

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 # 2025070964**Project Title:** Auburn Station Infill Project

Lead Agency: City of Auburn

Contact Person: Tia Klumpp

Mailing 1225 Lincoln Way

Phone: (530) 823-4211 ext. 140

Address: 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 200-350 Acres _____
☒ Office: Sq.ft. 22,000 Acres _____ Employees _____
☒ Commercial: Sq.ft. 3,375 Acres _____ Employees _____
☐ Industrial: Sq.ft. _____ Acres _____ Employees _____
☐ Educational: _____
☒ Recreational: Community space, parking, landscaping _____
☐ 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 ☐ 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: _____

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 City of Auburn (City), as the lead agency under the California Environmental Quality Act (CEQA), is proposing to implement the Auburn Station Infill Project (proposed project). The proposed project would include demolition of existing on-site buildings and parking areas and construction and operation of a new transit-oriented, mixed-use development on a portion of a 17.5-acre property owned by Placer County, located northeast of the intersection of Nevada Street and Fulweiler Avenue in the city of Auburn. The project site for this analysis is approximately 10.5 acres in land area, and does not include the entire approximately 17.5-acre legal parcel owned by Placer County. The 10.5-acre project site includes the areas where construction and new development would occur under the proposed project.

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".

☒ Air Resources Board	☒ Office of Historic Preservation
☐ Boating & Waterways, Department of	☐ Office of Public School Construction
☐ California Emergency Management Agency	☒ Parks & Recreation, Department of
☒ California Highway Patrol	☐ Pesticide Regulation, Department of
☒ Caltrans District # <u>3</u>	☒ Public Utilities Commission
☒ Caltrans Division of Aeronautics	☒ Regional WQCB # <u>5</u>
☒ Caltrans Planning	☒ Resources Agency
☒ Central Valley Flood Protection Board	☐ Resources Recycling and Recovery, Department of
☐ Coachella Valley Mtns. Conservancy	☐ S.F. Bay Conservation & Development Comm.
☐ Coastal Commission	☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ Colorado River Board	☐ San Joaquin River Conservancy
☒ Conservation, Department of	☐ Santa Monica Mtns. Conservancy
☐ Corrections, Department of	☐ State Lands Commission
☐ Delta Protection Commission	☐ SWRCB: Clean Water Grants
☐ Education, Department of	☒ SWRCB: Water Quality
☐ Energy Commission	☒ SWRCB: Water Rights
☒ Fish & Game Region # <u>2</u>	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☒ Toxic Substances Control, Department of
☐ Forestry and Fire Protection, Department of	☒ Water Resources, Department of
☐ General Services, Department of	
☐ Health Services, Department of	Other: California San Joaquin River Conservancy (SJRC), Delta Stewardship Council, State Water Resources Control Board, Division of Drinking Water, District 9
☒ Housing & Community Development	Other: California Governor's Office of Emergency Services (OES), Sierra Nevada Conservancy, State Water Resources Control Board, Division of Financial Assistance
☒ Native American Heritage Commission	

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

Starting Date December 23, 2025 Ending Date February 6, 2026

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, 95811</u>	City/State/Zip: <u>Auburn, CA 95603</u>
Contact: <u>Matthew Gerken, Associate Vice President</u>	Phone: <u>(530) 823-4211</u>
Phone: <u>(916) 414-5800</u>	

Signature of Lead Agency Representative: Tia Klumpp, City of Auburn

Date: 12/22/2025

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