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:
2016112012
Project Title:
Alchemy Surf Resort

Project #:
PLN25-00227
APN(s):
017-500-039-000, 017-500-040-000, 017-500-041-000, 017-500-042-000, 017-500-043-000, 017-500-044-000, and 017-500-045-000

Project Location:
North of Placer One Boulevard, east of Foothills Boulevard North and south of the planned Placer Parkway in the northeast corner of the Placer Ranch Specific Plan, Placer County

Project Applicant/Owner:
JEN CA PLACER RANCH LLC

Project Description:
An experience-based surf resort project including a five-acre lagoon, beaches, 28,390 sf Surf Center, a 64,000 sf, 100-room hotel, twenty-two 390 sf bungalows, outdoor recreational uses including standing wave pool, spas and cold plunges, outdoor skate park, a 10,910-sf Action Sports Hub, two 5,000 sf offshore side hubs, bar and restaurants, landscaping, and parking.

Entitlement(s):
Small Lot Tentative Subdivision Map, Conditional Use Permit, Design Review Agreement and Variance

This is to advise that Placer County (☒ Lead Agency or ☐ Responsible Agency) has approved the above-described project on September 24, 2026, 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:
      ☐ $4,277.50 ($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/DocumentCenter/View/117356/04A

Signature Meghan Schwartz Date 9/24/26
Environmental Coordination Services, Placer County

#19.340

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

FILED

DEC 11 2019

Ryan Ronco
COUNTY CLERK OF PLACER COUNTY
BY: C. Wheeler
DEPUTY

From: County of Placer
Community Development Resource Agency
3091 County Center Drive, Suite 190
Auburn, CA 95603
Shirlee Herrington, Senior CDRA Technician
(530) 745-3132

Date received for filing at Placer County:

POSTED DEC 11 2019
Through
RYAN RONCO, COUNTY CLERK
By C. Wheeler
Deputy Clerk

Subject: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code

State Clearinghouse Number:
2016112012

Project #:
PLN16-00341 / PLN15-00283

Project Title:
Sunset Area Plan and Placer Ranch Specific Plan

APN(s):
017-063-042-000, 017-063-043-000, 017-020-018-000, 017-020-019-000, 017-063-040-000, 017-063-039-000, 017-063-012-000, 017-063-045-000, 017-063-046-000

Project Location:
Between the cities of Rocklin to the east, Roseville to the south, and Lincoln to the north, and unincorporated Placer County to the west, Placer County

Project Applicant/Owner:
Placer County Community Development Resource Agency

Project Description:
The Sunset Area Plan (SAP) is a County-initiated update to its existing Sunset Industrial Area Plan and includes a policy and zoning document intended to guide future development in the Sunset Area over the next 20 years. The SAP work program also incorporates the proposed Placer Ranch Specific Plan (PRSP). The PRSP includes a proposal to establish specific land uses and development standards that would facilitate the development of 8,440,513 square feet of university, employment, and commercial uses, as well as 377.5 acres of parks, open space, and paseos. The PRSP would also include approximately 801.4 acres of housing that would consist of 2,210 dwelling units of Low Density Residential, 1,050 dwelling units Low Density Residential Age-Restricted, 872 dwelling units of Medium Density Residential, and 1,504 dwelling units of High Density Residential.

Entitlement(s):
General Plan Amendment, Sunset Area Plan, Placer Ranch Specific Plan, Rezone, Development Agreement, Large Lot Vesting Tentative Subdivision Map

This is to advise that Placer County (☒ Lead Agency or ☐ Responsible Agency) has approved the above-described project on December 10, 2019 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:

☒ $3,321.00 ($3,271.00 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 the front counter of the Community Development Resource Center, 3091 County Center Drive, Auburn, CA 95603.

Signature Sherlee Herring Date 12/11/19

Environmental Coordination Services, Placer County

Governor's Office of Planning & Research

DEC 12 2019

STATE CLEARINGHOUSE

State of California -- Department of Fish and Wildlife
2019 ENVIRONMENTAL FILING FEE CASH RECEIPT
DFW 753.5a (Rev. 02/19)

RECEIPT# 31-190340

STATE CLEARING HOUSE# (if applicable) 2016112012

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY	DATE
PLACER COUNTY COMMUNITY DEVEL RESOURCE AGENCY	12/11/2019

COUNTY/STATE AGENCY OF FILING
PLACER COUNTY CLERK AUBURN

PROJECT TITLE
SUNSET AREA PLAN AND PLACER REANCH SPECIFIC PLAN

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

PROJECT APPLICANT ADDRESS	CITY	STATE	ZIPCODE
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)**	**$3,271.00**	**$ 3,271.00**
☐ **Mitigated/Negative Declaration (MND) (ND)**	**$2,354.75**	**$**
☐ **Application Fee Water Diversion** (State Water Resources Control Board Only)	**$850.00**	**$**
☐ **Projects Subject to Certified Regulatory Programs (CRP)**	**$1,112.00**	**$**
☒ **County Administrative Fee**	**$50.00**	**$ 50.00**
☐ **Project that is exempt from fees**		
☐ **Notice of Exemption (attach)**		
☐ **DFG No Effect Determination (attach)**		
☐ **Other** _____		**$**

PAYMENT METHOD:
☐ **Cash** ☐ **Credit** ☐ **Check** ☒ **Other:** Journal **TOTAL RECEIVED** **$3,321.00**

SIGNATURE
X C. Wheeler

TITLE
C. Wheeler, DEPUTY

PROJECT APPLICANT COPY CDFW/ASB COPY LEAD AGENCY COPY COUNTY CLERK COPY FG 753.5a (Rev. 01/18)