

Notice of Determination

To: Office of Land Use and Climate Innovation
P.O. Box 3044
Sacramento, CA 95812-3044

County Clerk
County of Placer
2952 Richardson Avenue
Auburn CA 95603

From: County of Placer
Community Development Resource Agency
3091 County Center Drive, Suite 190
Auburn, CA 95603
Meghan Schwartz, Senior CDRA Technician
(530) 745-3132

Date received for filing at Placer County:

Subject: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code

State Clearinghouse Number:
2017052042

Project #:
PLN23-00439

Project Title:
Mill Creek Subdivision

APN(s):
474-130-007, -009, -010, -017, -018, -022, -024

Project Location:

The project address is 9700 N. Antelope Road and it is located on multiple parcels abutting the Sacramento County line south of PFE Road, Between Cook-Riolo Road and Antelope Road in the unincorporated Roseville area, Placer County

Project Applicant/Owner:

Cook Development Consulting Services, LLC / MC1 LLC & GB3ONE3 LLC; S. Valencia et al.; Bruce L, Scott, and Robert J. Pruettt, Jr./Pruett Res. Trust

Project Description:

The project consists of a 322-lot single family residential subdivision with four private parks including a paseo (trail) on approximately 65 acres. The property is currently zoned RS-AG-B-20 and INP-Dc.

Entitlement(s):

Community Plan Amendment, Rezone, Vesting Large Lot Tentative Subdivision Map, Vesting Phased Small Lot Tentative Subdivision Map, and Variance

This is to advise that Placer County (Lead Agency or Responsible Agency) has approved the above-described project on October 7, 2025, by the Board of Supervisors and has made the following determination regarding the 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 Mitigated 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 the project.
4. A mitigation reporting or monitoring plan [was was not] adopted for this project.
5. A Statement of Overriding Considerations [was was not] adopted for this project.
6. Findings [were were not] made pursuant to the provisions of CEQA.
7. California State Department of Fish and Wildlife Fees (SB 1535)
 The project has been found to be exempt and not subject to the provisions of SB 1535.
 \$50 for County processing fees (attach No Effect Determination Form)
 The project is not exempt and is, therefore, subject to the following fees:
 \$4,173.50 (\$4,123.50 Fish and Wildlife plus \$50 County recording fee) for review of an EIR
 \$50 for County recording fees for a project previously approved and paid (attach DFW receipt)

This is to certify that the Environmental Impact Report is available to the general public online at <https://ca-placercounty.civicplus.com/9684/Mill-Creek-Single-Family-Residential-Pro>

Signature 

Date 10/8/25

Environmental Coordination Services, Placer County