



# COMMUNITY DEVELOPMENT SERVICES PLANNING AND BUILDING DEPARTMENT

<http://www.edcgov.us/DevServices/>

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## **NOTICE OF DECISION**

County of El Dorado Planning Services has approved the following project:

**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 was prepared and previously advertised 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 decision to approve this project may be appealed to the Planning Commission by submitting the approved appeal form and applicable fee to the County of El Dorado Community Development Agency, Development Services Division-Planning Services within the appeal period. The appeal period is ten working days starting on July 21, 2017 and ending at 5:00pm on August 3, 2017.

Any questions regarding the project may be directed to the County planner, Efren Sanchez, at (530) 621-5355. The project file, including the Conditions of Approval, is located at the County of El Dorado Community Development Services, Planning and Building Department, 2850 Fairlane Court, Placerville, CA 95667 and may be viewed during normal business hours.

COUNTY OF EL DORADO PLANNING SERVICES

ROGER TROUT, Planning and Building Department Interim Director

July 21, 2017