



COMMUNITY DEVELOPMENT SERVICES PLANNING AND BUILDING DEPARTMENT

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PUBLIC NOTICE

County of El Dorado Planning Services has prepared a Negative Declaration on the following:

Staff Level Design Review DR15-0003-S/Courtside Manor Phase 3 submitted by GERALD CADETZ a design review request to allow the construction of a multifamily affordable housing development. The 12-unit development would consist of three two-story 3,518 square-foot residential structures containing four units each, site landscaping, parking and access areas, and associated site improvements. The property, identified by Assessor's Parcel Number 051-461-67, is zoned Limited Multifamily Residential District - Design Community (R2-DC), consists of 4.509 acres, and is located on the west side of Racquet Way northwest of the intersection with Pearl Place, in the Diamond Springs area, Supervisorial District 3. [County Planner: Efren Sanchez] (Mitigated Negative Declaration prepared)**

**This is a notice of intent to adopt the negative declaration or mitigated negative declaration that has been prepared for this project and which may be reviewed and/or obtained in the County of El Dorado Community Development Services, Planning and Building Department, 2850 Fairlane Court, Placerville, CA 95667, during normal business hours or online at <http://edcapps.edcgov.us/Planning/ProjectInquiry.asp>. A negative declaration or mitigated negative declaration is a document filed to satisfy CEQA (California Environmental Quality Act). This document states that there are no significant environmental effects resulting from the project, or that conditions have been proposed which would mitigate or reduce potential negative effects to an insignificant level. The public review period for the negative declaration or mitigated negative declaration set forth in CEQA for this project is thirty days, beginning June 13, 2017, and ending July 12, 2017.

Any written correspondence should be directed to the County of El Dorado Community Development Services, Planning and Building Department, 2850 Fairlane Court, Placerville, CA 95667 or via e-mail: planning@edcgov.us.

COUNTY OF EL DORADO PLANNING SERVICES

ROGER TROUT, Planning and Building Department Interim Director

June 12, 2017