



# PLANNING AND BUILDING DEPARTMENT

## PLANNING DIVISION

Placerville Office: 2850 Fairlane Court, Placerville, CA 95667  
South Lake Tahoe Office: 924 B Emerald Bay Road, South Lake Tahoe, CA 96150  
<https://www.eldoradocounty.ca.gov/Home>

**Placerville Office:**  
**Building:**  
(530) 621-5315  
[bldgdept@edcgov.us](mailto:bldgdept@edcgov.us)

**Placerville Office:**  
**Planning:**  
(530) 621-5355  
[planning@edcgov.us](mailto:planning@edcgov.us)

**Placerville Office:**  
**Code Enforcement:**  
(530) 621-5999  
[cdacode.enforcement@edcgov.us](mailto:cdacode.enforcement@edcgov.us)

**South Lake Tahoe Office:**  
**All Services:**  
(530) 573-3330  
[plan-buildSLT@edcgov.us](mailto:plan-buildSLT@edcgov.us)

February 21, 2025

TO ALL CONCERNED AGENCIES:

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

**PA25-0003 – NOI for Pleasant Valley SB-35 (Jacob Senna / Russell Enyart / Premier Design):**

A Pre-Application for a SB-35 streamlined affordable housing project consisting of 16 one-bedroom apartments on top of the commercial structure. The property, identified by Assessor's Parcel Number 097-010-067, consists of 0.45 acres, and is located on the at the intersection of Pleasant Valley Road and Racquet Way, **in the Diamond Springs area and 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 March 7, 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 10, 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 March 20, 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](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: Spencer McKenna, (530) 621-5821

Email: [spencer.mckenna@edcgov.us](mailto:spencer.mckenna@edcgov.us)

SDM/rij

cc: Air Quality Management Dist.  
Building Services  
Diamond Springs El Dorado CAC  
El Dorado County Housing Authority  
El Dorado County Transportation Commission  
Economic Development  
Surveyor's Office (El Dorado County)  
Mother Lode School District  
El Dorado Irrigation District

Assessor's Office  
CALTRANS District 3  
Diamond Springs / El Dorado Fire Dist.  
El Dorado County Transit Authority  
Environmental Management  
State of CA – Housing & Community Dev.  
DOT – Transportation Division  
Pacific Gas & Electric  
El Dorado Disposal