

Notice of Determination

To:
Office of Land Use and Climate
Innovation
[CEQA Submit](#)

From:
Department of Fish and Wildlife
North Central Region
1701 Nimbus Road, Suite A
Rancho Cordova, CA 95670
Patrick Moeszinger
(916) 358-2900



Lead Agency:
City of Lincoln
Rommel "Mel" Pabalinas
600 6th Street
Lincoln, CA 95648
(916) 434-2483
rommel.pabalinas@lincolnca.gov

SUBJECT: Filing of Notice of Determination pursuant to Public Resources Code section 21108

State Clearinghouse Number: 2010102018

Project Title: Leavell Ranch (Streambed Alteration Agreement EPIMS Notification No. PLA-61939-R2)

Project Location: The project is located at multiple unnamed tributaries to Ingram Slough, in the County of Placer, State of California. The project site is located south of State Route 193 within the Village 1 Specific Plan area of the City of Lincoln, approximately centered at Latitude 38.876060, Longitude -121.253800 (WGS 84 datum, decimal degrees).

Project Description: The California Department of Fish and Wildlife (CDFW) has executed Streambed Alteration Agreement EPIMS Notification Number PLA-61939-R2, pursuant to section 1602 of the Fish and Game Code to the project Applicant, John Mourier Construction, Inc.

Leavell Ranch is a master-planned residential community located within the Village 1 Specific Plan area. Encompassing approximately 240.88 acres, the community will deliver 1,050 single-family residential units across 180.38 acres of residential development, 8.98 acres of parks, 48.28 acres of open space, 2.25 acres of landscaped corridors, and 0.99 acres of right-of-way infrastructure. The project includes covered by the Agreement include the construction of four (4) culvert stream crossings and the mass grading and fill of stream and tributary wetland features.

This is to advise that CDFW, acting as a Responsible Agency, executed the above Streambed Alteration Agreement on the date signed below and has made the following determinations regarding the project pursuant to California Code of Regulations section 15096, subdivision (i):

1. The project will not have a significant effect on the environment. This determination is limited to effects within CDFW's permitting jurisdiction as a Responsible Agency.
2. CDFW considered the environmental impact report prepared by the Lead Agency for this project pursuant to California Code of Regulations section 15096, subdivision (f).
3. Mitigation measures were made a condition of CDFW's approval of the project.

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4. A mitigation reporting or monitoring plan was not adopted by CDFW for this project.
5. A statement of overriding considerations was not adopted by CDFW for this project.
6. Findings were made by CDFW pursuant to California Code of Regulations section 15091.

The final environmental impact report prepared for the project is available to the general public at the office location listed above for the Lead Agency. CDFW's record of execution of the above Streambed Alteration Agreement as Responsible Agency is available at CDFW's regional office.

DocuSigned by:
Billie Wilson for
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Signature: _____
Tanya Sheya, Environmental Program Manager

Date: 3/27/2026