

Notice of Determination

Form C

To: County Clerk
County of El Dorado
360 Fair Lane
Placerville, CA 95667

From: County of El Dorado
Planning and Building Department
2850 Fairlane Court
Placerville, CA 95667

Subject:

Filing of Notice of Determination in compliance with Section 21152 of the Public Resources Code.

TM22-0004 Rancho Jeff Kovach on behalf of Solow Realty & Development Company, LLC jeff.kovach

Project Title Victoria

Project Applicant

2026030537

Bianca Dinkler bianca.dinkler@edcgov.us

(530) 621-5875

State Clearinghouse Number
(if submitted to Clearinghouse)

Lead Agency
Contact Person

Area Code/Telephone Extension

Assessor's Parcel Number 087-010-043; Located on west side of Latrobe Road, approximately 0.73 miles northwest of the intersection with South Shingle Road, in the Latrobe Rural Region, in the Latrobe area.

Project Location

(El Dorado County)

Project Description: A Tentative Subdivision Map to subdivide a 513.93-acre parcel into eight (8) parcels as follows: Parcel A-1 (40.0 acres), Parcel A-2 (40.17 acres), Parcel A-3 (54.18 acres), Parcel A-4 (40.0 acres), Parcel A-5 (219.58 acres; includes existing single-unit residence and oak woodland preservation area), Parcel A-6 (40 acres), Parcel A-7 (40 acres), and Parcel A-8 (40.0 acres).

This is to advise that the Planning Commission has approved the above described project on 08/27/2026
☒ Lead Agency ☐ Responsible Agency (date)

and has made the following determinations regarding the above described project:

1. The project ☐ will ☒ will not have a significant effect on the environment.
2. ☐ A Supplemental Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☒ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation Measures ☒ were ☐ were not made a condition of the approval of this project.
4. A Statement of Overriding Considerations ☐ was ☒ was not adopted for this project.
5. Findings ☒ were ☐ were not made pursuant to the provisions of CEQA.

Fish and Wildlife Fees/Recording Fees

- ☒ Mitigated Negative Declaration prepared; \$3,043.75 Fish and Wildlife fee required for Notice of Determination
- ☒ Recording fee of \$50 required

This is to certify that the Negative Declaration is available to the General Public at the County of El Dorado, Planning and Building Department, 2850 Fairlane Court, Placerville, CA 95667.

[Signature]
Signature (Public Agency) ande.flower@edcgov.us

9/3/2026
Date

Planning Manager
Title

FILED

SEP 03 2026

JANELLE K. HORNE, Recorder-Clerk
By [Signature]