



**NOTICE OF PREPARATION
of an Environmental Impact Report for the
Auburn General Plan Update**

Date: NOVEMBER 6, 2024

To: State Clearinghouse
Responsible Agencies
Trustee Agencies
Placer County Clerk

NOP Comment Period: Written comments must be submitted to the City’s Planning Department no later than **December 6, 2024 by 5:00 p.m.**

Project Location: The Plan Area encompasses the entirety of the City of Auburn, the city’s sphere of influence (SOI), and some areas outside the SOI, including an area south of the SOI and City limits approximately following Shirland Tract Road; an area to the west including parcels along Ophir Road, Wise Road, and Millertown Road; and a small area in the northeast of the SOI in the Bowman area. See Figure 1, attached.

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INTRODUCTION

This Notice of Preparation (NOP) has been issued to notify interested parties of the preparation of an Environmental Impact Report (EIR) for the Auburn General Plan Update Project (project). The City will be the lead agency under the California Environmental Quality Act (CEQA) and will prepare an EIR to evaluate the environmental effects associated with the project. This NOP has been issued to provide an opportunity for the public, as well as responsible and trustee agencies to submit comments on the scope of the EIR in relation to the project description. Agencies should comment on such information as it relates to their statutory responsibilities in connection with the project.

The programmatic EIR will evaluate the potential impacts associated with the development of the preferred land use scenario that may occur within the Plan Area through the year 2045. Following the adoption of the updated General Plan, subsequent projects that are consistent with the General Plan would undergo a streamlined CEQA environmental review and approval process.

This NOP and background documents associated with the project are available for review on the City's webpage at: <https://www.auburn.ca.gov/690/Public-Notice-CEQA-Filings>.

PROJECT DESCRIPTION

The City of Auburn is updating its General Plan, the State-mandated document that guides how and where the city will grow over the next 20 years. The Plan covers topics such as land use, transportation, housing, conservation, open space, and public safety. It will shape Auburn's future and define City priorities for years to come. The objectives of the General Plan Update include:

- Express the community's vision for Auburn's future
- Provide a balance between growth and conservation that meets community needs and protects Auburn's quality of life
- Inform residents, developers, and decision makers of the ground rules that guide development
- Ensure that development occurs in an efficient, orderly manner that minimizes costs to taxpayers
- Engage in a comprehensive and inclusive outreach process

The project includes an update to the City's General Plan Map, including new land use categories and potential changes to the permitted uses and development intensities on various sites inside the city and in the sphere of influence. These changes will be strategic, and intended to support the objectives above, as well as State planning goals supporting compact city-centered growth, reduced vehicle miles traveled, protection of environmentally sensitive areas, and mitigation of potential hazards such as wildfire. The General Plan will provide a foundation for future activities related to annexation, capital improvements, economic development, and rezoning.

POTENTIAL ENVIRONMENTAL EFFECTS AND SCOPE OF THE EIR

The EIR for the project will focus on the resource areas/issues germane to the General Plan Update, particularly as they relate to proposed changes to allowable land uses and growth potential. The EIR will evaluate the potentially significant environmental impacts of the project and, if any significant environmental effects are identified, will evaluate whether there are feasible mitigation measures that may lessen or avoid such impacts. The EIR will also identify and evaluate alternatives to the project that could lessen or avoid any significant environmental impacts.

As to the topics identified for study in the EIR, the EIR will evaluate all environmental issue areas identified in Appendix G of the CEQA Guidelines. Potential impacts will be addressed at both project and cumulative levels. As of the date of this NOP and based on currently available information, it is anticipated that the proposed project may have potential impacts in connection with: Aesthetics, Agriculture and Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse

Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, Utilities and Service Systems, Wildfire, and Mandatory Findings of Significance.

EIR PUBLIC SCOPING MEETING

The City of Auburn will conduct a public scoping session at the regularly scheduled Planning Commission Meeting on November 19, 2024, starting at or after 6:00 pm. This meeting will be held in person in the City Council Chambers at 1225 Lincoln Way, Auburn, CA 95603 and online via Zoom. For meeting agenda and updates, including the Zoom link for the meeting, visit <https://www.auburn.ca.gov/129/Agendas-Minutes>.

NOP COMMENT PERIOD

In accordance with the time limits identified in State law, your response to this NOP must be submitted to the City at the earliest possible date, but not later than 5:00 p.m. on December 6, 2024, (30 days following the date this notice was first posted). Please submit written comments to the Auburn Planning Department (including the contact person's full name and address) to:

Tia Klumpp, Senior Planner
City of Auburn, Planning Department
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Figure 1 - Plan Area Location

