

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 #:
PLN25-00229

Project Title:
Crestview at Bickford Ranch

APN(s):
340-011-037-000

Project Location:
North Side of Bickford Ranch Road, approximately 3,150 feet east of Grand Ridge Drive, within Low Density Residential Village 08 of the Bickford Ranch Specific Plan.

Project Applicant/Owner:
Toll West Coast, LLC.

Project Description:
A Design Review Agreement for home and landscape design for a 103-lot residential village within the Bickford Ranch Specific Plan. The Project includes four home plans, each with three architectural styles.

Entitlement(s):
Design Review Agreement

This is to advise that Placer County (☒ Lead Agency or ☐ Responsible Agency) has approved the above-described project on September 18, 2025, by the Zoning Administrator 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/8215/Bickford-Ranch-Specific-Plan>.

Signature 
Environmental Coordination Services, Placer County

Date 09/22/25



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

DFG 53.5a (6-03)

253086

Lead Agency: Placer County Planning Dept Date: 10/25/04
County / State Agency of Filing: Placer County Clerk Document No.: 2266
Project Title: Bickford Ranch Specific Plan
Project Applicant Name: Kristina K. Steward Phone Number: 916-244-1111
Project Applicant Address: 1600 54th St. Sacramento, Ca. 95817

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 | \$ | <u>20</u> |
| () Project that is exempt from fees | <u>70.00</u> | | |

TOTAL RECEIVED \$ 70.00

Signature and title of person receiving payment: SK Dine, 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: Buckhorn Ranch

Project Applicant Name: 12 Stone Ranch

Project Applicant Address: 20000 Meadow Way

Project Applicant (check appropriate box): Local Public Agency

CHECK APPLICABLE FEES:

☒ Environmental Impact Report

☐ Negative Declaration

☐ Application Fee Water Division (State Water Resources Control Board Only)

☒ County Administrative Fee

☐ Project that is exempt from fees

State Agency ☐

School District ☐

Private Entity ☒

Other Special District ☐

Phone Number: 889-7470

Date: 12-18-2001

Document No: 1558

Signature and title of person receiving payment: Donna Ripley, Deputy

FIRST COPY PROJECT APPLICANT

SECOND COPY DFG/FASB

THIRD COPY LEAD AGENCY

FOURTH COPY COUNTY/STATE AGENCY OF CHOICE

104458

Trial Balance

08:11 AM

09/23/2025

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Organization CO100 County of Placer
Periods FY2026 : Jul - Jun
Ledger Actuals
Ledger Account/Summary 20380:Deposits From Others - Sub Support
Display Worktag Type Cost Center
Project
Accounting Worktag CC06003 Planning Services
CC06070 CDRA Tahoe Operations
PJP21220 Smith Minor Land Division
PJP25103 MAJ579 Warda Warehouse 4 Design Review
PJP25163 MAJ583 Placer Commerce Center - Buildings 1, 3, and 4 and On-Site Improvements
PJP25229 MAJ586 Crestview at Bickford Design Review
PJP25230 MAJ587 Hillside at Bickford Design Review
Book Modified Accrual (Common)
Company Currency USD
Translation Currency USD
Run 09/23/2025 08:09 AM

Consolidation Data

Ledger Account	Cost Center	Project	Beginning Balance	Debit Amount	Credit Amount	Ending Balance
20380:Deposits From Others - Sub Support	CC06003 Planning Services	PJP21220 Smith Minor Land Division	0.00	0.00	3,018.75	(3,018.75)
20380:Deposits From Others - Sub Support	CC06003 Planning Services	PJP25103 MAJ579 Warda Warehouse 4 Design Review	(50.00)	0.00	0.00	(50.00)
20380:Deposits From Others - Sub Support	CC06003 Planning Services	PJP25163 MAJ583 Placer Commerce Center - Buildings 1, 3, and 4 and On-Site Improvements	(50.00)	0.00	0.00	(50.00)
20380:Deposits From Others - Sub Support	CC06003 Planning Services	PJP25229 MAJ586 Crestview at Bickford Design Review	(50.00)	0.00	0.00	(50.00)
20380:Deposits From Others - Sub Support	CC06003 Planning Services	PJP25230 MAJ587 Hillside at Bickford Design Review	(50.00)	0.00	0.00	(50.00)
Total			(200.00)	0.00	3,018.75	(3,218.75)

View Cash Sale Line

12:49 PM

09/23/2025

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Cash Sale Line	CASH_SALE_LINE-3-1060833
Cash Sale	CS150056 - 06/27/2025 - 26,655.56 - USD

Line Details

Sales Item	
Revenue Category	RC8380 Deposits From Others - Sub Support (GL20380)
Line Item Description	25-0583825
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	06/25/2025
From Date	
To Date	
Memo	PLN25-00229 PL-NOE 340-011-037-000 Raj Kaur

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: PJP25229 MAJ586 Crestview at Bickford Design Review

Origin	Web Service
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