

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # _____

Project Title: Rancho Victoria Subdivision Project

Lead Agency: El Dorado County Planning Services Department Contact Person: Bianca Dinkler
Street Address: 2850 Fairlane Court Phone: 530-621-5355
City: Placerville, CA Zip: 95667 County: El Dorado

Project Location: County: El Dorado City/Nearest Community: Placerville
Cross Streets: Latrobe Road, South Single Road Zip code: 95682
Lat./Long/: 38 ° 34 ' 10.3 " N/ 121 ° 0 ' 16.0 " W Total Acres: 51.93
Assessor's Parcel No.: 087-010-043 Section: 8 Twp: 8N Range: 9E Base: MDBM
Within 2 miles: State Hwy#: N/A Waterways: N/A
Airports: N/A Railways: N/A Schools: Latrobe Elementary School

Document Type:

CEQA: NOP Draft EIR **NEPA:** NOI **Other:** Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division Other:
(Subdivision, etc.)

Development Type:

Residential: Units 7 Acres 51.93 Water Facilities: Type _____ MGD _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational _____ Waste Treatment: Type _____ MGD _____
 Recreational _____ Hazardous Waste: Type _____
 Other: _____

Project Issues That May Have A Significant Or Potentially Significant Impact:

Aesthetic/Visual Fiscal Public Services/Facilities Traffic/Circulation
 Agricultural Land/Forest Flood Plain/Flooding Recreation/Parks Vegetation
 Air Quality Forest Land/Fire Hazard Schools/Universities Water Quality
 Archeological/Historical Geologic/Seismic Septic Systems Water Supply/Groundwater
 Biological Resources Greenhouse Gas Emissions Sewer Capacity Wetland/Riparian
 Coastal Zone Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Drainage/Absorption Noise Solid Waste Land Use
 Economic/Jobs Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Other: Tribal Cultural Resources, Wildfire

Present Land Use/Zoning/General Plan Designation: 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 Accessor'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.

Project Description: 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.

Reviewing Agencies Checklist

continued

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below.

- | | |
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| <input checked="" type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Emergency Services |
| <input type="checkbox"/> Boating & Waterways, Department of | <input checked="" type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> Caltrans District # _____ | <input type="checkbox"/> Parks & Recreation |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans Planning (Headquarters) | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy | <input type="checkbox"/> Reclamation Board |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> Regional WQCB # _____ |
| <input type="checkbox"/> Colorado River Board Commission | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> S.F. Bay Conservation & Development |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> San Gabriel & Lower Los Angeles Rivers & |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> Mountains Conservancy |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Office of Public School Construction | <input type="checkbox"/> Santa Monica Mountains Conservancy |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> State Lands Commission |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>2</u> | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Forestry & Fire Protection | <input type="checkbox"/> SWRCB: Water Rights |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Housing & Community Development | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> Integrated Waste Management Board | <input type="checkbox"/> Other: |
| <input checked="" type="checkbox"/> Native American Heritage Commission | <input type="checkbox"/> Other: |

Local Public Review Period

Starting Date March 12, 2026 Ending Date April 10, 2026

El Dorado County Planning Services	Jeff Kovach, Bevier Structural
Lead Agency: <u>Department</u>	Applicant: <u>Engineering</u>
Consulting Firm: <u>Raney Planning & Management</u>	Address: <u>2479 Sunrise Boulevard</u>
Address: <u>1501 Sports Drive, Suite A</u>	City/State/Zip: <u>Gold River, CA 95670</u>
City/State/Zip: <u>Sacramento, CA 95834</u>	Phone: (<u>916</u>) <u>631-3030</u>
Contact: <u>Nick Pappani, Vice President</u>	
Phone: (<u>916</u>) <u>372-6100</u>	

Signature of Lead Agency Representative:  Date: 3/12/2026

Authority cited: Sections 21083 and 21087, Public Resources Code.
Reference: Section 21161, Public Resources Code.