

Notice of Determination

To: Office of Planning and Research
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:

1999062020

Project #:

PLN23-00350

Project Title:

Placer Vineyards Property 1B

APN(s):

023-200-006-000

Project Location:

5600 Straight Road, Roseville, Placer County

Project Applicant/Owner:

Brad Durga

Project Description:

The project includes the following elements: 1) Adoption of a resolution amending the Placer Vineyards Specific Plan (PVSP) to (a) add a new street section allowing attached sidewalks and parking on both sides of the street for Medium Density Residential (MDR) and High Density Residential (HDR) land uses, (b) change the land use designation for 0.79 acres from MDR to HDR to create a new HDR lot (Lot 7) for 16 affordable housing units, increasing the residential unit count from 253 to 258, (c) add development standards to support auto-court residential products, and (d) make other related updates and clarifications; 2) Adoption of an ordinance to amend Placer County Code Chapter 17 (Zoning Ordinance), Article 17.54, Section 17.54.020(C)(2) to allow a combined height of 12 feet for retaining wall and fence combinations; 3) Adoption of an ordinance approving an amendment to the Second Amended and Restated Development Agreement between the County and Ponderosa Homes II, Inc. relative to PVSP Property 1B; 4) Approval of the PVSP Property 1B Development Phasing Plan, which identifies infrastructure necessary to support development within PVSP Property 1B; 5) Approval of the PVSP Property 1B Large Lot Vesting Tentative Subdivision Map, which will create seven large lots; and 6) Approval of the PVSP Property 1B Small Lot Vesting Tentative Subdivision Map, which will create 274 lots, consisting of 242 MDR lots (33.3 acres), one HDR lot (0.79 acres), two open space lots (21.2 acres), one public/quasi-public lot (0.73 acres), and 12 landscape lots (1.8 acres).

Entitlement(s):

Specific Plan Amendment, Zoning Text Amendment, Development Agreement Amendment, Development Phasing Plan, Large Lot Vesting Tentative Subdivision Map, and Small Lot Tentative Subdivision Map

This is to advise that Placer County (Lead Agency or Responsible Agency) has approved the above-described project on July 22, 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:

\$3,018.75 (\$2,968.75 Fish and Wildlife plus \$50 County recording fee) for review of a Mitigated Negative Declaration

\$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 [Environmental Impact Report | Placer County, CA](#)



Signature _____ Date 7/22/25

Environmental Coordination Services, Placer County



STATE OF CALIFORNIA - THE RESOURCES AGENCY
 DEPARTMENT OF FISH AND GAME
 ENVIRONMENTAL FILING FEE CASH RECEIPT

314504

Lead Agency: PLACER COUNTY COMMUNITY DEV./RESOURCE AGENCY Date: 7-16-2007
 County/State Agency of Filing: PLACER COUNTY CLERK Document No.: 2978
 Project Title: PLACER VINEYARDS SPECIFIC PLAN PEIR T20040651
 Project Applicant Name: PLACER VINEYARDS PROPERTY OWNERS GROUP
 Project Applicant Address: PO Box 180
 City NEWCASTLE State CA Zip Code 95658 Phone Number: (530)885-6789

Project Applicant (check appropriate box):

- Local Public Agency School District Other Special District State Agency Private Entity

Check Applicable Fees:

<input checked="" type="checkbox"/> Environmental Impact Report	\$2500.00	\$ <u>2500.00</u>
<input type="checkbox"/> Negative Declaration	\$1800.00	\$ _____
<input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only)	\$850.00	\$ _____
<input type="checkbox"/> Projects Subject to Certified Regulatory Programs	\$850.00	\$ _____
<input checked="" type="checkbox"/> County Administrative Fee	<u>30.00</u> \$50.00	\$ <u>30.00</u>
<input type="checkbox"/> Project that is exempt from fees		
<input type="checkbox"/> Notice of Exemption		
<input type="checkbox"/> DFG No Effect Determination (Form Attached)		

TOTAL RECEIVED \$ 2530.00

Signature and title of person receiving payment:

W.L. Hedman, Deputy Clerk

WHITE-PROJECT APPLICANT

YELLOW-DFG/ASB

PINK-LEAD AGENCY

GOLDENROD-COUNTY CLERK

DFG 753.5a (Rev. 1/07)

REC'D # 0001677944
 July 16, 2007 13:15:06

PLACER County Recorder
 JIM MCCOULEY

Check Number 1886 dlh
 READ BY
 Fish & Game EIR \$2,530.00
 Total fee \$2,530.00
 Amount tendered... \$2,530.00
 Change \$0.00
 dlh/DD/1/0