

#23-0074

POSTED APR 18 2023

Notice of Determination

Through

RYAN RONCO, COUNTY CLERK

To: [X] Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

From: County of Placer
Community Development Resource Agency
3091 County Center Drive, Suite 190
Auburn, CA 95603
Shirlee Herrington, Senior CDRA Technician
(530) 745-3132

By [Signature]

[X] County Clerk
County of Placer
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:
2021070362

Project #:
PLN21-00130

Project Title:
Creekview Ranch FEIR

APN(s):
474-120-017-000 and 474-100-001-000

Project Location:
Antelope and PFE Roads, Dry Creek-West Placer

Project Applicant/Owner:
Creekview Ranch I& II, LLCs; Dave Cook, Cook Development Consulting Services, LLC

Project Description:
The project proposes development of a single-family residential community with 597 lots in four distinct neighborhoods with ten villages. The project includes a total of approximately 185 acres, comprised of a 139.8-acre (gross) parcel (Assessor's Parcel No. 474-100-001, "Schellhaus parcel") located on the north side of PFE Road at the northern terminus of North Antelope Road, and a 44.9-acre (gross) parcel (APN 474-120-017, "Placer Greens parcel").

Entitlement(s):
Vesting Large Lot Tentative Map, Vesting Phased Tentative Subdivision Map and Conditional Use Permit, General Plan/Community Plan Amendment, Rezoning, and Variance

This is to advise that Placer County ([X] Lead Agency or [] Responsible Agency) has approved the above-described project on April 18, 2023, by the Planning Director and has made the following determination regarding the project:

- 1. The project [X] will [] will not] have a significant effect on the environment.
2. [X] 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 [X] were [] were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [X] was [] was not] adopted for this project.
5. A Statement of Overriding Considerations [X] was [] was not] adopted for this project.
6. Findings [X] 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)
[X] The project is not exempt and is, therefore, subject to the following fees:
[X] \$3,889.25.00 (\$3,839.25 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)

RYAN RONCO
COUNTY CLERK OF PLACER COUNTY
DEPUTY

APR 18 2023

FILED

This is to certify that the Environmental Impact Report and Addendum is available to the General Public at the front counter of the Community Development Resource Center, 3091 County Center Drive, Auburn, CA 95603. For Tahoe projects, the document is available in our Tahoe office, 775 North Lake Blvd., Tahoe City, CA 96146.

Signature [Signature]
Environmental Coordination Services, Placer County

Date 4-18-23



**PLACER COUNTY CLERK
2023 ENVIRONMENTAL FILING FEE
CASH RECEIPT**

RECEIPT NUMBER 31-230074
STATE CLEARING HOUSE NUMBER (if applicable) 2021070362

LEAD AGENCY PLACER COUNTY COMMUNITY DEVEL RESOURCE AGENCY		LEAD AGENCY EMAIL	DATE 04/18/2023
COUNTY/STATE AGENCY OF FILING PLACER COUNTY CLERK AUBURN		DOCUMENT NUMBER 230074	
PROJECT TITLE CREEKVIEW RANCH FEIR			
PROJECT APPLICANT NAME PLACER COUNTY COMMUNITY DEVEL RESOURCE AGENCY		PROJECT APPLICANT EMAIL	PHONE NUMBER 530-745-3132
PROJECT APPLICANT ADDRESS 3091 COUNTY CENTER DRIVE STE 190	CITY AUBURN	STATE CA	ZIP CODE 95603
PROJECT APPLICANT (Check appropriate box): <input checked="" type="checkbox"/> Local Public Agency <input type="checkbox"/> School District <input type="checkbox"/> Other Special District <input type="checkbox"/> State Agency <input type="checkbox"/> Private Entity			

CHECK APPLICABLE FEES:

- Environmental Impact Report (EIR) \$3,839.25 \$ 3,839.25
- Mitigated/Negative Declaration (MND) (ND) \$2,764.00 \$ _____
- Certified Regulatory Program (CRP) document – payment due directly to CDFW \$1,305.25 \$ _____
- Exempt from fee
 - Notice of Exemption (attach)
 - CDFW No Effect Determination (attach)
 - Fee previously paid (attach previously issued cash receipt copy)

- Water Right Application or Petition Fee (State Water Resources Control Board Only) \$850.00 \$ _____
- County documentary handling fee \$ 50.00
- Other _____ \$ _____

PAYMENT METHOD: Cash Credit Check Other: Journal TOTAL RECEIVED \$3,889.25

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE M Bibens, DEPUTY
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