

Notice of Determination

To: Office of Land Use and Climate Innovation From: County of Placer
P.O. Box 3044 P.O. Box 3044
Sacramento, CA 95812-3044 Community Development Resource Agency
3091 County Center Drive, Suite 190
Auburn, CA 95603
 County Clerk Claudia Garcia, CDRA Technician
County of Placer (530) 745-3132
2952 Richardson Avenue
Auburn CA 95603
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:

2014042028

Project #:

PSUB 20130004-EOT001

Project Title:

Alpenglow Subdivision
(formerly known as Alpine Sierra Subdivision)

APN(s):

095-280-011-000, 095-280-021-000, 095-280-022-000,
095-280-023-000, 095-450-006-000

Project Location:

East side of Alpine Meadows Road, three miles southwest of the intersection of Alpine Meadows Road and State Route 89, Placer County

Project Applicant/Owner:

Chris Nelson

Project Description:

A 24-month extension of time was approved for the Vesting Tentative Subdivision Map and Conditional Use Permit and Planned Residential Development to allow the subdivision of the 47.21-acre site into 38 single-family residential lots ranging from 0.22 to 0.99 acres, and two Homeowners Association (HOA) lots totaling 0.25 and 0.85 acres for a lodge building and outdoor amenities and recreational activities, an employee residence, a garage for storage of snow removal equipment and a small storage yard to support HOA maintenance functions. The project will construct onsite private roadways with a single point of connection to Alpine Meadows Road. An existing U.S. Forest Service trail and easement that passes over the project site will be reconstructed within a newly established easement alignment as the project builds out.

Entitlement(s):

Vesting Tentative Subdivision Map and Conditional Use Permit Extension of Time

This is to advise that Placer County (Lead Agency or Responsible Agency) has approved the above-described project on April 23, 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 online at <https://www.placer.ca.gov/DocumentCenter/View/112143/03A>

Signature Claudia Garcia Date 4/23/2026
Environmental Coordination Services, Placer County