



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

Placerville Office:

Planning:

(530) 621-5355

planning@edcgov.us

Placerville Office:

Code Enforcement:

(530) 621-5999

cdacode.enforcement@edcgov.us

South Lake Tahoe Office:

All Services:

(530) 573-3330

plan-buildSLT@edcgov.us

October 27, 2025

TO ALL CONCERNED AGENCIES:

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

P25-0003 - The El Dorado "Y" Tentative Map (Willard Overholtzer/Lebeck Engineering/Overholtzer, Willard E. Surv TR & Rev TR of 12/19/90): A Tentative Parcel Map to subdivide a partially developed 9.772-acre parcel, zoned Industrial - Light (IL), into four (4) parcels as follows: 1.61-acres (Parcel 1), 3.78-acres (Parcel 2), 1.57-acres (Parcel 3), and 2.81-Acres (Parcel 4).. The property, identified by Assessor's Parcel Number 331-020-057 is located on the north side of Pleasant Valley Road, approximately 900 feet east of the intersection with Motherlode Drive, **in the Kingsville 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.aspgov.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 November 17, 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 Diamond Springs/El Dorado Community Advisory Committee will meet to review this project on November 20, 2025. The meeting will be held at 6:00 P.M. at the Board of Supervisors Chambers - 330 Fair Lane, Building 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 [County of El Dorado - Diamond Springs and El Dorado Community Advisory Committee](#).

If you have questions or need additional information, please call Planning Services office at (530) 621-5355.

EL DORADO COUNTY PLANNING SERVICES

County Planner: Craig Osborn, (530) 621-5697

Email: craig.osborn@edcgov.us

SCO/rj

cc: Diamond Springs El Dorado CAC
Sac, Pville, Transportation Corridor-JPA (SPTC-JPA)