

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

SCH #

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

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: Auburn

Cross Streets: Mount Vernon Road

Zip Code: _____

Longitude/Latitude (degrees, minutes and seconds): 38 ° 54 ' 59 " N / 121 ° 06 ' 22 " W Total Acres: 29.27

Assessor's Parcel No.: 038-040-029-000

Section: _____

Twp.: _____

Range: _____

Base: _____

Within 2 Miles: State Hwy #: _____

Waterways: _____

Airports: _____

Railways: _____

Schools: _____

Document Type:

CEQA: NOP

Early Cons

Neg Dec

Mit Neg Dec

Draft EIR

Supplement/Subsequent EIR

(Prior SCH No.) _____

Other: _____

NEPA: NOI

EA

Draft EIS

FONSI

Other: Joint Document

Final Document

Other: _____

Local Action Type:

General Plan Update

General Plan Amendment

General Plan Element

Community Plan

Specific Plan

Master Plan

Planned Unit Development

Site Plan

Rezone

Prezone

Use Permit

Land Division (Subdivision, etc.)

Annexation

Redevelopment

Coastal Permit

Other: _____

Development Type:

Residential: Units 6 Acres 29.27

Office: Sq.ft. _____ Acres _____ Employees _____

Commercial: Sq.ft. _____ Acres _____ Employees _____

Industrial: Sq.ft. _____ Acres _____ Employees _____

Educational: _____

Recreational: _____

Water Facilities: Type _____ MGD _____

Transportation: Type _____

Mining: Mineral _____

Power: Type _____ MW _____

Waste Treatment: Type _____ MGD _____

Hazardous Waste: Type _____

Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual

Agricultural Land

Air Quality

Archeological/Historical

Biological Resources

Coastal Zone

Drainage/Absorption

Economic/Jobs

Fiscal

Flood Plain/Flooding

Forest Land/Fire Hazard

Geologic/Seismic

Minerals

Noise

Population/Housing Balance

Public Services/Facilities

Recreation/Parks

Schools/Universities

Septic Systems

Sewer Capacity

Soil Erosion/Compaction/Grading

Solid Waste

Toxic/Hazardous

Traffic/Circulation

Vegetation

Water Quality

Water Supply/Groundwater

Wetland/Riparian

Growth Inducement

Land Use

Cumulative Effects

Other: _____

Present Land Use/Zoning/General Plan Designation:

Rural Residential 2.3 - 4.6 Ac. Min./F-FH 4.6 AC. MIN.; F 4.6 AC. MIN./Auburn/Bowman Community Plan

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

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) and F 4.6 AC. MIN. (Farm 4.6 acre minimum).

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 type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Native American Heritage Commission	

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

Starting Date April 2, 2025 Ending Date May 2, 2025

Lead Agency (Complete if applicable):

Consulting Firm: _____ Applicant: Mark Lutsik
Address: _____ Address: 11137 Edgewood Road
City/State/Zip: _____ City/State/Zip: Auburn, CA 95603
Contact: _____ Phone: 916-367-8654
Phone: _____

Signature of Lead Agency Representative: Meghan Schwartz

Digitally signed by Meghan Schwartz
Date: 2025.04.01 13:11:04 -07'00'

Date 4/2/25

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