

## Notice of Determination

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  
Shirlee Herrington, Senior CDRA Technician  
(530) 745-3132

POSTED **AUG 26 2019**

Through

RYAN RONCO, COUNTY CLERK

By C. W. Ronco  
Deputy Clerk

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:  
2016052061

Project #:  
PLN14-00221

Project Title:

APN(s): 035-410-011-000; 035-300-095-000

Lake Vista Estates (Formerly Known as Vista Lagos Estates) Extension of Time - Vesting Tentative Subdivision Map and Conditional Use Permit (PLN14-00221) Previously Adopted Mitigated Negative Declaration Supervisorial District 4 (Uhlér)

Project Location:

Boulder Road near the intersection with Walden Woods Way in Granite Bay, Placer County

Project Applicant/Owner:

Vujadin Jovic on behalf of Lagos Vista Estates LLC

Project Description:

Two-year Extension of Time for a previously approved Tentative Subdivision Map and Conditional Use Permit for Lake Vista Estates project (PLN14-00221) that allows for a 15-Lot Planned Residential Development, including 10.49 acres of open space, and multi-purpose trails.

Entitlement(s):

Tentative Subdivision Map, Conditional Use Permit

This is to advise that Placer County (☒ Lead Agency or ☐ Responsible Agency) has approved the above-described project on August 22, 2019 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:

☐ \$2,404.75 (\$2,354.75 Fish and Wildlife plus \$50 County recording fee) for review of a Mitigated Negative Declaration

☒ \$50 for County recording fees for a project previously approved and paid (attach DFW receipt)

Governor's Office of Planning & Research  
**SEP 13 2019**  
STATE CLEARINGHOUSE

**FILED**

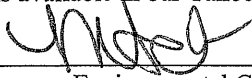
**AUG 26 2019**

Ryan Ronco  
COUNTY CLERK OF PLACER COUNTY  
BY: C. W. Ronco  
DEPUTY

#19-263

This is to certify that the Mitigated Negative Declaration 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

A handwritten signature in black ink, appearing to be "M. J. [unclear]", written over a horizontal line.

Date

8.22.19

Environmental Coordination Services, Placer County

## Notice of Determination

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P.O. Box 3044  
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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  
Shirlee Herrington, Technician  
(530) 745-3132

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

State Clearinghouse Number:  
2016052061

Project Title:  
Lake Vista Estates

Project Location:

Boulder Road near the intersection with Walden Woods Way in Granite Bay, Placer County

Project Applicant/Owner:

Burrell Consulting Group / LOA Properties, Inc

Project Description:

Project proposes to subdivide a 35.8-acre property into 15 single-family residential lots. Access to the site would be from Boulder Road, and circulation within the project would consist of two private cul-de-sac roads. The project would also provide a secondary emergency access point from Boulder Road to Barcelona Court (a part of the Los Lagos subdivision) at the northwestern edge of the project site. This secondary emergency access point would be gated and for the exclusive use of emergency vehicles.

Entitlement(s):

Vesting Tentative Subdivision Map; Conditional Use Permit

This is to advise that Placer County (☒ Lead Agency or ☐ Responsible Agency) has approved the above-described project on July 14, 2016 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 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:  
☒ \$2,260.25 (\$2,210.25 Fish and Wildlife plus \$50 County recording fee) for review of a Negative Declaration  
☐ \$50 for County recording fees for a project previously approved and paid (attach DFW receipt)

This is to certify that the Negative Declaration 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

*Shirlee E. Herrington*  
Environmental Coordination Services, Placer County

Date

7/14/16

FILED

JUL 14 2016

RYAN RONCO  
COUNTY CLERK OF PLACER COUNTY  
BY: *[Signature]*

POSTED 07/14/2016  
Through  
RYAN RONCO, COUNTY CLERK  
By: *[Signature]*  
Deputy Clerk

Date received for filing at Placer County:

# 132

State of California -- Department of Fish and Wildlife  
**2015 ENVIRONMENTAL FILING FEE CASH RECEIPT**  
DFW 753.5a (Rev. 01/16)

RECEIPT#

**31-160132**

STATE CLEARING HOUSE#  
(if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY

**PLACER COUNTY COMMUNITY DEVEL RESOURCE AGENCY**

DATE

**07/14/2016**

COUNTY/STATE AGENCY OF FILING

**PLACER COUNTY CLERK AUBURN**

PROJECT TITLE

**LAKE VISTA ESTATES**

PROJECT APPLICANT NAME

**PLACER COUNTY COMMUNITY DEVEL RESOURCE AGENCY**

PHONE NUMBER

**530-745-3132**

PROJECT APPLICANT ADDRESS

**3091 COUNTY CENTER DRIVE STE  
190**

CITY

**AUBURN**

STATE

**CA**

ZIPCODE

**95603**

PROJECT APPLICANT (Check appropriate box):

☒ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☐ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)

**\$3,070.00**

\$

☒ Mitigated/Negative Declaration (MND) (ND)

**\$2,210.25**

**\$ 2,210.25**

☐ Application Fee Water Diversion (State Water Resources Control Board Only)

**\$850.00**

\$

☐ Projects Subject to Certified Regulatory Programs (CRP)

**\$1,043.75**

\$

☐ County Administrative Fee

**\$50.00**

**\$ 50.00**

☒ Project that is exempt from fees

☐ Notice of Exemption (attach)

☐ DFG No Effect Determination (attach)

☐ Other


\$

PAYMENT METHOD:

☐ Cash ☐ Credit ☐ Check ☒ Other Journal Entry

**TOTAL RECEIVED \$2,260.25**

SIGNATURE

**X** 

TITLE

DEPUTY

PROJECT APPLICANT COPY

CDFW/ASB COPY

LEAD AGENCY COPY

COUNTY CLERK COPY

FG 753.5a (Rev. 01/16)

State of California -- Department of Fish and Wildlife  
**2019 ENVIRONMENTAL FILING FEE CASH RECEIPT**  
DFW 753.5a (Rev. 02/19)

RECEIPT#

31-190263

STATE CLEARING HOUSE#  
(if applicable)

2016-052061

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY

PLACER COUNTY PLANNING SERVICES DIVISION

DATE

08/26/2019

COUNTY/STATE AGENCY OF FILING

PLACER COUNTY CLERK AUBURN

PROJECT TITLE

LAKE VISTA ESTATES (FORMERLY KNOWN AS VISTA LAGOS  
ESTATES) EXTENSION OF TIME - VESTING TENTATIVE  
SUBDIVISION MAP AND CONDITIONAL USE PERMIT  
(PLN14-00221) PREVIOUSLY ADOPTED MITIGATED NEGATIVE  
DECLARATION SUPERVISORIAL DISTRICT 4 (UHLER)

PROJECT APPLICANT NAME

PLACER COUNTY PLANNING SERVICES DIVISION

PHONE NUMBER

530-745-3065

PROJECT APPLICANT ADDRESS

3091 COUNTY CENTER DRIVE STE  
140

CITY

AUBURN

STATE

CA

ZIP CODE

95603

PROJECT APPLICANT (Check appropriate box):

☒ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☐ Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,271.00	\$	_____
<input type="checkbox"/> Mitigated/Negative Declaration (MND) (ND)	\$2,354.75	\$	_____
<input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only)	\$850.00	\$	_____
<input type="checkbox"/> Projects Subject to Certified Regulatory Programs (CRP)	\$1,112.00	\$	_____
<input checked="" type="checkbox"/> County Administrative Fee	\$50.00	\$	50.00
<input type="checkbox"/> Project that is exempt from fees			
<input type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> DFG No Effect Determination (attach)			
<input checked="" type="checkbox"/> Other FEES PREVIOUSLY PAID ON 07/14/2016		\$	_____

PAYMENT METHOD:

☐ Cash ☐ Credit ☐ Check ☒ Other: Journal

TOTAL RECEIVED \$50.00

SIGNATURE

X C. Wheeler

TITLE

C. Wheeler, DEPUTY

PROJECT APPLICANT COPY

CDFW/ASB COPY

LEAD AGENCY COPY

COUNTY CLERK COPY

FG 753.5a (Rev. 01/18)