

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: Auburn Station Infill Project

Lead Agency: City of Auburn Contact Person: Tia Klumpp, Planning Director
 Mailing Address: 1225 Lincoln Way Phone: 530-823-4211, ext. 140
 City: Auburn Zip: 95603 County: Placer

Project Location: County: Placer City/Nearest Community: Auburn
 Cross Streets: Nevada Street and Fulweiler Avenue Zip Code: 95603
 Longitude/Latitude (degrees, minutes and seconds): 38 ° 54 ' 17.3 " N / 121 ° 04 ' 52.3 " W Total Acres: _____
 Assessor's Parcel No.: 001-032-034-000 Section: _____ Twp.: _____ Range: _____ Base: _____
 Within 2 Miles: State Hwy #: SR 49, SR 193, I-80 Waterways: _____
 Airports: Auburn Municipal Airport Railways: Amtrak Rail Schools: Auburn Union School District

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

Residential: Units 315 Acres 10.5
 Office: Sq.ft. 22000 Acres .51 Employees 20 Transportation: Type _____
 Commercial: Sq.ft. 3375 Acres .08 Employees 10 Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: Community space - 5,500 square feet Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: Transit-oriented mix-use development

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: GHG emissions, energy

Present Land Use/Zoning/General Plan Designation:

Central Business District / Open Space & Conservation zoning, Commercial with a Public overlay General Plan designation

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

The Auburn Station Infill Project is a proposed mixed-use infill development. The property owned by Placer County that includes the project site encompasses approximately 17.5 acres. The project site is a 10.5 acre area within the larger 17.5 acre owned by the County. The proposed project could accommodate: • Between 200 and 350 dwelling units, currently anticipated to be a combination of stacked flats and townhomes, and with a mix of one-, two-, and/or three bedroom units. • Shared community space in the form of outdoor plaza area/s and a community building for the residents of the project site and visitors to the site. • Publicly accessible open space, including preservation of, and new pedestrian connections to the existing County-owned amphitheater. • Small-scale retail or commercial services use integrated into the residential portion of the project site. • Improvements to pedestrian, bicycle, and vehicular circulation and emergency access - both on-site and off-site between the project site and Downtown and Old Town Auburn. • Potential removal of some trees and demolition of driveways, parking fields, and on-site buildings. • New landscaping, irrigation, and connection of adjacent water, sewer, and drainage lines. • Potential construction of new office space to accommodate Placer County operations on-site.

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 and "X". If you have already sent your document to the agency please denote that with an "S".

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| <input type="checkbox"/> Air Resources Board | <input checked="" 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 checked="" type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # 3 | <input checked="" type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Regional WQCB # _____ |
| <input checked="" 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 # 2 | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input checked="" 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 | Other: _____ |
| <input type="checkbox"/> Health Services, Department of | Other: _____ |
| <input checked="" type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

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

Starting Date 07/22/2025 Ending Date 08/22/2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>AECOM</u>	Applicant: <u>City of Auburn</u>
Address: <u>2020 L Street, Suite 300</u>	Address: <u>1225 Lincoln Way</u>
City/State/Zip: <u>Sacramento, CA</u>	City/State/Zip: <u>Auburn, CA 95603</u>
Contact: <u>Matthew Gerken</u>	Phone: <u>530-823-4211</u>
Phone: <u>916-414-5800</u>	

Signature of Lead Agency Representative: _____ **Date:** 07/22/2025

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