

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Rancho Victoria Subdivision Project

Lead Agency: El Dorado County Planning Services Department

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Phone Number: (530) 621-5355

Project Location: Latrobe
City

El Dorado County
County

Project Description (Proposed actions, location, and/or consequences).

The 513.93-acre project site is located approximately 0.73-mile northwest of the Latrobe Road/South Shingle Road intersection in unincorporated El Dorado County, California and is identified by Assessor's Parcel Number (APN) 087-010-043. The existing General Plan designation for the project site is Rural Residential (RR). The project site consists of grassland and oak woodlands and is undeveloped excluding an existing single-family residence and two ancillary structures. Surrounding existing uses include undeveloped land and oak woodland, El Dorado Trail Access Point, Latrobe Cemetery, and single-family residences.

The Rancho Victoria Subdivision Project (proposed project) would include subdivision of the 513.93-acre project site into eight parcels ranging in size from 40 acres to 219.58 acres. Although development of residential uses within the project site not currently proposed at this time, it is anticipated that future development would include the construction of one single-family residence within seven of the proposed parcels. Approximately 149 acres of the on-site oak woodland habitat would be preserved. Access to the project site would be provided from Victoria Way to the south and from Settlers Trail to the west.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The Initial Study determined that the proposed project could be expected to result in potentially significant impacts related to the following CEQA topic areas:

- Aesthetics;
- Biological Resources;
- Cultural Resources;
- Geology and Soils;
- Greenhouse Gas Emissions;
- Hydrology and Water Quality;
- Noise;
- Tribal Cultural Resources; and
- Wildfire.

However, the Initial Study includes mitigation measures sufficient to reduce all such impacts to a less-than-significant level.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

The County has not yet received comments on the proposed project that raise issues or areas of controversy. However, typical concerns related to development within the County include:

- Increases in greenhouse gas emissions;
- Adverse effects on special-status wildlife and their habitats;
- Increases in noise pollution;
- Impacts to water quality; and
- Impacts related to wildfire.

Provide a list of the responsible or trustee agencies for the project.

Additional permits and/or approvals from the following agencies may be required for the proposed project:

- El Dorado County Air Quality Management District;
- California Department of Fish and Wildlife; and
- Native American Heritage Commission.