

Notice of Determination

To: Office of Planning and Research
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 #:
PLN25-00123

Project Title:
The Ranch

APN(s):
0474-080-004-000; -005; -006; -007; -019; -020

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

Project Applicant/Owner:
Kris Steward, Plan Steward, on behalf of WP Vineyard, LLC

Project Description:
Modification to the Conditions of Approval for the Large Lot Vesting Tentative Subdivision Map and Vesting Phased Small Lot Tentative Subdivision Map

Entitlement(s):
Modifications to the Conditions of Approval

This is to advise that Placer County (Lead Agency or Responsible Agency) has approved the above-described project on June 5, 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:
 \$4,173.50 (\$4,123.50 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 online at <https://www.placer.ca.gov/DocumentCenter/View/93655/1A>

Signature  Date 6/5/25
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 PLACER COUNTY COMMUNITY DEVEL RESOURCE AGENCY	LEAD AGENCY EMAIL	DATE 12/19/2024
COUNTY/STATE AGENCY OF FILING PLACER COUNTY CLERK	DOCUMENT NUMBER 240233	

PROJECT TITLE THE RANCH SUBDIVISION			
PROJECT APPLICANT NAME PLACER COUNTY COMMUNITY DEVEL RESOURCE AGENCY		PROJECT APPLICANT EMAIL	PHONE NUMBER 530-745-3132
PROJECT APPLICANT ADDRESS 3091 COUNTY CENTER DRIVE STE 190	CITY AUBURN	STATE CA	ZIP CODE 95603
PROJECT APPLICANT (Check appropriate box): <input checked="" type="checkbox"/> Local Public Agency <input type="checkbox"/> School District <input type="checkbox"/> Other Special District <input type="checkbox"/> State Agency <input type="checkbox"/> Private Entity			

CHECK APPLICABLE FEES:

<input checked="" type="checkbox"/> Environmental Impact Report (EIR)	\$4,051.25	\$ <u>4,051.25</u>
<input type="checkbox"/> Mitigated/Negative Declaration (MND) (ND)	\$2,916.75	\$ _____
<input type="checkbox"/> Certified Regulatory Program (CRP) document – payment due directly to CDFW	\$1,377.25	\$ _____
<input type="checkbox"/> Exempt from fee		
<input type="checkbox"/> Notice of Exemption (attach)		
<input type="checkbox"/> CDFW No Effect Determination (attach)		
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)		

<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board Only)	\$850.00	\$ _____
<input checked="" type="checkbox"/> County documentary handling fee		\$ <u>50.00</u>
<input type="checkbox"/> Other _____		\$ _____
PAYMENT METHOD:	TOTAL RECEIVED	\$4,101.25
<input type="checkbox"/> Cash <input type="checkbox"/> Credit <input type="checkbox"/> Check <input checked="" type="checkbox"/> Other: <u>Journal</u>		

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE A. Swanson, DEPUTY
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RECEIVED
DEC 31 2024
PLACER COUNTY
HHS ADMIN SERVICES