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:
2020019090

Project #:
PLN22- 00412

Project Title:
Twin Rocks Estate Winery

APN(s):
035-050-073-000

Project Location:
635 Cavitt Stallman Road, Granite Bay, Placer County

Project Applicant/Owner:
Angela Sehr

Project Description:
Conditional Use Permit (CUP) to allow an Accessory Use – Restaurant, including the conversion of an existing 438-square-foot storage room into a commercial kitchen, and Zoning Clearance to conduct up to 208 agricultural promotional events and 12 special events annually, in accordance with Placer County Code (PCC) Section 17.56.330(D)(4).

Entitlement(s):
Conditional Use Permit and Zoning Clearance

This is to advise that Placer County (☒ Lead Agency or ☐ Responsible Agency) has approved the above-described project on October 30, 2025 by the Planning Commission 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 Mitigated Negative Declaration is available to the General Public online at https://www.placer.ca.gov/DocumentCenter/View/98534/4A

Signature Meghan Schwartz Date 10/30/25

Environmental Coordination Services, Placer County

State of California -- Department of Fish and Wildlife
2020 ENVIRONMENTAL FILING FEE CASH RECEIPT
DFW 753.5a (Rev. 02/19)

RECEIPT# 31-200199

STATE CLEARING HOUSE# (if applicable) 2020019090

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY	DATE
PLACER COUNTY COMMUNITY DEVEL RESOURCE AGENCY	09/02/2020

COUNTY/STATE AGENCY OF FILING
PLACER COUNTY CLERK AUBURN

PROJECT TITLE
SEHR WINERY

PROJECT APPLICANT NAME			PHONE NUMBER
PLACER COUNTY COMMUNITY DEVEL RESOURCE AGENCY			530-745-3132
PROJECT APPLICANT ADDRESS	CITY	STATE	ZIPCODE
3091 COUNTY CENTER DRIVE STE 190	AUBURN	CA	95603

PROJECT APPLICANT (Check appropriate box):
☒ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☐ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	$3,343.25	$
☒ Mitigated/Negative Declaration (MND) (ND)	$2,406.75	$ 2,406.75
☐ Application Fee Water Diversion (State Water Resources Control Board Only)	$850.00	$
☐ Projects Subject to Certified Regulatory Programs (CRP)	$1,136.50	$
☒ County Administrative Fee	$50.00	$ 50.00
☐ Project that is exempt from fees		
☐ Notice of Exemption (attach)		
☐ DFG No Effect Determination (attach)		
☐ Other _____		$

PAYMENT METHOD:
☐ Cash ☐ Credit ☐ Check ☒ Other: Journal TOTAL RECEIVED $2,456.75

SIGNATURE
X K. Shufelberger

TITLE
K. Shufelberger, DEPUTY

PROJECT APPLICANT COPY CDFW/ASB COPY LEAD AGENCY COPY COUNTY CLERK COPY FG 753.5a (Rev. 02/19)