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:
1998082073

Project #:
PLN26-00255

Project Title:
Bickford Ranch Specific Plan

APN(s):
Multiple

Project Location:
The Bickford Ranch Specific Plan 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, Placer County

Project Applicant/Owner:
Ridgeview Land Ventures, LLC on behalf of the various Bickford entities

Project Description:
A Fifth Amendment to the Corrected Amended and Restated Development Agreement to modify Section 3.4.3.2, Exhibits L and M and add Exhibit T regarding relocation of the Equestrian Staging Area; and to amend Section 3.1.1 regarding construction timing of the Sierra College Boulevard (SCB) Segment 2; and amend Section 3.1.1.1 and 3.1.1.2 pertaining to the SCB fee and reimbursement of SCB construction costs and amend Exhibit G. Includes modifications to corollary provisions of the Bickford Ranch Specific Plan Phase 1 Small Lot Vesting Tentative Map Conditions of Approval.

Entitlement(s):
Phase 1 Small Lot Vesting Tentative Map Modification and Fifth 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 October 6, 2026, 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:
      ☐ $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/10617/_2026#docaccess-7236d90e4e1bf71ca71f9b4d1a9d16a4

Signature Meghan Schwartz Date 10/6/26
Environmental Coordination Services, Placer County

STATE OF CALIFORNIA-THE RESOURCES AGENCY

DEPARTMENT OF FISH AND GAME

104458

ENVIRONMENTAL FILING FEE CASH RECEIPT

DFG 753.5a (8-01)

Lead Agency: Placer Co. Planning Dept. Date: 12-18-2001

County/State Agency of Filing: Placer Co. Planning Dept. Document No.: 1558

Project Title: Bickford Ranch

Project Applicant Name: U.S. Home Sacramento Land Phone Number: 889-7470

Project Applicant Address: 2180 Gold Meadow Way, Ste. 100 Gold River CA

Project Applicant *(check appropriate box)*: Local Public Agency ☐ School District ☐ Other Special District ☐

State Agency ☐ Private Entity ☒

CHECK APPLICABLE FEES:

(X)	Environmental Impact Report	$850.00	$ 850
( )	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~~	$ 30
( )	Project that is exempt from fees		
	TOTAL RECEIVED		$ 880-

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

FIRST COPY-PROJECT APPLICANT SECOND COPY-DFG/FASB THIRD COPY-LEAD AGENCY FOURTH COPY-COUNTY/STATE AGENCY OF FILING

From: CDRA Accounts Payable
To: Meghan Schwartz; Sue Compton
Cc: Robel Cruz; Lacey Horton
Subject: RE: Bickford Ranch (PLN26-00255) NOD
Date: Tuesday, October 6, 2026 2:05:49 PM
Attachments: image002.png
image003.png
MAJ615 PLN26-00255 Trial_Balance - 2026-10-06T140238.445.pdf

Hi Sue,

For PLN26-00255, there is a $5,227.00 at-cost deposit balance. With your authorization, we will use the funds to pay for the NOD.

Thank you,

Robel Cruz
Accountant | Administration & Fiscal Unit
Community Development Resource Agency
3091 County Center Drive, Auburn, CA 95603
RCruz@placer.ca.gov
530.745.3183

From: Meghan Schwartz <MSchwartz@placer.ca.gov>
Sent: Tuesday, October 6, 2026 1:49 PM
To: Sue Compton <SCompton@placer.ca.gov>
Cc: CDRA Accounts Payable <CDRA_AccountsPayable@placer.ca.gov>; Robel Cruz <RCruz@placer.ca.gov>
Subject: RE: Bickford Ranch (PLN26-00255) NOD

Robel,

Can you answer Sue's question?

Thank you!

Meghan Schwartz, Senior CDRA Technician
Community Development Resource Agency
3091 County Center Dr, Suite #190
Auburn, CA 95603
(530) 745-3075
mschwartz@placer.ca.gov

From: Sue Compton <SCompton@placer.ca.gov>
Sent: Tuesday, October 6, 2026 1:48 PM
To: Meghan Schwartz <MSchwartz@placer.ca.gov>
Cc: CDRA Accounts Payable <CDRA_AccountsPayable@placer.ca.gov>
Subject: RE: Bickford Ranch (PLN26-00255) NOD

Hi, Meghan,

Not knowing how this is normally handled, I have a question of curiosity. The applicant has a deposit with us for processing this amendment. Are we not able to use those fund for the recording fee?

Sue

From: Meghan Schwartz <MSchwartz@placer.ca.gov>
Sent: Tuesday, October 6, 2026 1:44 PM
To: Sue Compton <SCompton@placer.ca.gov>
Cc: CDRA Accounts Payable <CDRA_AccountsPayable@placer.ca.gov>
Subject: RE: Bickford Ranch (PLN26-00255) NOD

Thank you Sue,

We need to collect the $50 recording fee from the applicant. Below are the instructions for the applicant to pay this fee online. As a reminder, the NOD needs to be posted within 5 days of the hearing body decision.