

**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, 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:  
2023010339

Project #:  
PLN22-00359

Project Title:  
The Ranch Subdivision

APN(s):  
474-080-004-000, -005, -006, -007, 474-080-019-000, -020

Project Location:  
South of Vineyard Road, East of Cook Riolo Road, Placer County

Project Applicant/Owner:  
Plan Steward/Outback Creek LLC

Project Description:  
Development of a 446-lot detached single-family residential subdivision, with one-third of the area planned for park and open space uses, on 221.7 acres of land located on the south side of Vineyard Road, east of Cook Riolo Road, adjacent to and west of the City of Roseville and north of Dry Creek, in the West Placer area.

Entitlement(s):  
General Plan Amendment, Rezone, Vesting Large Lot Tentative Subdivision Map, Vesting Phased Small Lot Tentative Subdivision Map, Conditional Use Permit, Environmental Impact Report

This is to advise that Placer County ( Lead Agency or  Responsible Agency) has approved the above-described project on December 17, 2024, 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:  
 \$4,101.25 (\$4,051.25 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)

This is to certify that the Environmental Impact Report is available to the general public online at <https://ca-placercounty.civicplus.com/8622/The-Ranch-Subdivision>



Signature \_\_\_\_\_ Date 12/17/24

Environmental Coordination Services, Placer County