

**Notice of Determination**

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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:  
1999062020

Project #:  
PLN24-00264  
APN(s):  
023-420-017-000

Project Title:  
Heritage Placer Vineyards Social Clubhouse

Project Location:  
Placer Vineyards Specific Plan Property 1A (Heritage) subdivision, on Biscayne Drive, in the unincorporated Roseville area, Placer County

Project Applicant/Owner:  
Sean MacDiarmid, Lennar Homes of California, LLC

Project Description:  
Project proposes an approximately 13,000 square-foot clubhouse facility that will include a paved parking area, outdoor pool and spa, community culinary garden, and outdoor social gathering areas consisting of an event lawn and platform

Entitlement(s):  
Minor Use Permit and Design Review

This is to advise that Placer County ( Lead Agency or  Responsible Agency) has approved the above-described project on March 20, 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 Document is available to the general public online at <https://www.placer.ca.gov/DocumentCenter/View/86836/2--Heritage-Placer-Vineyards-MUP-and-DR-24-00264>

Signature 

Date 3/20/25

Environmental Coordination Services, Placer County

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 County Clerk  
County of Placer  
2952 Richardson Avenue  
Auburn CA 95603

From: Placer County Community Development/Resource Agency  
3091 County Center Drive  
Auburn CA 95603  
Maywan Krach, Environmental Coordination Services  
(530)745-3132

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

State Clearinghouse Number (if submitted to State Clearinghouse):  
1999062020

Project Title: **Placer Vineyards Specific Plan** Plus #: PEIR T20040651

Project Location (include county):  
Southwest corner of Placer County, bounded on the north by Baseline Road, on the south by the Sacramento-Placer County line, on the west by the Sutter-Placer County line and Pleasant Grove Road, and on the east by Dry Creek and Walerga Road, Placer County

APN:  
various

Project Description:  
The Placer Vineyards Specific Plan project is a mixed-use master planned community with residential, employment, commercial, open space, recreational and public/quasi-public land uses. The Plan provides for 14,132 homes in a range of housing types, styles, and densities. At Plan build out, projected to occur over a 20 to 30-year time frame, Placer Vineyards will have a population of approximately 33,000 people, 274 acres of commercial uses, 641 acres of quasi-public (public facilities/services, religious facilities, schools, and major roadways) land uses, and 919 acres of new parks and open space.

Name, address, and phone number of person or agency carrying out project:  
Placer Vineyards, c/o Kent MacDiarmid, 1090 Sunrise Avenue, Suite 100, Roseville, CA 95661-5468 (916)772-3680

This is to advise that Placer County ( Lead Agency or  Responsible Agency) has approved the above-described project on July 16, 2007 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 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 Game Fees (SB 1535)  
 The project is not exempt and is, therefore, subject to the following fees:  
 \$2,530 (\$2,500 Fish and Game plus \$30 County processing fee)  
 \$30 County processing fee (previous NOD receipt attached)

This is to certify that the Environmental Impact Report is available to the General Public at the counter of Community Development Resource Center, 3091 County Center Drive, Auburn, CA 95603.

Staff Planner Paul Thompson Title Principal Planner

Signature *Paul Thompson* Date 7/16/07

Date received for filing at OPR: POSTED 07/16/2007  
through \_\_\_\_\_  
JIM McCAULEY, COUNTY CLERK  
By *W. Stedman*  
Deputy Clerk

**FILED**  
JUL 16 2007  
Jim McCauley  
COUNTY CLERK OF PLACER COUNTY  
BY *W. Stedman*

#2978



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

314504

Lead Agency: PLACER COUNTY COMMUNITY DEV. RESOURCE AGENCY Date: 7-16-2007  
County/State Agency of Filing: PLACER COUNTY CLERK Document No.: 2978  
Project Title: PLACER VINEYARDS SPECIFIC PLAN PEIR T20040651  
Project Applicant Name: PLACER VINEYARDS PROPERTY OWNERS GROUP  
Project Applicant Address: PO BOX 180  
City NEWCASTLE State CA Zip Code 95658 Phone Number: (530) 885-6789

Project Applicant (check appropriate box):

- Local Public Agency     School District     Other Special District     State Agency     Private Entity

Check Applicable Fees:

<input checked="" type="checkbox"/> Environmental Impact Report	\$2500.00	\$	<u>2500.00</u>
<input type="checkbox"/> Negative Declaration	\$1800.00	\$	_____
<input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only)	\$850.00	\$	_____
<input type="checkbox"/> Projects Subject to Certified Regulatory Programs	\$850.00	\$	_____
<input checked="" type="checkbox"/> County Administrative Fee	<u>30.00</u>	\$50.00	\$ <u>30.00</u>
<input type="checkbox"/> Project that is exempt from fees			
<input type="checkbox"/> Notice of Exemption			
<input type="checkbox"/> DFG No Effect Determination (Form Attached)			

TOTAL RECEIVED \$ 2530.00

Signature and title of person receiving payment:  
WHITE-PROJECT APPLICANT      YELLOW-DFG/ASB      PINK-LEAD AGENCY      GOLDEN-ROD-COUNTY CLERK

J. G. Hedman, Deputy Clerk

DFG 753.5a (Rev. 1/07)

REC'D # 0001677944  
July 16, 2007 13:15:06

PLACER County Recorder  
JIM MCCOULEY

Check Number 1696 dlr  
READ BY  
Fish & Game REC      \$2,530.00  
Total fee .....      \$2,530.00  
Amount tendered...      \$2,530.00  
Change .....      \$0.00  
dlr. 08/1/0