

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: Eggiman Minor Land Division (PLN24-00157)

Lead Agency: Placer County

Contact Person: Claudia Garcia

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: Richardson Drive

Zip Code: 95603

Longitude/Latitude (degrees, minutes and seconds): 38 ° 57 ' 46 " N / 121 ° 06 ' 25 " W Total Acres: 10.14

Assessor's Parcel No.: 076-051-073-000

Section: _____

Twp.: _____

Range: _____

Base: _____

Within 2 Miles: State Hwy #: Highway 49

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 12 Acres 10.14

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 Low Density Residential 0.9 - 2.3 Ac. Min./RS-AG-B-43-AO; RS-AG-B-43-SP-AO/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 10.14-acre parcel into four resultant parcels consisting of 3.7 acres (Parcel 1), 2.1 acres (Parcel 2), 2 acres (Parcel 3), and 2.3 acres (Parcel 4). Proposed Parcel 1 is developed with two single-family dwellings (1,158 SF and 1,100 SF) served by an onsite septic system and an existing county water line and has access to Joeger Road via an existing driveway. Proposed Parcels 2, 3, and 4 are currently undeveloped. A proposed private road ending on a cul-de-sac on the western edge of the property will extend south from Joeger Road and provide access to Parcels 2, 3, and 4. The subject property, Assessor's Parcel Number 076-051-073-000 is currently zoned RS-AG-B-43-AO; RS-AG-B-43-SP-AO and is located at 11826 Joeger Road in the Auburn area.

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 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"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<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 August 5, 2025 Ending Date September 4, 2025

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: <u>Amanda Eggiman</u>
Address: _____	Address: <u>11826 Joeger Road</u>
City/State/Zip: _____	City/State/Zip: <u>Auburn, CA 95603</u>
Contact: _____	Phone: <u>925-683-7483</u>
Phone: _____	

Signature of Lead Agency Representative: *Claudia Garcia* Date: 8/5/2025

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