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:
1999062020

Project #:
PLN25-00085

Project Title:
Placer Vineyards Specific Plan Property 1A

APN(s):
023-420-007-000

Project Location:
399.7 acres south of Baseline Road, east of Placer Creek Drive and west of Walerga Road, Placer County

Project Applicant/Owner:
Sean MacDiarmid, Lennar Homes, LLC

Project Description:
Development Agreement Amendment for Placer Vineyards Property 1A to amend Section 2.6.1 and 2.6.5 pertaining to the timing of development and affordable housing commitments and credits along with a modification of the Small Lot Tentative Map Condition of Approval 221.

Entitlement(s):
Development Agreement Amendment and Small Lot Vesting Tentative Map Modification

This is to advise that Placer County (☒ Lead Agency or ☐ Responsible Agency) has approved the above-described project on January 6, 2026, 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 Environmental Impact Report | Placer County, CA.

Signature Meghan Schwartz Date 1/6/26

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 T2004/0651

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:

☒	Environmental Impact Report	$2500.00	$ 2500.00
☐	Negative Declaration	$1000.00	$
☐	Application Fee Water Diversion (State Water Resources Control Board Only)	$850.00	$
☐	Projects Subject to Certified Regulatory Programs	$850.00	$
☒	County Administrative Fee	30.00 $50.00	$ 30.00
☐	Project that is exempt from fees		
☐	Notice of Exemption		
☐	DFG No Effect Determination (Form Attached)		

TOTAL RECEIVED $ 2530.00

Signature and title of person receiving payment: D L Hedman, Deputy Clerk

WHITE-PROJECT APPLICANT YELLOW-DFG/ASB PINK-LEAD AGENCY GOLDENROD-COUNTY CLERK

DFG 753.5a (Rev. 1/07)

RCPT # 0001677944
July 16, 2007 — 13:15:06

PLACER County Recorder
JIM MCCAULEY

Check Number 1656 On
Paid By
Fish & Game CHK $2,530.00

Total Fee $2,530.00
Amount Tendered... $2,530.00

Change $0.00
Clk:EB/JC