



# PLANNING AND BUILDING DEPARTMENT

## PLANNING DIVISION

<https://www.edcgov.us/Government/Planning>

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### **NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

**NOTICE IS HEREBY GIVEN** that the County of El Dorado, as lead agency, has prepared a Mitigated Negative Declaration (MND) for the below referenced Project. The Draft MND analyzes the potential environmental effects associated with the proposed Project in accordance with the California Environmental Quality Act (CEQA). This Notice of Intent (NOI) is to provide responsible agencies and other interested parties with notice of the availability of the Draft MND and solicit comments and concerns regarding the environmental issues associated with the proposed Project.

**LEAD AGENCY:** County of El Dorado, 2850 Fairlane Court, Placerville, CA 95667

**CONTACT:** County Planner: Cameron Welch, 530-621-5816

**PROJECT:** TM21-0001/PD21-0003/Z21-0012/Greenwood Estates

**PROJECT LOCATION:** The property, identified by Assessor's Parcel Number 082-411-004, consists of a 0.88-acre parcel, located on the west side of Greenwood Lane between Meadow Lane and Merrychase Drive, in the Cameron Park area, Supervisorial District 2.

**PROJECT DESCRIPTION:** A Tentative Subdivision Map, Planned Development Permit, and Rezone to subdivide an existing 0.88-acre parcel to create ten parcels ranging in size from 3,394 square feet to 4,389 square feet. The project site is currently vacant. Five duplexes (ten housing units) would be constructed on ten lots. The proposed duplexes would be 3,838 square feet per duplex building or 1,919 square feet per unit. Each unit would have its own garage for parking. Design waivers are requested for the proposed roadway section and driveway connection. In addition, 5-foot front and rear setbacks and zero-foot side setbacks are requested. The requested rezone would change the existing zoning Multi-Unit Residential within a Design Review Combining Zone (RM-DC) to Multi-Unit Residential within a Planned Development Combining Zone (RM-PD). Access would be provided from Greenwood Lane. Each parcel will be connected to public sewer and water by expansion of the existing utilities on-site, located along Greenwood Lane, by extending the sewer force main and waterline. Electric/utility services would be provided by connecting to PG&E.

**PUBLIC REVIEW PERIOD:** The public review period for the Draft MND set forth in CEQA for this project is **30** days, beginning **August 24, 2023**, and ending **September 22, 2023**. Any written comments must be received within the public review period. Copies of the Draft MND for this project may be reviewed and/or obtained in the County of El Dorado Planning and Building Department, 2850 Fairlane Court, Placerville, CA 95667, during normal business hours or online at <https://edc-trk.aspgov.com/etrakit/>. In order to view attachments, please login or create an E-Trakit account and search the project name or application file number in the search box.

Please direct your comments to: County of El Dorado, Planning and Building Department, County Planner: Cameron Welch, 2850 Fairlane Court, Placerville, CA 95667 or EMAIL: [planning@edcgov.us](mailto:planning@edcgov.us)

**PUBLIC HEARING:** A public hearing before the Planning Commission has not been scheduled. Once that date has been determined, a public notice will be issued.

COUNTY OF EL DORADO  
PLANNING AND BUILDING DEPARTMENT  
KAREN L. GARNER, Director  
August 23, 2023