



NOTICE OF INTENT TO ADOPT AN INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

NOTICE is hereby given that the County of El Dorado intends to adopt an Initial Study/Mitigated Negative Declaration (IS/MND) for the project described below.

PROJECT TITLE: Rancho Victoria Subdivision Project.

LOCATION: The Rancho Victoria Subdivision Project (proposed project) site is located approximately 0.73-mile northwest of the Latrobe Road/South Shingle Road intersection in unincorporated El Dorado County, California.

APN: 087-010-043.

GENERAL DESCRIPTION: The 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 is 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; the existing ancillary structures and the single-family residence on the eighth parcel would be retained. The seven new single-family residences anticipated to be developed on-site would be served by new individual wells for both potable and emergency water services and private, on-site septic systems. 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 Settler's Trail to the west. The proposed project would require approval of a Tentative Subdivision Map.

Public Review Period: Notice is hereby given that an IS/MND has been prepared in accordance with the California Environmental Quality Act (CEQA). The County, as lead agency, has elected to provide a 30-day public review period for the IS/MND beginning on March 12, 2026 and ending on April 10, 2026 pursuant to CEQA Guidelines Section 15105. The IS/MND and supporting documents are available for public review Monday through Friday, between the hours of 8:00 AM and 4:00 PM, at the El Dorado County Planning and Building Department, 2850 Fairlane Court, Placerville, CA 95667, except on specified holidays. The IS/MND is also available online at:

<https://www.eldoradocounty.ca.gov/Land-Use/Planning-and-Building/Planning-Division>

Written comments on the IS/MND will be accepted during the 30-day public review period commencing **March 12, 2026 and ending on April 10, 2026 at 5:00 PM**. Written comments on the IS/MND should be directed to:

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2850 Fairlane Court
Placerville, CA 95667
530-621-5355