

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Lutsik Minor Land Division (PLN22-00192)

Lead Agency: Placer County

Contact Name: Meghan Schwartz

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Phone Number: 530-745-3075

Project Location: Auburn, Placer

City

County

Project Description (Proposed actions, location, and/or consequences).

The proposed project requests approval of a minor land division to subdivide an existing 29.27-acre parcel into two resultant parcels consisting of 10.06 acres (Parcel 1) and 19.21 acres (Parcel 2). Proposed Parcel 1 is developed with a paved driveway leading to an existing covered storage area. A 4,885 square-foot single-family dwelling with a 1,164 square-foot garage is proposed for construction on Parcel 1 under Building Permit BLD24-01196. Proposed Parcel 2 is undeveloped. A 35,000 square-foot pad is proposed on Parcel 2 to be used for future single-family dwelling development. Access to both resultant parcels is proposed from a private road extending south from Mount Vernon Road. All future potential development such as the construction of a primary residence, accessory dwelling units (ADUs), junior accessory dwelling units (JADUs), other accessory structures, and associated grading and landscaping is required to comply with Placer County development standards including the Land Development Manual, Zoning Ordinance, and California Building Codes. The subject property, Assessor's Parcel Number 038-040-029-000, comprises approximately 29.7 acres and is currently split-zoned F-FH 4.6 AC. MIN. (Farm, combining Flood Hazard, 4.6 acre minimum)

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

See MND

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

See MND

Provide a list of the responsible or trustee agencies for the project.

See MND