

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:
1998082073

Project #:
PLN23-00425
APN(s):
Various

Project Title:

Bickford Ranch Specific Plan - Phase 1 - Small Lot Vesting Tentative Map Modification, Fourth Amendment to The Corrected Amended And Restated Development Agreement – (PLN23-00425)

Project Location:

The Bickford Ranch Specific Plan project is located between the City of Lincoln and the unincorporated Placer County communities of Penryn and Newcastle. The western boundary of the project site is defined by Sierra College Boulevard from State Route 193 on the north side to English Colony Road on the south. 1 Bickford Ranch Specific Plan - Phase 1, Placer County

Project Applicant/Owner:

Westland Capital Partners, LP

Project Description:

Two changes to the DA are proposed with this fourth amendment. The first proposed change will increase the affordable housing fee in future phases of the development to increase the amount of funding available to assist in the financing and construction of affordable units. The second proposed change will align the delivery mechanism for a fire station to serve the development consistent with direction received from the Board on June 11, 2024, and carried out on September 24, 2024, with Board approval of Placer County Fire Department Fire Facilities Impact Fee Study Update and Capital Improvement

Program Entitlement(s):

Fourth Amendment to the Corrected Amended and Restated Development Agreement

This is to advise that Placer County (Lead Agency or Responsible Agency) has approved the above-described project on January 30, 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 Amendment to the Corrected Amended and Restated Development Agreement is available to the general public online at <https://www.placer.ca.gov/DocumentCenter/View/85477/02A>



Signature _____

Date 1/30/25

Environmental Coordination Services, Placer County



STATE OF CALIFORNIA - THE RESOURCES AGENCY
 DEPARTMENT OF FISH AND GAME
ENVIRONMENTAL FILING FEE CASH RECEIPT

DFG 53.5a (8-03)

253086

Lead Agency: Placer County Planning Dept Date: 10/25/04
 County / State Agency of Filing: Placer County Clerk Document No.: 2266
 Project Title: Bickhard Ranch Specific Plan
 Project Applicant Name: Kristina K. Steward Phone Number: 916-200-3000
 Project Applicant Address: 1600 54th St. Sacramento, Ca. 95819

Project Applicant (check appropriate box): Local Public Agency School District Other Special District
 State Agency Private Entity

CHECK APPLICABLE FEES:

- () Environmental Impact Report \$850.00 \$ _____
- () Negative Declaration \$1,250.00 \$ _____
- () Application Fee Water Diversion (State Water Resources Control Board Only) \$850.00 \$ _____
- () Projects Subject to Certified Regulatory Programs \$850.00 \$ _____
- (x) County Administrative Fee \$25.00 \$ 20
- () Project that is exempt from fees ~~70.00~~

TOTAL RECEIVED \$ 30.00

Signature and title of person receiving payment: SK Stone, clerk

WHITE-PROJECT APPLICANT YELLOW-DFG/FASB PINK-LEAD AGENCY GOLDENROD-STATE AGENCY OF FILING



STATE OF CALIFORNIA RESOURCES AGENCY
DEPARTMENT OF FISH AND GAME
ENVIRONMENTAL FILING FEE CASH RECEIPT

Lead Agency: Placer Co Planning Dept

County/State Agency of Filing: Placer Co Planning Dept

Project Title: Big Horn Ranch Date: 12-18-2001

Project Applicant Name: Big Horn Ranch Document No: 1558

Project Applicant Address: 2000 Old McArthur Way

Project Applicant (check appropriate box):
Local Public Agency State Agency School District Private Entity Other Special District

Phone Number: 894-7470

- CHECK APPLICABLE FEES:**
- Environmental Impact Report \$850.00
 - Negative Declaration \$1,250.00
 - Application Fee - Water Division (State Water Resources Control Board Only) \$850.00
 - County Administrative Fee \$26.00
 - Project that is exempt from fees

Signature and title of person receiving payment: Northridge, David

FIRST COPY PROJECT APPLICANT: _____

SECOND COPY: DEQ/FASB: _____

THIRD COPY: LEAD AGENCY: _____

FOURTH COPY: COUNTY/STATE AGENCY OF CHOICE: _____

104458

TOTAL RECEIVED \$ 880.00

View Event: Journal: JE100-0076867 on
 01/30/2025 for \$50.00 by Lacey Horton
 (51238186)

For JE100-0076867 - CO100 County of Placer - 01/30/2025 - Transfer NOD Fee from Planning to Clerk Recorder
Overall Process Journal: JE100-0076867 on 01/30/2025 for \$50.00 by Lacey Horton (51238186)
Overall Status In Progress
Due Date 02/01/2025
Calendars In Use Consecutive Days (No Calendars Selected)

Details

Journal Entry View

Journal JE100-0076867 - CO100 County of Placer - 01/30/2025 - Transfer NOD Fee from Planning to Clerk Recorder
Journal Number JE100-0076867
Status Reserved
Event in Progress Accounting Journal
Budget Check Status Not Required

Journal Entry Information

Originated by Lacey Horton (51238186)
Accounting Date 01/30/2025
Currency USD
Period Jan-FY2025 Actuals (CO100 County of Placer)
Ledger CO100 County of Placer : Actuals
Journal Source Manual Journal
Balancing Fund FD10000 General Fund
Book Code

Journal Entry Details

Memo Transfer NOD Fee from Planning to Clerk Recorder
External Reference ID CS115028
Adjustment Journal No
Create Reversal No
Balanced Yes
Total As-Entered Ledger Debits 50.00
Total As-Entered Ledger Credits 50.00

As Entered

Journal Entry Lines

Company	Ledger Account	Debit Amount	Credit Amount	Memo	External Reference ID	Project	Grant	Activity Based Costing	Program	Cost Center	*Fund	Spend Category	Revenue Category	Additional Worktags	Interworktag Affiliate	Budget Date	Exceptions
CO100 County of Placer	20380:Deposits From Others - Sub Support	50.00		Transfer NOD Fee from Planning to Clerk Recorder	CS115028	PJP23425 MAJ525 Bickford Ranch Development Agreement Amendment			PG060023 PLN - Current Planning Services	CC06003 Planning Services	FD10000 General Fund	SC1714 Deposits From Others-Sub Support (GL20380)		Function: FN207 Other Protection Location: LC00195 Auburn Mandate Status: Mandated		01/30/2025	
CO100 County of Placer	46180:Recording Fees		50.00	NOD fees for Planning Project PLN23-00425					PG070001 Clerk Services	CC07001 Clerk-Recorder-Elections	FD10000 General Fund		RC2100 Clerk Fees (GL46180)	Function: FN207 Other Protection Mandate Status: Non-Mandated		01/30/2025	

Journal Lines

Company	Ledger Account	Debit Amount	Credit Amount	Memo	External Reference ID	Budget Date	Project	Grant	Activity Based Costing	Program	Cost Center	*Fund	Spend Category	Revenue Category	Additional Worktags	Interworktag Affiliates	Exceptions	Line Number
CO100 County of Placer	20380:Deposits From Others - Sub Support	50.00	0.00	Transfer NOD Fee from Planning to Clerk Recorder	CS115028	01/30/2025	PJP23425 MAJ525 Bickford Ranch Development Agreement Amendment			PG060023 PLN - Current Planning Services	CC06003 Planning Services	FD10000 General Fund	SC1714 Deposits From Others-Sub Support (GL20380)		Function: FN207 Other Protection Location: LC00195 Auburn Mandate Status: Mandated			
CO100 County of Placer	10010:Cash in Treasury - Unrestricted	50.00	0.00									FD10000 General Fund			Bank Account: Claim on Cash	Fund Affiliate: FD10000 General Fund		
CO100 County of Placer	46180:Recording Fees	0.00	50.00	NOD fees for Planning Project PLN23-00425		01/30/2025				PG070001 Clerk Services	CC07001 Clerk-Recorder-Elections	FD10000 General Fund		RC2100 Clerk Fees (GL46180)	Function: FN207 Other Protection Mandate Status: Non-Mandated			
CO100 County of Placer	10010:Cash in Treasury - Unrestricted	0.00	50.00				PJP23425 MAJ525 Bickford Ranch Development Agreement Amendment					FD10000 General Fund			Bank Account: Claim on Cash	Fund Affiliate: FD10000 General Fund		

Status History

Status	Entered On	Workday Account
Created	01/30/2025 03:00:56.301 PM	lhorton / Lacey Horton
In Progress	01/30/2025 03:02:33.392 PM	lhorton / Lacey Horton

Trial Balance

02:54 PM

01/30/2025

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Organization CO100 County of Placer
Periods FY2025 : Jul - Jun
Ledger Actuals
Ledger Account/Summary 20380:Deposits From Others - Sub Support
Accounting Worktag PJP23425 MAJ525 Bickford Ranch Development Agreement Amendment
Book Modified Accrual (Common)
Company Currency USD
Translation Currency USD
Run 01/30/2025 02:54 PM

Consolidation Data

Ledger Account	Beginning Balance	Debit Amount	Credit Amount	Ending Balance
20380:Deposits From Others - Sub Support	(50.00)	0.00	0.00	(50.00)
Total	(50.00)	0.00	0.00	(50.00)



PLACER COUNTY
Community Development Resource Agency

Auburn Office: 3091 County Center Drive (530) 745-3000
Tahoe City Office: 775 North Lake Blvd (530) 581-6200

Receipt

Permit #: **PLN23-00425**
Receipt #: **23-0537443**

Payment Status: Paid
Payment Date: 11/22/2023
Payment Method: Check (EBC)
Check # or UID: 57909
Payment Received from: Bickford Improvement Company, LLC

PL-DAG	Development Agreement - Deposit	\$4,906.00
PL-EXV	Exemption Verification	\$31.00
PL-NOE	Notice of Exemption (Clerk Recorder)	\$50.00
TECH	CDRA Technology Surcharge Fee	\$174.55
Total Payment		\$5,161.55

View Cash Sale Line

02:57 PM

01/30/2025

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Cash Sale Line CASH_SALE_LINE-3-794364
Cash Sale CS115028 - 11/27/2023 - 6,630.36 - USD

Line Details

Sales Item
Revenue Category RC8380 Deposits From Others - Sub Support (GL20380)
Line Item Description 23-0537443
Quantity 0
Unit of Measure
Unit Price 0.00
Extended Amount 50.00
Analytical Amount 0.00

Additional Information

Bill-To Customer Cash Sale - 06 Community Development Resource Agency
Cash Sale Line Company CO100 County of Placer
Currency USD
Transaction Date 11/22/2023
From Date
To Date
Memo PLN23-00425 | PL-NOE | 340-020-001-000 | Bickford Improvement Company LLC |

Tax Applicability
Tax Code

Worktags

Grant
***Program** PG060023 PLN - Current Planning Services
***Cost Center** CC06003 Planning Services
***Fund** FD10000 General Fund
***Function** FN207 Other Protection
***Additional Worktags** Location: LC00195 Auburn
Mandate Status: Mandated
Project: PJP23425 MAJ525 Bickford Ranch Development Agreement Amendment

Origin Web Service