

Notice of Availability/Notice of Public Comment Period for the Auburn General Plan Update Draft Environmental Impact Report

Date: July 31, 2026

To: State Clearinghouse, Responsible and Trustee Agencies, Interested Parties, and Organizations

From City of Auburn

Comment Period: **July 31, 2026 through September 14, 2026**

Lead Agency City of Auburn

Per state law, the deadline for your response is 45 days after receipt of this notice. Please provide your written response to the address or email address shown below before 5:00 pm on **September 14, 2026** to:

Contact Person: Tia Klumpp, Planning Director
City of Auburn, Planning Department
1225 Lincoln Way
Auburn, CA 95603
Email: tklumpp@auburn.ca.gov or GeneralPlan@auburn.ca.gov

The City of Auburn is the Lead Agency for a Draft EIR prepared to analyze the environmental impacts of the proposed Auburn General Plan Update ("the project"). The City has determined that the project requires the preparation of an Environmental Impact Report (EIR) in compliance with the California Environmental Quality Act (CEQA; California Public Resources Code, Section 21000 et seq.) and Title 14 of the California Code of Regulations (CEQA Guidelines).

PURPOSE OF NOTICE

Pursuant to Sections 15086 and 15087, Title 14, California Code of Regulations, this Notice is given to advise interested parties that the City of Auburn has completed the Draft Environmental Impact Report (EIR) for the Auburn General Plan Update in accordance with the California Environmental Quality Act (CEQA) and that the Draft EIR is available for public review.

PUBLIC REVIEW AND COMMENT PERIOD

The City of Auburn invites public comment on the Draft EIR in response to this NOA. A 45-day comment period will **begin on July 31, 2026 and end on September 14, 2026**.

Please include your name, the name of your agency or organization (if applicable), and contact information in your comment response.

The Draft EIR can be referenced electronically at <https://www.auburn.ca.gov/690/Public-Notice-CEQA-Filings>. The Draft EIR is also available for review in paper format Monday through Thursday, between the hours of 8:00 a.m. and 5:00 p.m. at the City of Auburn City Hall at 1225 Lincoln Way Room #3, Auburn, CA 95603. A second paper copy is available for review Monday through Friday, between the hours of 10:00 a.m. and 5:00 p.m. at the Auburn Library at 2950 Richardson Drive, Auburn, CA 95603 through August 17, and daily during regular hours at the Auburn Library at 350 Nevada Street starting on August 22.

Comments on the Draft EIR may be submitted via e-mail to tklumpp@auburn.ca.gov or GeneralPlan@auburn.ca.gov, or via U.S. mail at the address listed above. An opportunity to provide oral public comments will be provided during the regular Planning Commission meeting on August 18, 2026, beginning at 6:00 p.m. in the City Council Chambers at 1225 Lincoln Way, Auburn, CA 95603.

PURPOSE OF EIR

The purpose of an EIR is to inform decision-makers and the general public of the environmental effects of a project that an agency may implement or approve. The EIR process is intended to provide sufficient information to evaluate a project and its potential for significant environmental impacts, examine methods of reducing adverse impacts, and consider alternatives to the project. The EIR for the proposed project will be prepared and processed in accordance with the California Environmental Quality Act (CEQA) of 1970, as amended. In accordance with the requirements of CEQA, the EIR will include the following:

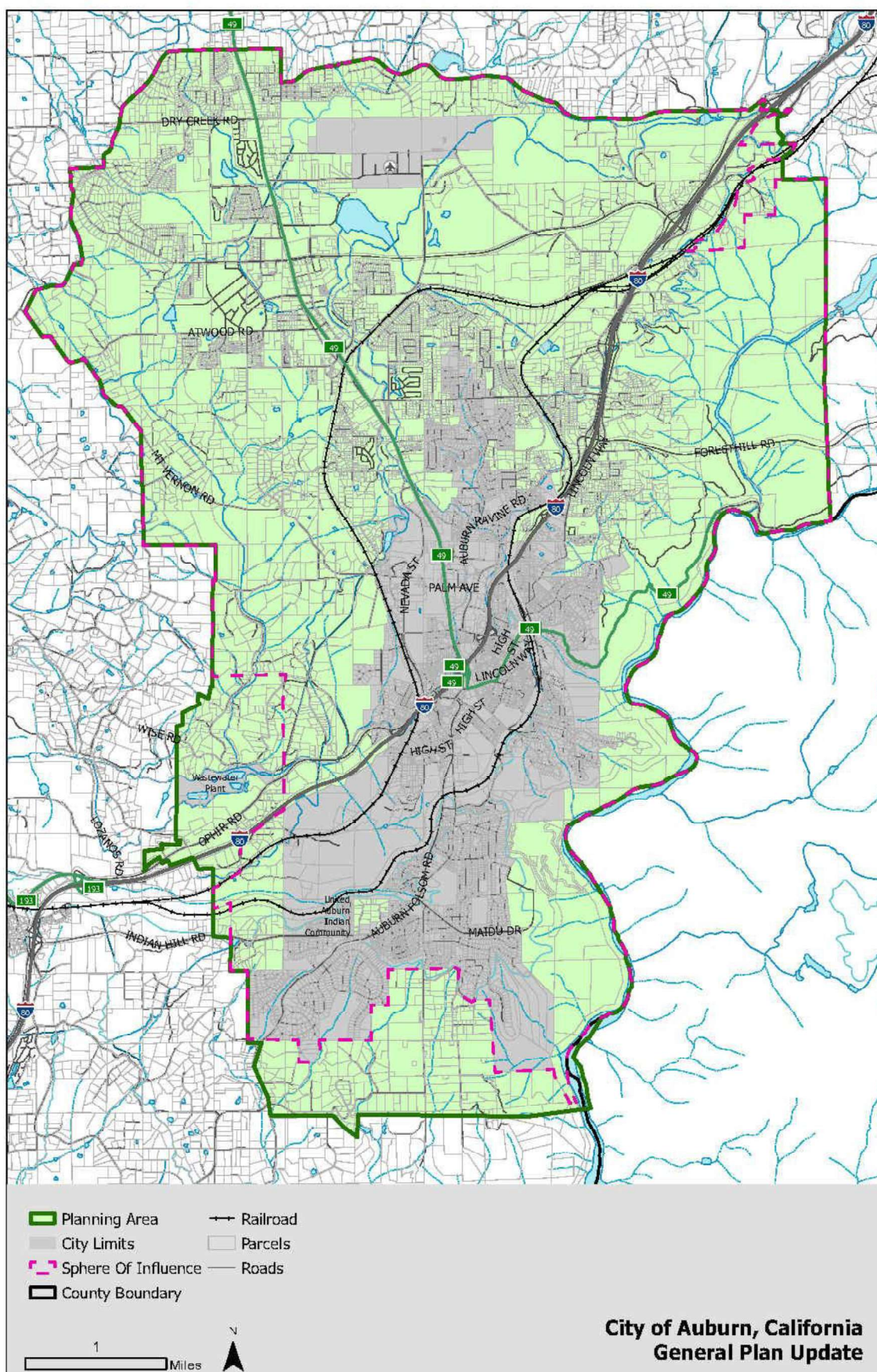
- A summary of the EIR;
- A project description;
- A description of the existing environmental setting, environmental impacts, and feasible mitigation measures for potentially significant impacts;
- Alternatives to the project as proposed; and
- Environmental consequences, including (a) any significant environmental effects which cannot be avoided if the proposed project is implemented; (b) any significant irreversible and irretrievable commitments of resources; (c) the growth-inducing impacts; and (d) cumulative impacts.

PROJECT LOCATION AND SETTING

The Planning 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. The Planning Area includes sites that appear on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, including 18 EnviroStor sites (none of which are currently active), 80 GeoTracker sites (6 of which are listed as open), and one Cease and Desist Order/Cleanup and Abatement Order site.

Please see Figure 1 for the location of the project site and the site context.

Figure 1 Planning Area



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 goals of the General Plan Update include:

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

PROJECT OBJECTIVES

The primary objectives of the proposed project are to plan for Auburn's growth and conservation over a 20-year horizon, protect the Town's historic center and small-town character, manage natural resources and open spaces, reduce exposure to natural hazards, and support a more sustainable and prosperous future for all residents. Objectives specifically related to growth include focusing development in the Downtown/Old Town area, capitalizing on transit-oriented development opportunities near the Auburn Train Station, and streamlining future development that aligns with the proposed project.

The 2045 General Plan establishes guiding principles to achieve these objectives. These principles reflect the City's core values and aspirations for the future, incorporating input from community members and City leaders who helped shape the Plan. The guiding principles effectively serve as the project objectives and are listed below:

- **Historic Legacy.** Preserve the historic buildings and places that shape Auburn's identity as a historic Sierra foothills town. Strongly encourage reinvestment in Old Town and Downtown, including restoration of vacant buildings and compatible mixed-use development.
- **Small Town Character.** Maintain Auburn's unique setting and scale, authentic historic core, walkable neighborhoods, compact form, and beautiful natural setting. Sustain the tradition of civic service, community engagement, and special events that give Auburn its hometown feel.
- **Smart Growth.** Support growth on infill sites within the city, as well as annexation of areas for new housing and employment. While Auburn is committed to protecting its past, it is also committed to smart and strategic growth.
- **Accessibility.** Improve Auburn's transportation system in ways that make it safer and easier to get around, especially on foot, bicycle, and public transit. Connect homes, shopping, recreation, and workplaces so that Auburn is more walkable, cohesive and accessible.
- **Economic Vitality.** Support existing businesses and attract new businesses that grow Auburn's economy. Leverage Auburn's location, transportation system, and natural setting to create a more vibrant and prosperous city. Provide a supportive environment for local artisans, entrepreneurs, and family-owned businesses as well as larger employers.
- **Housing Choice.** Maintain and enhance Auburn's neighborhoods. Create additional housing choices to meet the needs of existing and future Auburn residents, including younger families, our workforce, and those with special housing needs.
- **Environmental Stewardship and Sustainability.** Protect Auburn's environment and natural resources, including our air, water, soil, plants, and wildlife. Reduce greenhouse gas emissions

through greener buildings and businesses, cleaner transportation, less dependence on fossil fuels, water and energy conservation, and reduction in solid waste.

- **Resilience and Public Safety.** Become a more resilient city that is prepared for natural disasters. Proactively mitigate climate-related hazards such as wildfires, flooding, drought, and extreme heat events. Maintain excellent police and fire services, low crime, and safe public spaces.
- **Aviation Hub.** Modernize Auburn Municipal Airport so it remains an essential part of Auburn's economy. Ensure that land use decisions on the airport perimeter reduce aviation hazards, protect airport operations, and sustain the airport business district.
- **Community Health.** Keep Auburn a healthy, active community. Community design and planning should support walking, cycling, physical activity, healthy living, and easy access to open space and outdoor recreation.
- **Responsible Fiscal Management.** Continue responsible fiscal management and a commitment to efficient, effective service delivery. Land use decisions should improve fiscal stability and create additional sources of tax revenue.
- **Interagency Relationships.** Collaborate with Placer County to address issues that cross City boundaries, including planning and development in North Auburn and Bowman. Work with the school districts, Auburn Recreation District, and other special districts and agencies to provide high-quality schools, parks, infrastructure, and public services.

POTENTIAL ENVIRONMENTAL EFFECTS

The Draft EIR has identified and evaluated the significant and potentially significant environmental effects for the resources below that could result from the implementation of the Auburn General Plan Update Project. Feasible mitigation measures to avoid or reduce those impacts have been proposed. The draft EIR has also analyzed cumulative effects, growth-inducing impacts, and alternatives to the proposed project that could lessen or avoid significant environmental effects.

- Air Quality (less than significant with mitigation)
- Biological Resources (less than significant with mitigation)
- Cultural Resources (significant and unavoidable despite mitigation)
- Geology and Soils (less than significant with mitigation)
- Noise (significant and unavoidable despite mitigation)
- Transportation (significant and unavoidable without feasible mitigation)
- Tribal Cultural Resources (less than significant with mitigation)