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:
2023010339

Project #:
PLN22-00359

Project Title:
The Ranch Subdivision CFD Formation Agreement

APN(s):
474-080-004-000; -005; -006; -007; -019; -020

Project Location:
South of Vineyard Road, East of Cook Riolo Road, Placer County

Project Applicant/Owner:
MRP HNHB, LLC/The New Home Company Northern California, LLC

Project Description:
Authorize a CFD Formation Agreement concerning the timing of formation of a CFD associated with an already-approved subdivision.

Entitlement(s):
CFD Formation Agreement

This is to advise that Placer County (☒ Lead Agency or ☐ Responsible Agency) has approved the above-described project on October 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:
      ☐ $4,277.50 ($4,227.50 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 at https://www.placer.ca.gov/10616/_2026#docaccess-cd83e27ae7f4e3af9288ea24a9b64ef4 .

Signature Meghan Schwartz Date 10/8/26
Environmental Coordination Services, Placer County

PLACER COUNTY CLERK
2024 ENVIRONMENTAL FILING FEE
CASH RECEIPT

RECEIPT NUMBER
31-240233

STATE CLEARING HOUSE NUMBER (*If applicable*)
2023010339

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
PLACER COUNTY COMMUNITY DEVEL RESOURCE AGENCY		12/19/2024
COUNTY/STATE AGENCY OF FILING PLACER COUNTY CLERK		DOCUMENT NUMBER 240233

PROJECT TITLE
THE RANCH SUBDIVISION

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
PLACER COUNTY COMMUNITY DEVEL RESOURCE AGENCY		530-745-3132

PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
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)	$4,051.25	$ 4,051.25
☐ Mitigated/Negative Declaration (MND) (ND)	$2,916.75	$
☐ Certified Regulatory Program (CRP) document – payment due directly to CDFW	$1,377.25	$

☐ Exempt from fee
☐ Notice of Exemption (attach)
☐ CDFW No Effect Determination (attach)
☐ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board Only)	$850.00	$
☒ County documentary handling fee		$ 50.00
☐ Other _____		$

PAYMENT METHOD: TOTAL RECEIVED $4,101.25
☐ Cash ☐ Credit ☐ Check ☒ Other: Journal

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
X	A. Swanson, DEPUTY

RECEIVED
DEC 31 2024
PLACER COUNTY
HHS ADMIN SERVICES