

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)

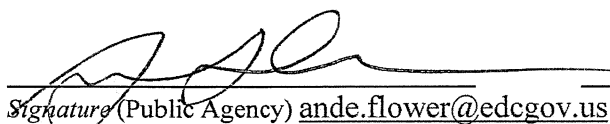
and has made the following determinations regarding the above described project:

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 (Public Agency) ande.flower@edcgov.us

9/3/2026
Date

Planning Manager
Title

FILED

SEP 03 2026

JANELLE K. HORNE, Recorder-Clerk

By 



State of California - Department of Fish and Wildlife

2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

RECEIPT NUMBER:

09--09032026-078

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

EDC PLANNING AND BUILDING

LEAD AGENCY EMAIL

ande.flower@edcgov.us

DATE

09/03/2026

COUNTY/STATE AGENCY OF FILING

EL DORADO

DOCUMENT NUMBER

FW2026-0078

PROJECT TITLE

TM22-0004 RANCHO VICTORIA JEFF KOVACH ON BEHALF OF SOLOW REALTY & DEVELOPMENT COMPANY LLC

PROJECT APPLICANT NAME

EDC PLANNING AND BUILDING

PROJECT APPLICANT EMAIL

ande.flower@edcgov.us

PHONE NUMBER

(530) 621-5875

PROJECT APPLICANT ADDRESS

2850 FAIRLANE COURT

CITY

PLACERVILLE

STATE

CA

ZIP CODE

95667

PROJECT APPLICANT (Check appropriate box)

☒ Local Public Agency☐ School District☐ Other Special District☐ State Agency☐ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)

\$4,227.50

\$

☒ Mitigated/Negative Declaration (MND)(ND)

\$3,043.75

\$

\$3,043.75

☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW

\$1,437.25

\$

☐ Exempt from fee☐ Notice of Exemption (attach)☐ CDFW No Effect Determination (attach)☐ Fee previously paid (attach previously issued cash receipt copy)☐ Water Right Application or Petition Fee (State Water Resources Control Board only)

\$850.00

\$

☒ County documentary handling fee

\$

\$50.00

☐ Other

\$

PAYMENT METHOD:

☐ Cash☐ Credit☒ Check☐ Other

TOTAL RECEIVED

\$

\$3,093.75

SIGNATURE

AGENCY OF FILING PRINTED NAME AND TITLE

Janelle K. Horne Recorder-Clerk, by Hailey Cisneros, Dpty

El Dorado County

Janelle K. Horne, Recorder-Clerk

360 Fair Lane

Placerville, CA 95667

(530) 621-5490

Receipt: 26-26720

Product Name	Extended
FISH FISH AND WILDLIFE FILING	\$3,093.75
# Pages	1
Document #	09-09032026-078
Document Info:	EDC PLANNING AND BUILDING
Filing Type	ND

Total	\$3,093.75
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Tender (Check)	\$3,093.75
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Paid By	PUBLIC
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Check Number	1180630
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Paid By	PUBLIC
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Thank You for Your Business

9/3/26 3:32 PM PST HC

PLACERVILLE