

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
mschwartz@placer.ca.gov

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

State Clearinghouse Number: 2023010339

Project Title: The Ranch Phases 4-6 (Streambed Alteration Agreement EPIMS Notification No. PLA-66019-R2)

Project Location (include county): The project site includes multiple unnamed tributaries to Dry Creek, in the County of Placer, State of California. The 69.7-acre project site is located south of Vineyard Road and east of Cook Riolo Road and is approximately centered at Latitude 38.740225, Longitude -121.326552 (WGS 84 datum, decimal degrees).

Project Description: The California Department of Fish and Wildlife (CDFW) has executed Streambed Alteration Agreement EPIMS Notification Number PLA-66019-R2, pursuant to section 1602 of the Fish and Game Code to the project Applicant, The New Home Company Northern California LLC, a Delaware limited liability company, DBA Risewell Homes.

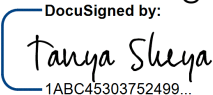
The project is a component of The Ranch subdivision, a multi-phase 232-acre planned community. The current project is associated with The Ranch Phases 4-6, which includes grading of residential lots and a school drop-off/pick-up area adjacent to the Creekview Ranch School; installation of backbone infrastructure; construction of park improvements and establishment of landscape lots; grading and construction of interior roadways and an emergency vehicle access route; construction of multi-purpose paths and associated amenities including a pedestrian bridge; installation of a temporary crossing of an intermittent tributary to Dry Creek and construction of a double plate arch culvert for a separate crossing of the tributary; and construction of a storm water basin.

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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.
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:  _____
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Date: 10/5/2026

Tanya Sheya, Environmental Program Manager