

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:
Placer County – Community
Development Resource Agency
3091 County Center Drive, Suite 190
Meghan Schwartz
(530) 745-3132
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SUBJECT: Filing of Notice of Determination pursuant to Public Resources Code section 21108

State Clearinghouse Number: 2023010339

Project Title: The Ranch Phase 3 (Streambed Alteration Agreement EPIMS Notification No. PLA-58391-R2)

Project Location (include county): The project site includes multiple unnamed tributaries to Dry Creek, in the County of Placer, State of California. The 17.3-acre project site is located south of Vineyard Road and east of Cook Riolo Road and is approximately centered at Latitude 38.738947, Longitude -121.328842 (WGS 84 datum, decimal degrees).

Project Description: The California Department of Fish and Wildlife (CDFW) has executed Streambed Alteration Agreement EPIMS Notification Number PLA-58391-R2, pursuant to section 1602 of the Fish and Game Code to the project Applicant, WP Vineyard, LLC.

The project is a component of The Ranch subdivision, a multi-phase 232-acre planned community. The current project is associated with The Ranch Phase 3, which includes grading and construction of 61 residential lots, 1 landscape lot with multi-purpose path, and interior roadways to access the Phase 3 residential lots; a non-vehicular connection between the park site and The Ranch Phase 1 area; and storm water infrastructure.

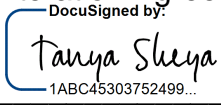
This is to advise that CDFW, acting as a Responsible Agency, executed the above Streambed Alteration Agreement on the date signed below and has made the following determinations regarding the project pursuant to California Code of Regulations section 15096, subdivision (i):

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.
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.

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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.

Signature:  _____

Date: 7/10/2025

Tanya Sheya, Environmental Program Manager