

## Notice of Determination

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**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 Phase 1 (Streambed Alteration Agreement EPIMS Notification No. PLA-57611-R2)

**Project Location (include county):** The project site includes multiple unnamed tributaries to Dry Creek, in the County of Placer, State of California. The 52.9-acre project site is bounded by Vineyard Road to the north and is approximately centered at Latitude 38.742218, Longitude - 121.325268 (WGS 84 datum, decimal degrees).

**Project Description:** The California Department of Fish and Wildlife (CDFW) has executed Streambed Alteration Agreement EPIMS Notification Number PLA-57611-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 1, which includes grading and construction of residential lots, landscape lots, roadways, and trails/parks; installation of the eastern portion of the Vineyard Road water line; construction of an off-site sewer lift station; construction of an access road through Phase 5; and construction of two (2) storm water basins adjacent to the park site.

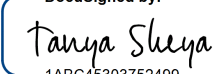
This is to advise that CDFW, acting as a Responsible Agency, executed the above Streambed Alteration Agreement on the date signed below and has made the following determinations regarding the project pursuant to California Code of Regulations section 15096, subdivision (i):

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.

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- 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.

DocuSigned by:  
  
Signature: \_\_\_\_\_  
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Date: 7/10/2025

Tanya Sheya, Environmental Program Manager