

## 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) 358-2850



**Lead Agency:**  
County of Placer  
Community Development Resource  
Agency  
3091 County Center Drive, Suite 190  
Auburn, CA 95603  
Shirlee Herrington  
(530) 745-3132  
sherring@placer.ca.gov

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

**State Clearinghouse Number:** 2016112012

**Project Title:** Placer One 1C Villages 17-19 (Streambed Alteration Agreement EPIMS Notification No. PLA-57297-R2)

**Project Location (include county):** The project is located at unnamed tributaries to Pleasant Grove Creek, in the County of Placer, State of California; approximately centered at Latitude 38.820648, Longitude -121.318838 (WGS 84 datum, decimal degrees). The project site is located immediately north of W. Sunset Boulevard and east of N. Foothills Boulevard.

**Project Description:** The California Department of Fish and Wildlife (CDFW) has executed Lake and Streambed Alteration Agreement EPIMS Notification Number PLA-57297-R2, pursuant to section 1602 of the Fish and Game Code to the project Applicant, Mourier Investments, LLC.

The project is limited to mass grading of the 50.6-acre project site to prepare for construction of a residential subdivision and associated infrastructure. The project will result in permanent impacts to 0.03 acres of seasonal wetland, 0.39 acres of seasonal wetland swale, and 0.04 acres of vernal pool.

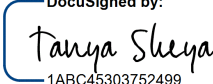
This is to advise that CDFW, acting as a Responsible Agency, executed the above Streambed Alteration Agreement on the date signed below and has made the following determinations regarding the project pursuant to California Code of Regulations section 15096, subdivision (i):

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 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: 8/5/2025

Tanya Sheya, Environmental Program Manager