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:	Placerville Office:	Placerville Office:	South Lake Tahoe Office:
Building:	**Planning:**	**Code Enforcement:**	**All Services:**
(530) 621-5315	**(530) 621-5355**	**(530) 621-5999**	**(530) 573-3330**
bldgdept@edcgov.us	planning@edcgov.us	cdacode.enforcement@edcgov.us	plan-buildSLT@edcgov.us

February 5, 2026

TO INTERESTED PARTIES:

The Planning Division is processing the following application. This information is being shared with you so that you are aware of this project and have the opportunity to review and track it as it progresses through the Planning process.

TM18-1538/Z19-0005/PD19-0005 Dorado Oaks (Stonehenge Springs, LLC/ CTA Engineering & Surveying): A Rezone (Z19-0005) to apply the Planned Development Combining Zone (-PD) overlay to the Multi-unit Residential (RM) zoned portion of the project site (Exhibit C). The project would subdivide (TM18-1538) approximately 142.29 acres into 157 single-unit residential lots with lot sizes ranging from 6,000 square feet to 24,000 square feet and 225 multi-unit lots ranging in size from 2,000 square feet to 7,170 square feet. Additionally, the map would create four public roadway lots or approximately 7.12-acres, seven private roadway lots of approximately 14.12 acres, one park lot of approximately 3.03 acres, 14 landscape lots of 5.2 acres, a utility EID lift station lot of 0.22 acres and six open space lots of 59.18 acres. The property, identified by Assessor's Parcel Numbers 329-310-012, 329-310-014, 329-301-015 & 329-301-020, and is located south of the intersection of Pleasant Valley Road and Faith Lane in the **Diamond Springs-El Dorado Community Region, and Supervisorial District 3.**

This project is currently being reviewed for one or more of the following:

- Initial Consultation – 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.
- Identify additional information needs that staff or agencies require from the applicant to complete their review.
- Discus or determine final project conditions.
- Discuss or determine a public hearing date.

To view more detailed project information, you may login or create an account to review DRAFT project documentation: https://edc-trk.aspgov.com/etrakit/Search/project.aspx

The Diamond Springs/El Dorado Community Advisory Committee will meet to review this project on March 19, 2026. The meeting will be held at 5:00 P.M. at the Board Meeting Room 330 Fair Lane 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 County of El Dorado - Diamond Springs and El Dorado Community Advisory Committee.

If you have questions about this project, please contact the Planning Services office at (530) 621-5355.

OR

County Planner: Evan Mattes, (530) 621-5994 Email: evan.mattes@edcgov.us

ERM/rij

cc: Board of Supervisor District 3 – Brian Veerkamp
Planning Commissioner District 3 – Jeff Hansen
Diamond Springs /El Dorado CAC