

**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.**

TM21-0002/Sierra View Estates

Harry Jr. Boyajian and Carrie Boyajian [hb1182@yahoo.com](mailto:hb1182@yahoo.com)

**Project Title**

**Project Applicant**

2022120505

Bianca Dinkler [bianca.dinkler@edcgov.us](mailto: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 109-340-069; Located on the west side of South Shingle Road, approximately 300 feet north of the intersection with Big Branch Road, in the Shingle Springs area.

**Project Location**

**(El Dorado County)**

**Project Description:** A Tentative Subdivision Map to subdivide a 30.84-acre undeveloped parcel into six (6) parcels ranging in size from 5.0 to 5.8 acres: Lot 1 (5.00 acres), Lot 2 (5.00 acres), Lot 3 (5.00 acres), Lot 4 (5.00 acres), Lot 5 (5.83 acres), and Lot 6 (5.00 acres). Access to the parcels would be from a new private road and encroachment at South Shingle Road, approximately 300 feet north of Big Branch Road; the new private road would terminate in a cul-de-sac. Each parcel would have its own private driveway that would provide access from the new private road. No access to or encroachment at Big Branch Road is proposed as part of this project. The proposed new access road would be 20 feet wide with either asphalt or chip seal surface with 1-foot unpaved shoulders on each side (Exhibit F). Each parcel would have its own septic system and private well. Electric service would be provided by connecting to Pacific Gas and Electric (PG&E).

This is to advise that the Planning Commission has approved the above described project on 07/27/2023  
 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.  An 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.

**FILED**  
**JUL 28 2023**  
By JANELLE K. HORNE, Recorder/Clerk

**Fish and Game Fees/Recording Fees**

- Mitigated Negative Declaration prepared; \$2,764.00 Fish and Game fee required for Notice of Determination
- EIR filed; \$3,168.00 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.

    7/27/23    Dep. Dir. of Planning  
Signature (Public Agency) [robert.peters@edcgov.us](mailto:robert.peters@edcgov.us)    Date    Title

EL DORADO CO. RECORDER-CLERK

DATE POSTED: 7/28/23

DATE REMOVED: 8/29/23

DATE RETURNED: 8/29/23