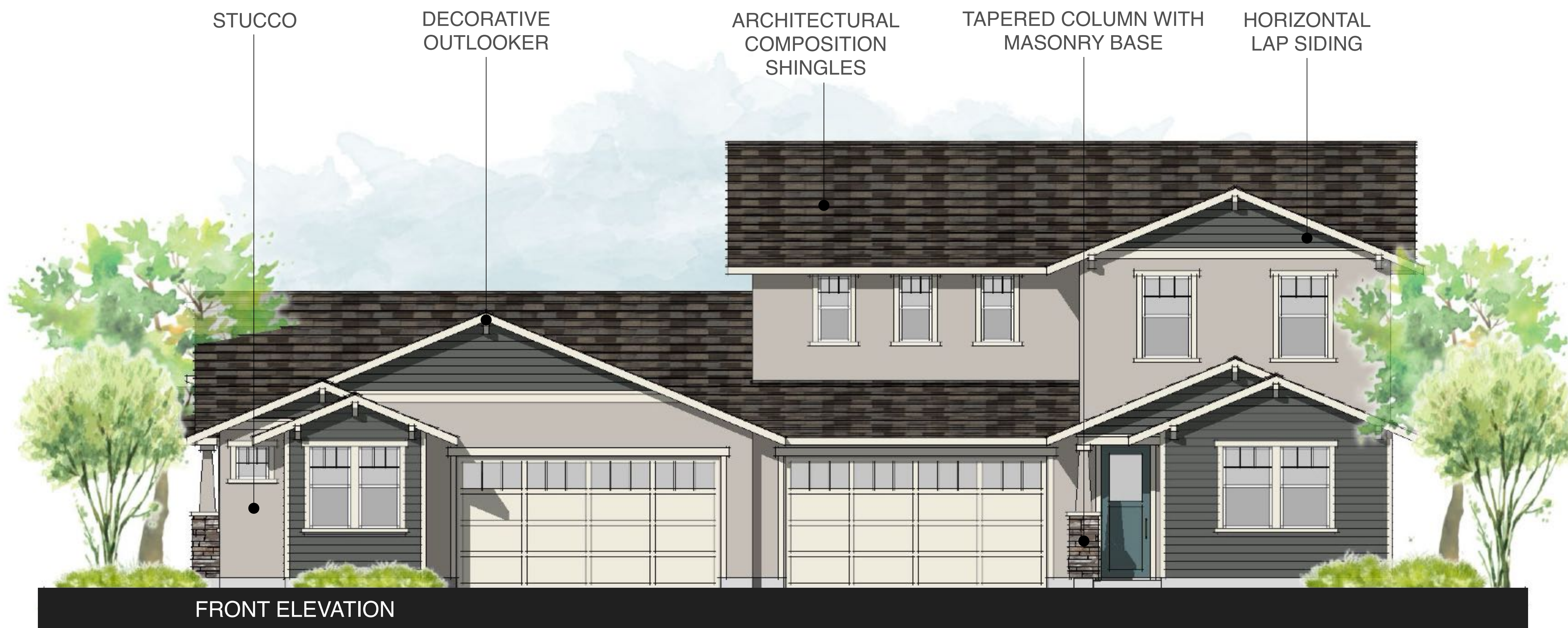
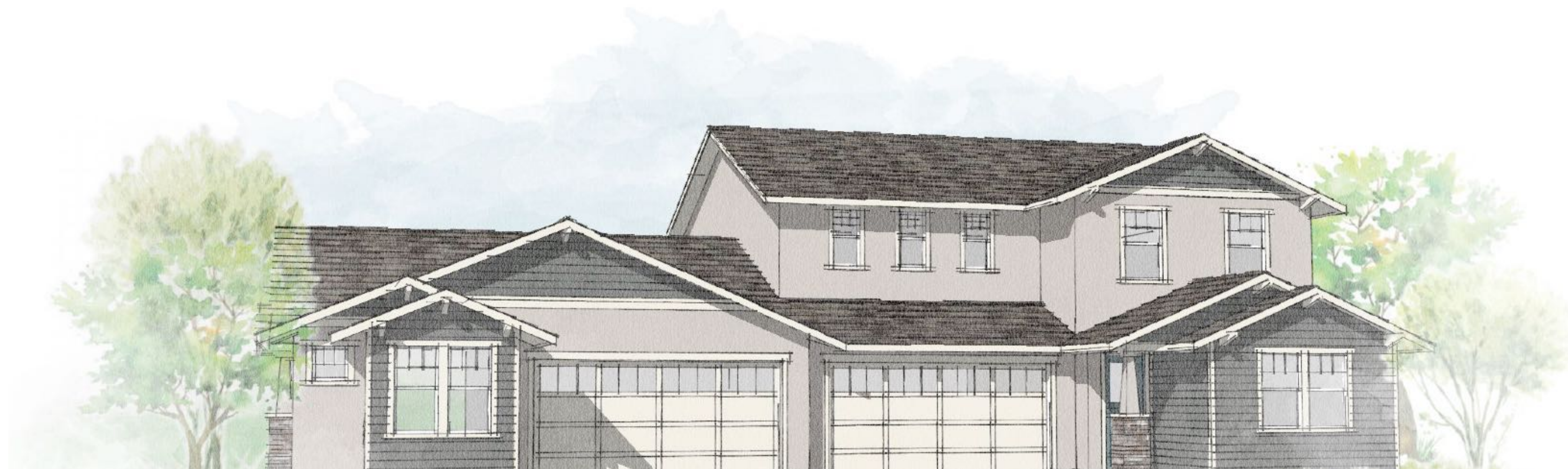
SCHEMATIC ELEVATIONS | ATTACHED HOMES | COTTAGE



JD+A JOB NUMBER: 21006
DATE: 07.02.2024

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26-0328 A 7 of 13

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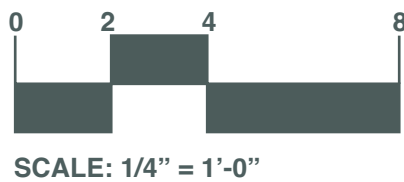
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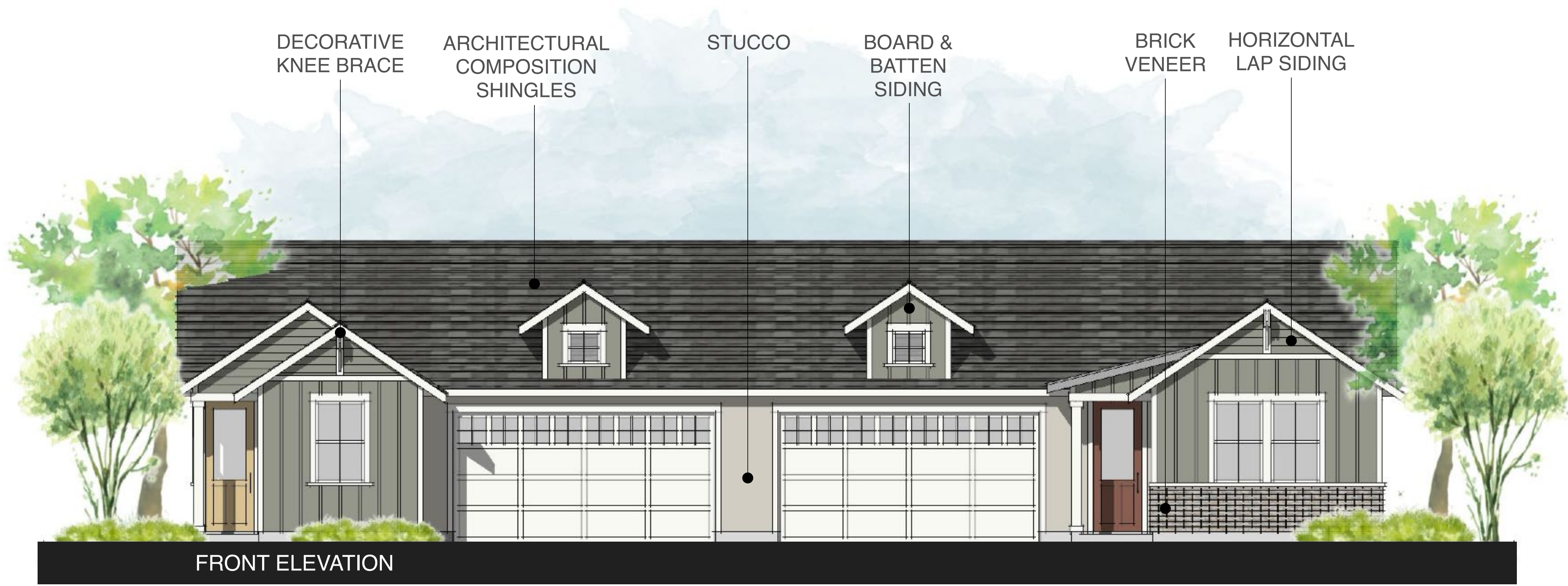
SCHEMATIC ELEVATIONS | ATTACHED HOMES | CRAFTSMAN



JD+A JOB NUMBER: 21006
DATE: 07.02.2024

A2.2
26-0328 A 8 of 13

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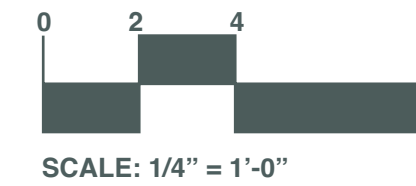


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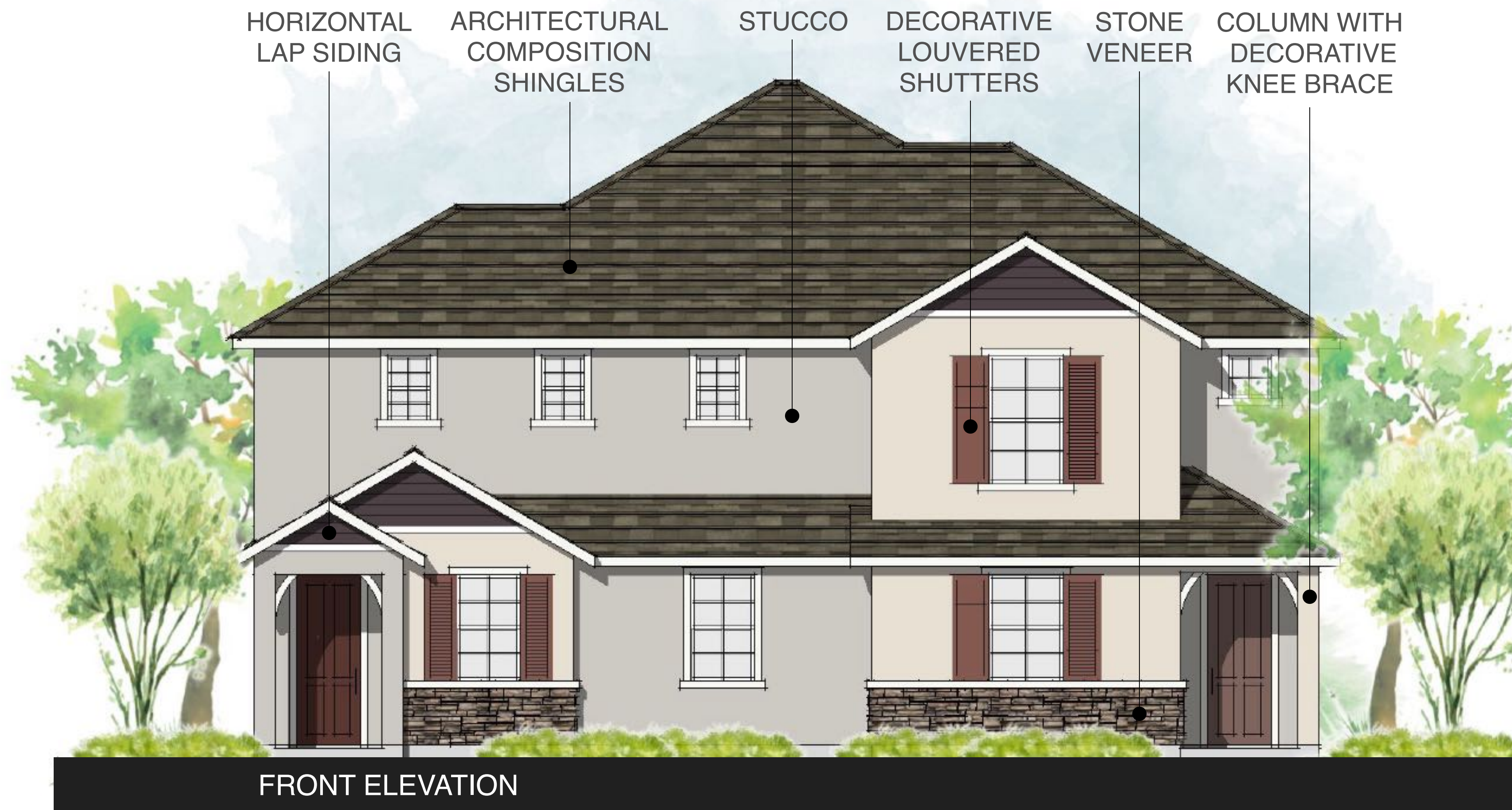
SCHEMATIC ELEVATIONS | ATTACHED HOMES | FARMHOUSE



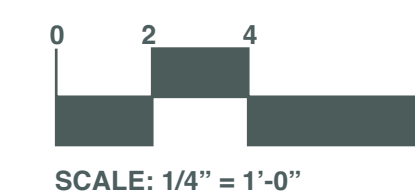
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A2.3
26-0328 A 9 of 13

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SCHEMATIC ELEVATIONS | TOWNHOMES | COTTAGE



JD+A JOB NUMBER: 21006
DATE: 07.02.2024

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DECORATIVE
OUTLOOKER

ARCHITECTURAL
COMPOSITION
SHINGLES

HORIZONTAL
LAP SIDING

STUCCO

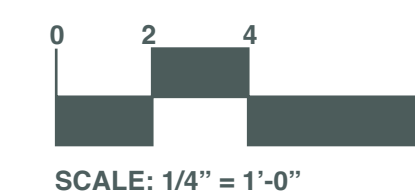
STONE
VENEER

TAPERED COLUMN WITH
MASONRY BASE



FRONT ELEVATION

SCHEMATIC ELEVATIONS | TOWNHOMES | CRAFTSMAN



JD+A JOB NUMBER: 21006
DATE: 07.02.2024

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ATTACHED HOMES STREETSCENE RENDERING



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DATE: 07.02.2024

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TOWNHOMES PASEO RENDERING



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