

# Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

<b>SCH #</b>
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**Project Title:** Mahoney Rezone, Minor Land Division and Minor Use Permit (PLN22-00033)

Lead Agency: Placer County Contact Person: Meghan Schwartz  
 Mailing Address: 3091 County Center Drive Phone: 530-745-3132  
 City: Auburn Zip: 95603 County: Placer

**Project Location:** County: Placer City/Nearest Community: Penryn  
 Cross Streets: Delmar Avenue Zip Code: 95663

Longitude/Latitude (degrees, minutes and seconds): -121 ° 207 ' 960 " N / -120 ° 12 ' 29 " W Total Acres: 13.36

Assessor's Parcel No.: 032-051-028-000 Section: \_\_\_\_\_ Twp.: \_\_\_\_\_ Range: \_\_\_\_\_ Base: \_\_\_\_\_

Within 2 Miles: State Hwy #: \_\_\_\_\_ Waterways: \_\_\_\_\_  
 Airports: \_\_\_\_\_ Railways: \_\_\_\_\_ Schools: \_\_\_\_\_

**Document Type:**

- |   |  |                                    |  |
|---|--|------------------------------------|--|
| CEQA: <input type="checkbox"/> NOP              | <input type="checkbox"/> Draft EIR                 | NEPA: <input type="checkbox"/> NOI | Other: <input type="checkbox"/> Joint Document |
| <input type="checkbox"/> Early Cons             | <input type="checkbox"/> Supplement/Subsequent EIR | <input type="checkbox"/> EA        | <input type="checkbox"/> Final Document        |
| <input type="checkbox"/> Neg Dec                | (Prior SCH No.) _____                              | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other: _____          |
| <input checked="" type="checkbox"/> Mit Neg Dec | Other: _____                                       | <input type="checkbox"/> FONSI     |  |

**Local Action Type:**

- |   |  |  |                                     |
|---|--|--|-------------------------------------|
| <input type="checkbox"/> General Plan Update    | <input type="checkbox"/> Specific Plan | <input checked="" type="checkbox"/> Rezone                 | <input type="checkbox"/> Annexation |
| <input type="checkbox"/> General Plan Amendment | Master Plan                            | Prezone  | Redevelopment                       |
| <input type="checkbox"/> General Plan Element   | Planned Unit Development               | <input type="checkbox"/> Use Permit                        | Coastal Permit                      |
| <input type="checkbox"/> Community Plan         | Site Plan                              | <input type="checkbox"/> Land Division (Subdivision, etc.) | Other: _____                        |

**Development Type:**

- Residential: Units 2 Acres 13.36
- Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Transportation: Type \_\_\_\_\_
- Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Mining: Mineral \_\_\_\_\_
- Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Power: Type \_\_\_\_\_ MW \_\_\_\_\_
- Educational: \_\_\_\_\_  Waste Treatment: Type MGD \_\_\_\_\_ Recreational: \_\_\_\_\_
- Hazardous Waste: Type \_\_\_\_\_  Water \_\_\_\_\_
- Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_ Other: \_\_\_\_\_

**Project Issues Discussed in Document:**

- |  |  |   |  |
|--|--|---|--|
| <input checked="" type="checkbox"/> Aesthetic/Visual         | <input type="checkbox"/> Fiscal                                | <input checked="" type="checkbox"/> Recreation/Parks                | <input type="checkbox"/> Vegetation                          |
| <input checked="" type="checkbox"/> Agricultural Land        | <input type="checkbox"/> Flood Plain/Flooding                  | <input type="checkbox"/> Schools/Universities                       | <input type="checkbox"/> Water Quality                       |
| <input checked="" type="checkbox"/> Air Quality              | <input checked="" type="checkbox"/> Forest Land/Fire Hazard    | <input checked="" type="checkbox"/> Septic Systems                  | <input checked="" type="checkbox"/> Water Supply/Groundwater |
| <input checked="" type="checkbox"/> Archeological/Historical | <input checked="" type="checkbox"/> Geologic/Seismic           | <input type="checkbox"/> Sewer Capacity                             | <input type="checkbox"/> Wetland/Riparian                    |
| <input checked="" type="checkbox"/> Biological Resources     | <input checked="" type="checkbox"/> Minerals                   | <input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading | <input type="checkbox"/> Growth Inducement                   |
| <input type="checkbox"/> Coastal Zone                        | Noise  | <input type="checkbox"/> Solid Waste                                | <input type="checkbox"/> Land Use                            |
| <input checked="" type="checkbox"/> Drainage/Absorption      | <input checked="" type="checkbox"/> Population/Housing Balance | <input type="checkbox"/> Toxic/Hazardous                            | <input type="checkbox"/> Cumulative Effects                  |
| <input type="checkbox"/> Economic/Jobs                       | Public Services/Facilities                                     | <input type="checkbox"/> Traffic/Circulation                        | <input type="checkbox"/> Other: _____                        |

**Present Land Use/Zoning/General Plan Designation:**

Rural Estate 4.6 - 20 Ac. Min./RA-B-X 10 AC. MIN./Horseshoe Bar/Penryn CP

**Project Description:** (please use a separate page if necessary)

The project proposes to subdivide a developed 13.36-acre property into two parcels located at 1797 English Colony Way in the unincorporated Penryn area. Proposed Parcel A would be 8.76 acres and proposed Parcel B would be 4.60 acres. A rezone for proposed Parcels A and B from Residential Agriculture, combining a minimum building site of 10 acres (RA-B-X 10 AC. MIN.) to Residential Agriculture combining a minimum building site of 4.6 acres (RA-B-X 4.6 AC. MIN.). This rezone will allow both parcels to be in conformance with the Horseshoe Bar/Penryn Community Plan land use designation of Rural Estate 4.6 - 20 Ac. Min. while maintaining parcel size continuity with the existing parcels in the surrounding area. The project also includes a request for a Minor Land Division in order to divide a 13.36-acre parcel into two residential lots that will be 8.76 acres and 4.60 acres, and a Minor Use Permit to allow for the existing 2,000 square foot accessory structure to remain on proposed Parcel B prior to the construction of a single-family dwelling.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".  
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans District # _____	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # _____
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # _____	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input checked="" type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input checked="" type="checkbox"/> Other: <u>U.S. Army Corp of Engineers</u>
<input type="checkbox"/> Health Services, Department of	<input checked="" type="checkbox"/> Other: <u>U.S. Fish and Wildlife Service</u>
<input type="checkbox"/> Housing & Community Development	
<input type="checkbox"/> Native American Heritage Commission	

### Local Public Review Period (to be filled in by lead agency)

Starting Date October 4, 2024 Ending Date November 4, 2024

### Lead Agency (Complete if applicable):

Consulting Firm: \_\_\_\_\_ Applicant: Susan Mahoney  
Address: \_\_\_\_\_ Address: 1797 English Colony Way  
City/State/Zip: \_\_\_\_\_ City/State/Zip: Auburn, CA 95663  
Contact: \_\_\_\_\_ Phone: 916-660-6676  
Phone: \_\_\_\_\_

Signature of Lead Agency Representative: Meghan Schwartz

Digitally signed by Meghan Schwartz  
DN: cn=Meghan Schwartz, email=M.Schwartz@placer.ca.gov  
Date: 2024.10.03 16:11:38 -0700

Date: 10/4/24

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

