AUBURN CITY COUNCIL
REGULAR SESSION AGENDA

City Hall, Council Chambers
1225 Lincoln Way, Auburn, CA 95603
February 10, 2014
Closed Session 5:15 p.m.
Regular Session 6:00 p.m.

Meeting facilities are accessible to persons with disabilities. Requests for Assistive Listening Devices or other considerations should be made through the City Clerk's Office at (530) 823-4211, Ext. #112

CALL TO ORDER

ROLL CALL

CLOSED SESSION:

By **MOTION** adjourn to a Closed Session under Government Code Section 54957.6

1. Conference with Labor Negotiators:
   (G.C. 54957.6)
   Agency Designated Representatives: Patrick Clark

   Employee Groups: Auburn Firefighters Association (IAFF), Auburn Public Safety Association (APSA)

REPORT OUT OF CLOSED SESSION

PLEDGE OF ALLEGIANCE

MAYOR'S COMMENDATIONS/PROCLAMATIONS/ACKNOWLEDGEMENTS/ ANNOUNCEMENTS

AGENDA APPROVAL

This is the time set aside for council members and/or the public to ask for removal, postponement or a change to the listed sequence of an agenda item.

1. **Public Comment**

   This is the time provided so that the public may speak to the Council on any item not on this agenda. Please make your comments as brief as possible. The Council cannot act on items not included on this agenda; however, the items will be automatically referred to staff. Please speak your name, spell your name, and provide your address if you desire. Council Members shall have the option to speak for 30 seconds on any item not on this agenda at this time.

PUBLIC HEARING

2. **General Plan Amendment – 2013-2021 Housing Element**

By **RESOLUTION**, adopt the Negative Declaration prepared for the update for the Auburn Housing Element and approve the General Plan Amendment for the 2013-2021 Housing Element.

REPORTS

3. **City Council Committee Reports**

The purpose of these reports is to provide information to the city council and public on projects and programs that are discussed at committee meetings. **No decisions are to be made on these issues.** If a council member would like formal action on any of these discussed items, it will be placed on a future city council agenda.

ADJOURNMENT

Materials related to an item on this Agenda submitted to the Council after distribution of the agenda packet are available for public inspection in the City Clerk's Office, 1225 Lincoln Way, Room 8, Auburn, CA 95603 during normal business hours.

Report to the Auburn City Council

Action Item
Agenda Item No. 2

City Manager's Approval

To:	Mayor and City Council Members
From:	Reg Murray, Senior Planner
Date:	February 10, 2014
Subject:	General Plan Amendment – 2013-2021 Housing Element

The Issue

Should the Auburn City Council adopt the 2013-2021 Auburn Housing Element and forward the update to the California Department of Housing and Community Development for certification?

Conclusions and Recommendation

A. By Resolution, adopt the Negative Declaration prepared for the update of the Auburn Housing Element and approve the General Plan Amendment for the 2013-2021 Housing Element.

Background and Analysis

The General Plan for the City of Auburn serves as a guide for the City's long-term physical development. The General Plan includes several mandated elements, or chapters, such as the Land Use Element and the Housing Element. The Housing Element identifies the City's current and future housing needs and the proposed actions to provide the housing to meet those needs at all income levels.

The State requires that jurisdictions update their Housing Element on a regular basis. The previous update of the Auburn Housing Element was in 2008 and was valid for five years through October 31, 2013. The current update will be valid for the 2013-2021 planning period. This General Plan Amendment is required to update the Auburn General Plan with the 2013-2021 Housing Element.

The 2013 Housing Element Update (Exhibit C; provided to the City Council previously) was prepared by the City's housing consultant, Pacific Municipal Consultants (PMC). The Update has been prepared to meet the requirements of State law (Sections 65580–65589 of the California Government Code) and includes, but is not limited to, the following:

- An evaluation of the City's achievements under the policies and implementation programs included in the 2008 Housing Element update.

- Quantified Objectives: The City of Auburn's quantified housing objectives for the next planning period (2013-2021) are based on the Regional Housing Needs Allocation (RHNA) developed by the Sacramento Area Council of Governments (SACOG). The new RHNA units allocated to the City of Auburn total 308, including 52 low income units and 74 extremely low and very low income units (Exhibit C; Pg HE-23; Table HE-1).

- Accommodating Need: The City has a sufficient inventory of land to accommodate the RHNA units over the next planning period (Exhibit C; Pg HE-36; Table A-32).

- Comprehensive documentation establishing the basis for the City's findings in the draft Housing Element. This information, provided as a series of Appendices, includes:

    - An assessment of housing needs of lower income households;
    - An assessment of special housing needs in the City (e.g. disabled, seniors);
    - The establishment of quantifiable housing objectives;
    - An analysis of constraints on the provision of housing;
    - The establishment of quantified housing objectives by income category;
    - An inventory of sites available for residential development;
    - An analysis of employment and housing trends;
    - Development of a housing construction goals by income category;
    - Housing in need of replacement or rehabilitation; and,
    - Identification of assisted housing units which are at risk of converting to market rents.

- The goals, policies, and implementation programs proposed for adoption as part of the 2013-2021 Auburn Housing Element. Based on the information provided in the Appendices, this section identifies those programs that are most appropriate for the City of Auburn based on the information provided in the Appendices as well as those required by State law.

Upon completion of the draft, staff submitted the Public Review Draft to the California Department of Housing and Community Development (HCD) for their review in October, 2013. HCD's review is required to insure compliance with the statutory requirements of State housing element law. On December 18, 2013, HCD found the 2013 Housing Element Update to be in compliance with State housing element law and issued a letter for their approval (Attachment 1).

The Auburn Planning Commission reviewed the 2013-2021 Housing Element on January 21, 2014. Attachment 2 is the staff report prepared for the Commission meeting and Attachment 3 is a copy of the Commission minutes from the hearing. The Commission did not suggest any modifications to the update and recommended that the Auburn City Council approve the housing element as presented.

The 2013-2021 Housing Element is now provided for the Auburn City Council's review and adoption. Upon adoption by the City Council, staff will forward the 2013-2021 Housing Element to HCD for certification. Due to the hearing schedule associated with the City's consideration of the homeless shelter ordinance last year, the City was not able to adopt its housing element by the original State deadline of October 31, 2013. As such, the City's housing element is currently out of compliance. The City does have an additional 120-day time period from the original deadline (i.e. to February 28, 2014), in order to adopt its housing element. If

the City does not approve the housing element update by the February 28th deadline, then the City's housing element will remain out of compliance until it does adopt an update and it will be required to update its housing element on a four-year schedule instead of the regular eight-year cycle.

Disadvantaged Communities Review - Senate Bill (SB) 244

In 2011, the State adopted Senate Bill (SB) 244, a law addressing disadvantaged unincorporated communities (DUC). Among its various provisions, the City of Auburn is required, on or before the next adoption of its Housing Element, to review and update the Land Use element of the General Plan to address unincorporated island, fringe, or legacy communities inside or near its boundaries. The law did note, however, that jurisdictions are not required to provide the update if: 1) the communities are not present; or 2) if present, the communities are not defined as disadvantaged communities.

The City's housing consultant, PMC, prepared the DUC analysis as required by SB 244 (see Attachment 4). The analysis shows that while there are three areas that meet the qualifications of a DUC based on median household income criteria, they do not meet the other criteria necessary to satisfy the requirements of SB 244. Accordingly, the City is not required to amend its Land Use element to address disadvantaged unincorporated areas. The resolution prepared for this General Plan Amendment includes a finding documenting this issue (Exhibit A).

Environmental Summary

The Auburn Community Development Department prepared an Initial Study and Negative Declaration for public review (Exhibit B) in accordance with the California Environmental Quality Act (CEQA). A copy of the Negative Declaration was posted for public review starting January 10, 2014.

Alternatives Available to Council; Implications of Alternatives

A. Approve the 2013-2021 Auburn Housing Element and direct staff to forward the housing element to HCD for certification no later than February 28, 2014. The Auburn Housing Element will be deemed "in compliance" upon certification by HCD.

B. Amend the housing element based on Council direction. Amendments to the housing element require review and approval by HCD and the City will not be able to meet the February 28, 2014 deadline for submittal of an approved housing element to HCD. The City would then be required to update its housing element every four years instead of the regular eight-year cycle.

C. Continue the request in order to obtain additional information. If additional information is necessary, then the City will not meet the February 28, 2014 deadline for submittal of an approved housing element to HCD. The City would then be required to update its housing element every four years instead of the regular eight-year cycle.

Fiscal Impacts

Preparation of the Housing Element: The Auburn City Council authorized a contract with Pacific Municipal Consultants (PMC) for the preparation of the 2013 Housing Element Update on June 25, 2012. The contract was approved with a not-to-exceed amount of $28,230. On November 25, 2013, the City Council approved Amendment #1 to the contract, extending the term of the contract to February 28, 2014 and increasing the amount of the contract by $3,000, to a total of $31,230. The amendment was necessary to address additional time and expertise provided during the zoning process for emergency shelters. To date, the City has paid approximately 86% of the total contract.

Implementation of the Housing Element: Over the term of the planning period from 2013-2021, staff time will need to be delegated towards implementation of the various programs included in the Housing Element.

Attachments

1. HCD approval letter dated December 18, 2013
2. Planning Commission Staff Report – January 21, 2014
3. Planning Commission Minutes – January 21, 2014
4. Senate Bill (SB) 244 Analysis Memo

Exhibits

A. Resolution adopting the 2013-2021 Housing Element
B. Initial Study and Negative Declaration for the Housing Element
C. City of Auburn 2013-2021 Housing Element Update

P:/General Plan/Housing Element/Housing Element Update 2013/Staff Reports/CC Staff Report 2-10-14

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT
2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov

ATTACHMENT 1

December 18, 2013

Mr. Wilfred Wong, Director
Community Development Department
City of Auburn
1225 Lincoln Way, Room 3
Auburn, CA 95603

Dear Mr. Wong:

RE: Review of the City of Auburn's 5th Cycle (2013-2021) Draft Housing Element

Thank you for submitting the City of Auburn's draft housing element update received for review on October 21, 2013 along with revisions received on November 4, 2013 and December 17 and 18, 2013. Pursuant to Government Code Section 65585(b), the Department is reporting the results of its review. Various communications with your consultants Ms. Jennifer Gastelum and Ms. Cynthia Walsh of PMC facilitated the review.

The draft housing element meets the statutory requirements of State housing element law. The element will comply with State housing element law (Article 10.6 of the Government Code) when adopted and submitted to the Department, pursuant to Government Code Section 65585(g).

To remain on an eight year planning cycle, pursuant to Senate Bill 375 (Chapter 728, Statutes of 2008) the City must adopt its housing element within 120 calendar days from the statutory due date of October 31, 2013 for SACOG localities. If adopted after this date, the City of Auburn will be required to revise the housing element every four years until adopting at least two consecutive revisions by the statutory deadline (Government Code Section 65588(e)(4)). For more information on housing element adoption requirements, please visit: http://www.hcd.ca.gov/hpd/hrc/plan/he/he_review_adoptionsteps110812.pdf.

The Department is pleased to inform the City that 4th cycle housing element compliance meets one of the threshold requirements of the Housing Related Parks (HRP) Program which rewards local governments for approving housing affordable to lower-income households. The HRP Program, funded by Proposition 1C, provides grant funds to eligible local governments for every qualifying unit permitted since 2010. Grant awards can be used to fund park-related capital asset projects. The HRP Program 2013 Notice of Funding Availability (NOFA), released October 2, 2013, announced the availability of $25 million in grant funds to eligible applicants. Applications are due January 22, 2014. Further information about the HRP Program is available on the Department's website at http://www.hcd.ca.gov/hpd/hrpp/.

The Department appreciates Auburn's efforts and cooperation in preparation of the housing element and looks forward to receiving the adopted housing element. If you have any questions or need additional technical assistance, please contact Paul McDougall, of our staff, at (916) 263-7420.

Sincerely,

Glen A. Campora
Assistant Deputy Director

CITY OF AUBURN

Planning Commission – Staff Report
Meeting Date: January 21, 2014

Prepared by: Reg Murray, Senior Planner

ITEM NO. V-B

ATTACHMENT 2

ITEM V-B: **GENERAL PLAN AMENDMENT - 2013 HOUSING ELEMENT UPDATE.**

REQUEST: The City of Auburn is proposing a General Plan Amendment to update the Housing Element of the Auburn General Plan pursuant to State law. The 2013 Housing Element Update is a statement by the City of Auburn of its current and future housing needs and will establish the goals, policies, and programs that address those identified housing needs.

RECOMMENDED MOTION:

Move to adopt Planning Commission **Resolution 14-01** (Exhibit A) recommending that the Auburn City Council adopt the Initial Study and Negative Declaration (Exhibit B) prepared for this project in accordance with the California Environmental Quality Act (CEQA), and certify the attached 2013 Housing Element Update (Exhibit C) as presented (or as modified).

BACKGROUND AND ANALYSIS:

The General Plan for the City of Auburn serves as a guide for the City's long-term physical development. The General Plan includes several mandated elements, or chapters, such as the Land Use Element and the Housing Element. The Housing Element identifies the City's current and future housing needs and the proposed actions to provide the housing to meet those needs at all income levels.

The State requires that jurisdictions update their Housing Element on a regular basis. The previous update of the Auburn Housing Element was in 2008 and was valid for five years through October 31, 2013. The current update being processed by the City will be valid for the 2013-2021 planning period. A General Plan Amendment is required to update the Housing Element of the City's General Plan.

The 2013 Housing Element Update (Exhibit C; provided to the Commission previously) was prepared by the City's housing consultant, Pacific Municipal Consultants (PMC). The Update has been prepared to meet the requirements of State law (Sections 65580–65589 of the California Government Code) and includes, but is not limited to, the following:

- An evaluation of the City's achievements under the policies and implementation programs included in the 2008 Housing Element update.

- Comprehensive documentation establishing the basis for the City's findings in the draft Housing Element. This information, provided as a series of Appendices, includes:

  - An assessment of housing needs of lower income households;
  - An assessment of special housing needs in the City (e.g. disabled, seniors);
  - The establishment of quantifiable housing objectives;
  - An analysis of constraints on the provision of housing;
  - The establishment of quantified housing objectives by income category;
  - An inventory of sites available for residential development;
  - An analysis of employment and housing trends;
  - Development of a housing construction goals by income category;
  - Housing in need of replacement or rehabilitation; and,
  - Identification of assisted housing units which are at risk of converting to market rents.

- The goals, policies, and implementation programs proposed for adoption as part of the 2013-2021 Auburn Housing Element. Based on the information provided in the Appendices, this section identifies those programs that are most appropriate for the City of Auburn based on the information provided in the Appendices as well as those required by State law.

Upon completion of the draft, staff submitted the Public Review Draft to the California Department of Housing and Community Development (HCD) for their review in October, 2013. HCD's review is required to insure compliance with the statutory requirements of State housing element law. On December 18, 2013, HCD found the 2013 Housing Element Update to be in compliance with State housing element law and issued their approval (see Attachment 1).

The City must now review and adopt the 2013 Housing Element. The Housing Element will first be reviewed by the Planning Commission, and any comments from the Commission will be forwarded to the Auburn City Council for their consideration. The City Council is tentatively scheduled to consider the Housing Element on February 10, 2014. Following adoption by City Council, the Housing Element will be submitted to HCD for certification.

Due to the hearing schedule associated with the homeless shelter ordinance, the City was not able to adopt its housing element by the original State deadline of October 31, 2013. As such, the City's housing element is currently out of compliance. The City does have an additional 120-day time period from the original deadline (i.e. to February 28, 2014), in order to adopt its housing element. If the City does not certify its housing element by the February 28th deadline, then the City will be required to update its housing element every four years instead of the regular eight-year cycle.

Disadvantaged Communities Review - Senate Bill (SB) 244

In 2011, the State adopted Senate Bill (SB) 244, a law addressing disadvantaged unincorporated communities (DUC). Among its various provisions, local governments are required, on or before the next adoption of its Housing Element, to review and update the Land Use element of the General Plan to address unincorporated island, fringe, or legacy communities inside or near its

boundaries. The law did note, however, that jurisdictions are not required to provide the update if: 1) the communities are not present; or 2) if present, the communities are not defined as disadvantaged communities.

The City's housing consultant, PMC, prepared the DUC analysis as required by SB 244 (see Attachment 2). The analysis shows that while there are three areas that meet the qualifications of a DUC based on median household income criteria, they do not meet the other criteria necessary to satisfy the requirements of SB 244. Accordingly, the City is not required to amend its Land Use element to address disadvantaged unincorporated areas. The resolution prepared for this General Plan Amendment includes a finding documenting this issue (Exhibit A).

ENVIRONMENTAL SUMMARY:

The Auburn Community Development Department prepared an Initial Study and Negative Declaration for public review (Exhibit B) in accordance with the California Environmental Quality Act (CEQA). A copy of the Negative Declaration was posted for public review starting January 10, 2014.

ATTACHMENTS

1. HCD Approval Letter dated December 18, 2013
2. Senate Bill (SB) 244 Analysis Memo

EXHIBITS

A. Resolution 14-01
B. Initial Study & Negative Declaration – 2013 Housing Element Update
C. City of Auburn 2013 Housing Element

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ATTACHMENT 3

MINUTES OF THE
AUBURN CITY PLANNING COMMISSION MEETING
January 21, 2014

The regular session of the Auburn City Planning Commission was called to order on January 21, 2014, at 6:00 p.m. by Chair Worthington in the Council Chambers, 1225 Lincoln Way, Auburn, California.

COMMISSIONERS PRESENT:	Luebkeman, Spokely, Vitas, Worthington
COMMISSIONERS ABSENT:	Willick
STAFF PRESENT:	Will Wong, Community Development Director Reg Murray, Senior Planner Lance Lowe, AICP, Associate Planner

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. APPROVAL OF MINUTES

None

IV. PUBLIC COMMENT

None

V. PUBLIC HEARING

A. USE PERMIT – 13395 NEW AIRPORT ROAD (STRIKE ZONE ATHLETICS) – File # UP 13-02. The applicant requests approval of a Use Permit to operate an Indoor Baseball/Softball training center to be located at 13395 New Airport Road.

Planner Lowe presented the project and described the nature of the business proposed.

Chair Worthington asked about the public noticing for the project.

Planner Lowe replied that the noticing was completed in accordance with State law.

Commissioner Spokely asked about the type of uses that were in the building formerly?

Planner Lowe noted that the building was used for a combination of warehouse and office use.

Commissioner Spokely asked about the difference in parking from the warehouse and office use to the proposed use.

Planner Lowe replied that the use is about the same and that there is parking in excess of the City's parking requirement of 1/400 square foot for office use.

Chair Worthington asked about the uses that are acceptable in the AI-DC zone.

Planner Lowe noted that recreational uses are conditionally permitted in the AI-DC Zone. Planner Lowe noted that the Community Development Department has had a number of inquiries over the last several years for various recreational oriented uses and the Planning Commission determined in 2009 that recreational oriented uses require a Use Permit.

Planner Lowe also noted that any uses in the AI-DC zone require compatibility with the Airport Land Use Plan.

Director Wong noted that because of the Airport Land Use Plan, certain recreational uses with large numbers of people or children are not permitted.

Chair Worthington opened the hearing for public comment.

Chair Worthington closed the hearing for public comment.

Commissioner Spokely asked if the applicant had any issues with the conditions of approval.

Planner Lowe noted that the applicant is aware of the conditions of approval and is in agreement with them.

Commissioner Vitas **MOVED** to Adopt Resolution No. 13-20 to approve the Use Permit for an Indoor Baseball/Softball training center, as presented in the Staff Report.

Chair Spokely **SECONDED** the motion.

AYES:	Luebkeman, Spokely, Vitas, Worthington
NOES:	None
ABSTAIN:	None
ABSENT:	Willick

The motion was **APPROVED**.

B. GENERAL PLAN AMENDMENT – 2013 HOUSING ELEMENT UPDATE. The City of Auburn is proposing a General Plan Amendment to update the Housing Element of the Auburn General Plan pursuant to State law. The 2013 Housing Element Update is a statement by the City of Auburn of its current and future housing needs and will establish the goals, policies, and programs that address those identified housing needs.

Planner Murray presented the staff report, reviewing the need for a housing element; timing for updates to the housing element; the primary components of the draft 2013 Housing Element Update, including evaluation of prior programs, documentation and findings associated with the current update, and the proposed programs for the 2013 update. Planner Murray also reviewed the requirements of Senate Bill 244 (SB 244) and the City's responsibility to analyze disadvantaged unincorporated communities (DUC) around Auburn and update the City's General Plan to account for these areas. He noted that the City's analysis showed that there are no qualifying DUCs around Auburn, and as such, the City is not required to amend its General Plan to address these areas.

Chair Worthington asked about the City's Sphere of Influence (SOI) and how it was established.

Director Wong commented that the City's SOI is determined by LAFCO, the Local Agency Formation Commission; that the City's SOI was last amended in the mid-1990's, and that changes to the SPI are not part of the housing element update.

Chair Worthington suggested updating the City's SOI to account for areas the City would want to annex and increase its tax base and to enable to City to meet its regional housing needs.

Planner Murray commented that the City exceeds its ability to meet its housing needs with the existing land inventory.

Chair Worthington asked if the Baltimore Ravine Specific Plan (BRSP) area was included in the analysis for the housing element.

Planner Murray noted that the BRSP is included in the housing element.

Chair Worthington asked where the information was in the housing element.

Jennifer Gastelum with Pacific Municipal Consultants (PMC), the City's consultant for the housing element update, referred the Commission to Page A-36, Table A-32 of the 2013 Housing Element.

Chair Worthington asked about the Housing Related Parks (HRP) Program noted in the approval letter from HCD.

Ms. Gastelum commented on the nature of the HRP program.

Commissioner Luebkeman asked for clarification about ethnicity statistics.

Planner Murray and Ms. Gastelum commented on the ethnicity census statistics.

Chair Worthington asked about requirements of SB 244 and disadvantaged unincorporated communities.

Ms. Gastelum summarized the history and requirements of SB 244 as well as the analysis prepared for the City's review of DUC's around Auburn.

Chair Worthington opened the hearing for public comment.

Chair Worthington closed the hearing for public comment.

Commissioner Spokely **MOVED** to adopt Planning Commission **Resolution 14-01** recommending that the Auburn City Council adopt the Initial Study and Negative Declaration prepared for this project in accordance with the California Environmental Quality Act (CEQA), and approve the 2013 Housing Element Update as presented.

Chair Worthington **SECONDED** the motion.

AYES:	Luebkeman, Spokely, Vitas, Worthington
NOES:	None
ABSTAIN:	None
ABSENT:	Willick

The motion was **APPROVED**.

VI. COMMUNITY DEVELOPMENT DEPARTMENT FOLLOW-UP REPORTS

A. City Council Meetings

None

B. Future Planning Commission Meetings

None

C. Reports

None

VII. PLANNING COMMISSION REPORTS

The purpose of these reports is to provide a forum for Planning Commissioners to bring forth their own ideas to the Commission. No decisions are to be made on these issues. If a Commissioner would like formal action on any of these discussed items, it will be placed on a future Commission agenda.

Commissioner Luebkeman updated the Commission on the Traffic Committee meeting of January 21, 2014.

VIII. FUTURE PLANNING COMMISSION AGENDA ITEMS

Planning Commissioners will discuss and agree on items and/or projects to be placed on future Commission agendas for the purpose of updating the Commission on the progress of items and/or projects.

None

IX. ADJOURNMENT

The meeting adjourned at 6:54 p.m.

Respectfully submitted,

Reg Murray, Senior Planner

PMC®

ATTACHMENT 4

MEMO

To: Mr. Reg Murray, Senior Planner
City of Auburn Community Development Department

From: Jennifer Gastelum

Date: January 6, 2014

Re: Senate Bill (SB) 244 Disadvantaged Community Analysis

Dear Mr. Murray,

PMC has completed the following analysis to satisfy the City of Auburn's SB 244 analysis to identify disadvantages communities.

INTRODUCTION

Senate Bill (SB) 244 (Wolk) was approved by Governor Brown in October 2011 and requires cities and counties to address the infrastructure needs of disadvantaged unincorporated communities (DUCs) in city and county general plans and Local Agency Formation Commission (LAFCo) Municipal Service Reviews (MSRs) and annexation decisions.

For cities and counties, Government Code Section 65302.10(a) requires that before the due date for adoption of the next housing element after January 1, 2012, the general plan land use element must be updated to identify and describe each DUC (Fringe Community and/or Island Community) that exists within the city's sphere of influence; analyze for each identified community the water, wastewater, stormwater drainage, and structural fire protection needs; and identify financial funding alternatives for the extension of services to identified communities. SB 244 defines a DUC as a place that meets all of the following criteria:

- Contains 10 or more dwelling units adjacent or in close proximity to one another where 12 or more registered voters reside (for the purpose of this analysis, close proximity is defined as a density greater than 1 unit per acre);

- Is either within a city sphere of influence (SOI) (also known as a Fringe Community), is an island within a city boundary (also known as an Island Community), or is geographically isolated and has existed for at least 50 years (also known as a Legacy Community) (Figure 1 graphically depicts these types of communities); and

- Has a median household income that is 80 percent or less than the statewide median household income (according to the United States Census Bureau, American Community Survey, the median household income for California in 2011 [latest figures available] was $57,287).

Based on communication with the Governor's Office of Planning and Research (OPR) (Christopher Calfee, OPR Senior Counsel, 11/20/12), if a local jurisdiction completes the SB 244 analysis and does not identify any unincorporated disadvantaged communities, it can prepare a report documenting these findings and present the findings in a public hearing before decision-makers so that the information is included in the public record. This process would result in the local jurisdiction meeting the intent of SB 244 and therefore not require an update to their general plan land use element.

ANALYSIS OF CITY OF AUBURN DISADVANTAGED UNINCORPORATED COMMUNITIES

An analysis to identify DUCs within the City of Auburn (City) SOI was conducted in order to address the requirements of SB 244. In conducting the analysis, resources utilized included the SB 244 Technical Advisory – Public Review Draft (OPR, 9/28/2012), the City of Auburn General Plan Land Use Diagram (November 1993), the City of Auburn Sphere of Influence boundary map (Placer County Geographic Information System Data Clearinghouse, updated 7/2/2012), and documentation from local jurisdictions, agencies, and special districts. Based on available resources, three areas within the City of Auburn's SOI were identified as earning 80 percent or less of the statewide median household income. These areas are depicted in Figure 2.

Disadvantaged Unincorporated Communities (DUCs)

The City of Auburn's General Plan Land Use Diagram was reviewed to identify land use designations within the three areas of the City's SOI. These three areas, further discussed below, meet the qualifications of a DUC based on median household income criteria, but do not meet all the other criteria necessary to be considered DUCs for the purposes of SB 244. Residential land uses within these areas are as follows:

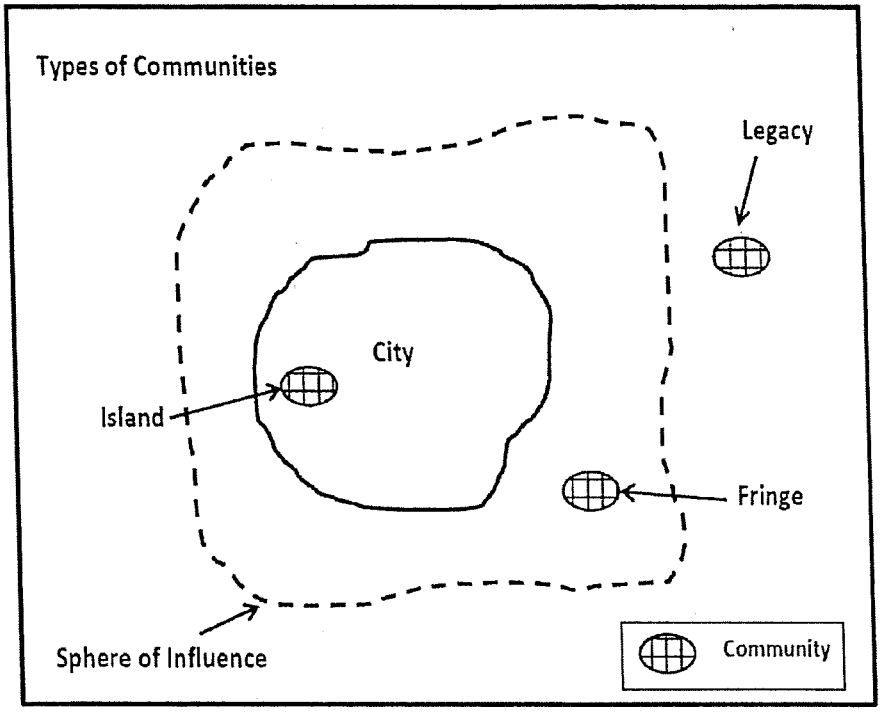
Area One: Rural Density Residential (RDR) – 0.05 to 0.5 units per acre

Existing residential land uses located within Area One are consistent with the City's General Plan Land Use Diagram and contain single-family homes on large rural parcels. Homesites in this area are relatively limited and are separated by large areas of rural land.

Area Two: Low Density Residential (LDR) – 1.0 unit per acre maximum
Urban Low Density Residential (ULDR) – 2.0 to 4.0 units per acre maximum
Medium Density Residential (MDR) – 10.0 units per acre maximum

Existing residential land uses located within Area Two are consistent with the City's General Plan Land Use Diagram and contain single-family homes on larger parcels, traditional neighborhood subdivisions, and a variety of medium-density uses, including senior care facilities and several mobile home parks. This area of the City's SOI is well developed, especially along the west side of Highway 49 and the north side of Bell Road.

Area Three: Low Medium Density Residential (LMDR) – 1.0 unit per acre maximum
Urban Low Density Residential (ULDR) – 2.0 to 4.0 units per acre maximum
Medium Density Residential (MDR) – 10.0 units per acre maximum
High Density Residential (HDR) – 5.0 to 15.0 units per acre maximum



Source. Office of Planning and Research, Technical Advisory – Senate Bill 244, Land Use, General Plans, and Disadvantaged Communities Public Draft Review, 9/28/12

Not to Scale

Figure 1
City of Auburn Housing Element Update
SB 244 Analysis

PMC

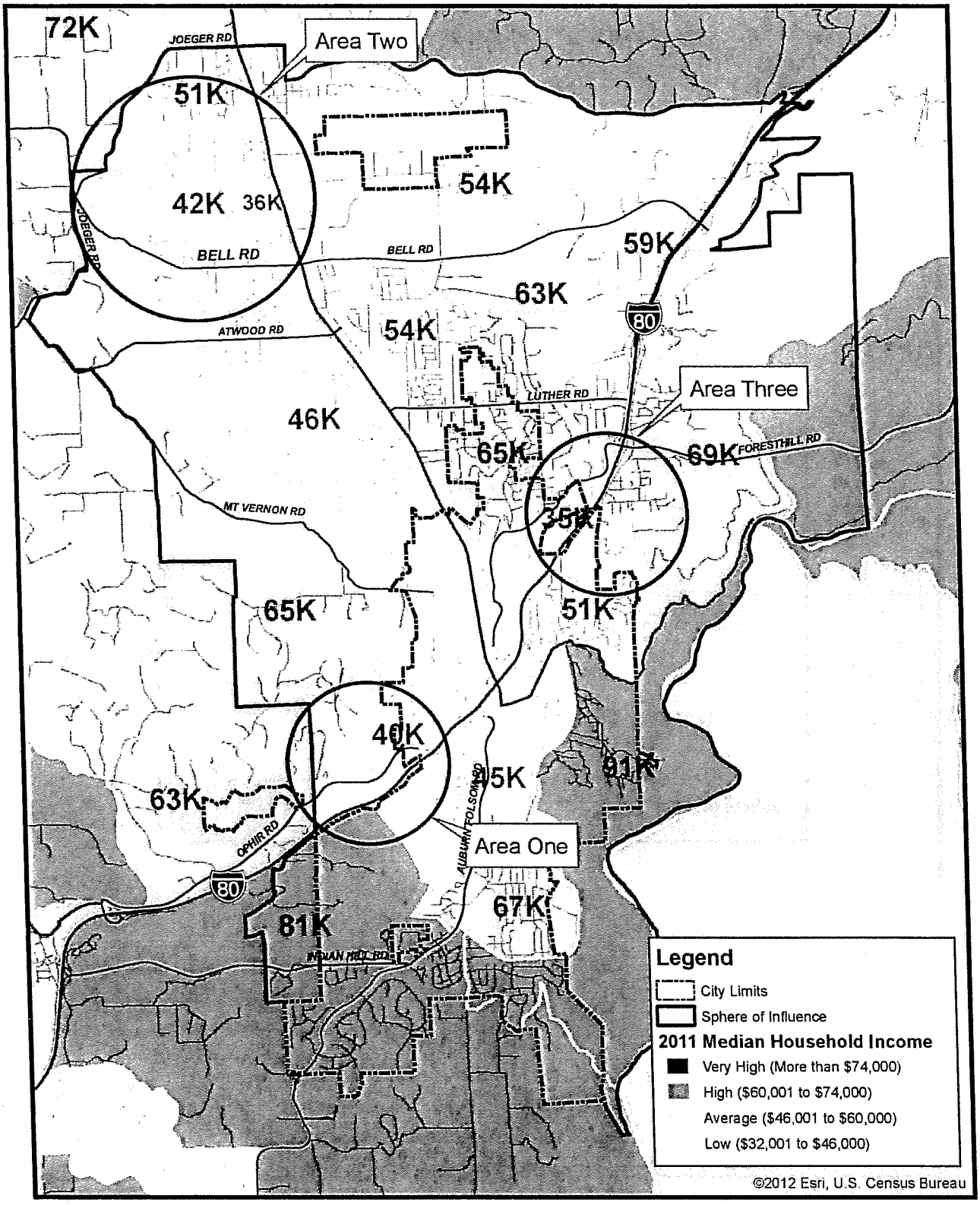


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Figure 2
City of Auburn Housing Element Update
SB 244 Analysis
PMC

Existing residential land uses located within Area Three are consistent with the City's General Plan Land Use Diagram and include a pocket of low-density single-family homes on the west side of Interstate 80 and a variety of high-density, medium-density, and low-density residential uses on the east side of Interstate 80. This area contains a high-density housing project, a traditional neighborhood subdivision, and single-family homes on larger parcels.

Municipal Infrastructure and Services Review

An assessment of the city's and surrounding area's physical infrastructure was conducted to analyze the service needs or deficiencies for the three areas identified in the City's SOI and shown on Figure 2 as earning 80 percent or less of the statewide median household income. The analysis included review of available infrastructure plans and consultation with affected public utility purveyors, public agencies, and special districts to determine the location of existing infrastructure. In addition, an assessment was conducted of the capacity and availability of physical infrastructure necessary to support the existing and proposed land uses in the three areas.

Water

The Placer County Water Agency (PCWA) was created in 1957 and is the primary water agency for Placer County, including portions of the City of Auburn's SOI. The PCWA carries out a broad range of responsibilities, including water resource planning and management, retail and wholesale supply of irrigation and drinking water, and production of hydroelectric energy. Based on review of pressure zone maps provided by the PCWA (Richard Wirth, Assistant Engineer), PCWA has existing 4-inch, 6-inch, 8-inch, and 10-inch water lines located within and serving Area Three of this analysis. The existing water lines are part of the PCWA's Lincoln Way and Electric Street Pressure Zones as depicted on the PCWA's Drawing No. 39-C (Lincoln Way Area Pressure Zone Map). Therefore, Area Three is adequately served by physical water infrastructure facilities.

The Nevada Irrigation District (NID) was formed in 1921 and is an independent special district operated by and for the people who own land within its 287,000-acre boundaries. NID is organized primarily to supply water for irrigation, municipal, domestic, and industrial purposes. NID water is available in wide areas of Nevada and Placer counties, including the North Auburn area. Based on review of NID's North Auburn Master Plan (NAMP) 2000 Update, NID has existing 4-inch, 6-inch, 8-inch, and 10-inch water lines located within and serving Area Two of this analysis. NID also has plans to install additional 10-inch and 14-inch water lines in this area as described in the NAMP 2000 Update. In addition, NID's North Auburn system is intertied with the PCWA system, including one location at Highway 49 and Bell Road. This intertie can supply water in either direction and improves the flexibility and reliability of both water systems. Therefore, Area Two is adequately served by physical water infrastructure facilities.

Placer County regulates the application and installation of all private and public water wells in the county. The domestic water well program derives its regulatory authority from the Placer County Water Well Construction Ordinance (effective July 1990). The purpose of the ordinance is to protect the health, safety, and general welfare of the people of Placer County by ensuring that the ground waters of the county will not be polluted or contaminated. Area One of this analysis is currently served by private domestic water wells. As stated in the ordinance, no person shall commence construction of a single-family residential building on private property until water adequate for domestic use is provided on the property from a well constructed in compliance with this ordinance. Therefore, Area One of this analysis provides adequate availability of domestic water from existing wells located on properties within Area One.

Wastewater

The Placer County Department of Facility Services operates and maintains sanitary sewer systems within Placer County, including the unincorporated portions of North Auburn. Sewer Maintenance District 1 (SMD 1) was formed by the County and in 1961 began maintenance and operation of the wastewater collection system within the SMD 1 boundaries and a treatment plant located on Joeger Road. All existing structures within SMD 1 and within established criteria were required to connect to the wastewater facilities, along with new development including residential uses. Over time, the SMD 1 wastewater system has expanded to serve new development as it has progressed and has annexed land requiring this service into SMD 1.

For the areas outside of the city limits and within the SOI that are not served by SMD 1, residential uses are connected to on-site sewage disposal systems (septic systems) that are administered and maintained by Placer County's On-Site Sewage Disposal Program. This program deals with the permitting and inspection of on-site septic systems in the county and involves soils testing to determine the type of on-site sewage disposal system required based on soil conditions. Currently, three types of systems are utilized in Placer County. The decision as to which type of system is to be used depends on the soil conditions in the area of a particular parcel. The three main types of septic systems are standard septic system (gravity flow system), low pressure dose system, and sand filter system.

Based on personal communication with Janelle Heinzler, PE (Associate Civil Engineer, Placer County Facility Services, Environmental Engineering), personal communication with Megan Siren (City of Auburn Public Works Department), and review of SMD 1 facility maps, wastewater facilities (e.g., gravity mains, force mains, lift stations) are provided to a portion of residential users within Area One and Area Two of this analysis. Both the City of Auburn and Placer County are providing service to these areas and they are currently adequately served. The City also provides a few residents along Ophir Road in Area One with sewer service, though most of this area's residents are on septic systems. Residential users not served by physical sanitary sewer infrastructure in Area Three are on private septic systems. Therefore, adequate sewer service is provided to residents within the three areas of this analysis.

Stormwater Drainage

Storm drainage facilities are administered by the Placer County Flood Control & Water Conservation District. The district was established in 1984 and was created in response to the mutual recognition by the County and incorporated cities within the county that an agency which transcended political boundaries could better address flood control and drainage issues. The district's primary mission is to protect lives and property from the effects of flooding through comprehensive, integrated planning, consistent standards, management programs, and capital improvements. The district uses consistent standards to evaluate flood risk, implements flood control measures such as requiring new development to construct detention basins, and operates and manages a flood warning system. District responsibilities include:

- Implement regional flood control projects
- Develop and implement master plans for selected watersheds in the county
- Provide technical support and information on flood control for the city, the county, and the development community
- Operate and maintain the county flood warning system
- Review proposed development projects to ensure they meet district standards
- Develop hydrologic and hydraulic models for county watersheds
- Provide technical support for Office of Emergency Services activities

Based on information provided by the County (Sean Lusk, Placer County Public Works), the County maintains existing storm drainage features in Areas Two and Three of this analysis. Area One of this analysis does not have any existing physical drainage infrastructure, as stormwater drainage is managed through existing aboveground swales and drainage features. The Federal Emergency Management Agency (FEMA) has not identified the three areas of this analysis as being located in an area subject to 100-year flood hazard.

Structural Fire Protection

The City of Auburn Fire Department (AFD) provides fire protection to the city and surrounding areas, and operates out three locations within the city. The three locations include:

Station #1: Martin Park Fire Station – 485 High Street
Station #2: Gietzen Station – 226 Sacramento Street
Station #3: Maidu Station – 901 Auburn Folsom Road

The AFD is also a participant in the Western Placer County Cooperative Fire Service Response Agreement, which identifies automatic and mutual aid response plans between fire agencies in western Placer County. Through this agreement executed in May 2006 and an Operational Plan implemented in March 2009, participating agencies dispatch fire and emergency response resources to an emergency incident based on the closest available resources regardless of political jurisdiction or boundaries and in concert with the approved Operation Plan. Agencies participating in the agreement and the Operational Plan along with AFD include the following:

- Alta Fire Protection District
- California Department of Forestry and Fire Protection (CAL FIRE)
- Foresthill Fire Protection District
- Loomis Fire Protection District
- Newcastle Fire Protection District
- Penryn Fire Protection District
- Placer County Fire Department
- Placer Hills Fire Protection District
- City of Colfax Fire Department
- City of Lincoln Fire Department
- City of Rocklin Fire Department
- City of Roseville Fire Department

In addition, the City has a contract with CAL FIRE for additional resources, primarily in the urban wildfire interface areas within and around the city.

Based on personal communication with Mark D'Ambrogi (City of Auburn Fire Chief), the AFD and other agencies participating in the agreement and the Operation Plan identified above provide comprehensive structural fire protection needs to the areas surrounding the current city boundaries within the City of Auburn's SOI.

Future Annexations Considered

The City of Auburn Community Development Department was consulted to determine whether or not the City or any local development companies were considering annexing territory within the City's Sphere of Influence into the city limits. Based on a correspondence from the City dated September 25, 2012, neither the City nor any local developers were pursuing annexation of territory into the city at that time.

Conclusion

Based on the information contained in this analysis, while there were three areas identified that met the qualifications of a DUC based on median household income criteria, they did not meet all the other criteria necessary to qualify as a DUC for the purposes of SB 244.

In addition, extension of services is not required to Areas One, Two, and Three because adequate services exist or are already provided to residents within these areas. No additional analysis of financing alternatives is necessary at this time.

LIST OF REFERENCES AND AGENCIES CONSULTED

Census Bureau (ACS)
Placer County GIS Data Clearinghouse
Auburn General Plan Land Use Diagram
Placer County Department of Facility Services
Placer County Flood Control & Water Conservation District
Placer County Department of Public Works
Placer County Department of Engineering and Surveying
Placer County Department of Environmental Engineering
Placer County Water Agency
Nevada Irrigation District
City of Auburn Public Works Department
City of Auburn Community Development Department
City of Auburn Fire Department
Office of Planning and Research

EXHIBIT A

RESOLUTION NO. 14-

RESOLUTION APPROVING A GENERAL PLAN AMENDMENT TO ADOPT THE 2013-2021 HOUSING ELEMENT UPDATE

THE CITY COUNCIL OF THE CITY OF AUBURN DOES HEREBY RESOLVE:

Section 1. The City Council held a public hearing on Monday, February 10, 2014, to consider the 2013-2021 Housing Element Update.

Section 2. The City Council considered all of the evidence submitted into the administrative record which includes, but is not limited to:

1. The 2013-2021 Housing Element.
2. The agenda report prepared by the Community Development Department for the February 10, 2013 hearing.
3. The Initial Study and Negative Declaration prepared for the 2013 Housing Element Update.
4. Staff presentation at the public hearing held on February 10, 2014.
5. Public comments, written and oral, received and/or submitted at or prior to the public hearing.
6. All related documents received and/or submitted at or prior to the public hearing.
7. The City of Auburn General Plan, Zoning Ordinance, and all other applicable regulations and codes.

Section 3. The City Council adopts the following findings of fact for the Negative Declaration:

1. Based on the record presented, including the initial study and any comments received; there is no substantial evidence that the project will have a significant effect on the environment.

2. The Negative Declaration reflects the lead agency's independent judgment and analysis.
3. All documents and materials relating to the proceedings for the project are maintained in the City of Auburn Community Development Department; 1225 Lincoln Way, Room 3; Auburn, CA 95603.

Section 4. The City Council adopts the following findings of fact for the 2013 Housing Element:

1. The Housing Element is in compliance with State law and the requirements of the California Department of Housing and Community Development.
2. The Housing Element is consistent and compatible with the other General Plan elements.

Section 5. The City Council adopts the following findings of fact for the analysis to identify disadvantaged communities required by Senate Bill (SB) 244:

1. The City prepared an analysis of unincorporated island, fringe, or legacy communities inside or near its borders as required by SB 244.
2. The analysis to identify disadvantaged unincorporated communities (DUC) found that while there are three areas which potentially meet the qualifications of a DUC (based on median household income), they do not meet all of the other criteria necessary to qualify as a DUC for the purposes of SB 244.
3. Since the analysis shows that there are no qualifying DUC's, the City is not required to update the Land Use element of the Auburn General Plan.

Section 6. The City Council of the City of Auburn does hereby approve a General Plan Amendment (File GPA 13-1) which amends the Auburn General Plan with the adoption of the 2013-2021 Auburn Housing Element. A true copy of said Housing Element is on file with the Community Development Department.

Section 7. The City Council of the City of Auburn does hereby direct the Community Development Department to submit the adopted 2013-2021 Auburn Housing Element to the California Department of Housing and Community Development for certification.

DATED: February 10, 2014

_____
Bridget Powers, Mayor

ATTEST:

_____
Stephanie L. Snyder, City Clerk

I, Stephanie L. Snyder, City Clerk of the City of Auburn, hereby certify that the foregoing resolution was duly passed at a regular meeting of the City of Auburn held on the 10th day of February 2014 by the following vote on roll call:

Ayes:
Noes:
Absent:

_____
Stephanie L. Snyder, City Clerk

CITY OF AUBURN
Community Development Department
1225 LINCOLN WAY • AUBURN, CA 95603 • PHONE (530) 823-4211 • FAX (530) 885-5508

EXHIBIT B

NEGATIVE DECLARATION

Project: General Plan Amendment for the City of Auburn 2013–2021 Housing Element Update (File GPA 13-1)

Lead Agency: City of Auburn Community Development Department
1225 Lincoln Way, Auburn, CA 95603

Contact Person: Reg Murray, Senior Planner; (530) 823-4211, ext. 140

Description of Project: The 2013–2021 Housing Element update is a statement by the City of Auburn of its current and future housing needs. The purpose of the Housing Element is to establish goals, policies, and programs that address identified housing needs. The Housing Element has been prepared to meet the requirements of state law (Sections 65580–65589 of the California Government Code) and community objectives as stated in the General Plan Amendment. The Housing Element also addresses the needs of special population groups defined under state law (Section 65583 of the California Government Code), equal housing opportunity, housing rehabilitation, and housing subsidies for owners and renters.

Project Location: The City of Auburn is located in the southern portion of the Sacramento Valley, near the transition to the Sierra Nevada foothills, in Placer County, California.

Statement: A review of the project and project information by the Community Development Department indicates that this project WILL NOT have a significant adverse impact on the environment as detailed in the Initial Study.

Review Period: January 10, 2014 through January 30, 2014

Public Hearing Date: The Initial Study and Negative Declaration are scheduled to be considered by the Planning Commission on Tuesday, January 21, 2014 and by the City Council on Monday, February 10, 2014. Both hearings will start at 6:00 p.m. in the Auburn City Council Chambers, 1225 Lincoln Way, Auburn, California.

Document Availability: Copies of the Initial Study and Negative Declaration are available for review at, and comments can be submitted to, the Auburn Community Development Department, 1225 Lincoln Way, Room 3, Auburn CA 95603.

Reviewer: Reg Murray
Auburn Community Development Department

Date 1/10/14

NEGATIVE DECLARATION

CITY OF AUBURN
GENERAL PLAN AMENDMENT
2013-2021 HOUSING ELEMENT UPDATE

DOCUMENT SUBMITTED FOR PUBLIC REVIEW:
January 10, 2014

COMMENTS MAY BE SENT TO:

CITY OF AUBURN
COMMUNITY DEVELOPMENT DEPARTMENT
ATTN: REG MURRAY, SENIOR PLANNER
1225 LINCOLN WAY
AUBURN, CA 95603

I. BACKGROUND

1. **Project Title:** City of Auburn 2013-2021 Housing Element Update General Plan Amendment (GPA 13-1)

2. **Lead Agency Name and Address:** City of Auburn
Community Development Department
1225 Lincoln Way
Auburn, CA 95603

3. **Contact Person:** Reg Murray, Senior Planner
Phone: (530) 823-4211, ext. 140

4. **Project Location:** The City of Auburn is located in the southern portion of the Sacramento Valley, near the transition to the Sierra Nevada foothills, in Placer County, California.

5. **Project Sponsor's Name and Address:** City of Auburn
Community Development Department
1225 Lincoln Way
Auburn, CA 95603

6. **General Plan/Zoning Designations:** The proposed General Plan Amendment would affect properties citywide with residential zoning designations, which allow residential development by right.

7. **Description of Project**

The proposed 2013–2021 Housing Element (Housing Element) is a statement by the City of Auburn of its current and future housing needs. The purpose of the proposed Housing Element is to establish goals, policies, and programs that address identified housing needs. The proposed Housing Element has been prepared to meet the requirements of state law (Sections 65580–65589 of the California Government Code) and community objectives as stated in the General Plan Amendment. The proposed Housing Element also addresses the needs of special population groups defined under state law (Section 65583 of the California Government Code), equal housing opportunity, housing rehabilitation, and housing subsidies for owners and renters.

Projected housing needs for the City of Auburn for this planning period were determined through the regional housing needs assessment (RHNA) process. The proposed Housing Element covers the period of 2013–2021, corresponding with the Sacramento Area Council of Government's (SACOG) 2013–2021 Regional Housing Needs Plan (RHNP) adopted by the SACOG Board of Directors on September 20, 2012. SACOG determined that Auburn has a housing need of 308 units for the planning period 2013–2021. The following table shows the City of Auburn's 2013–2021 planning period allocation by income level, as determined by the RHNA.

Regional Housing Needs Allocation (2006–2013)

Dwelling Units	Percentage of Total[1]	Income Level
37	12%	Extremely Low Income
37	12%	Very Low Income
52	17%	Low Income
57	19%	Moderate Income
125	41%	Above Moderate Income
308	100%	Total

1. Percentages do not total 100 percent due to rounding.

Source: SACOG 2013–2021 Regional Housing Needs Plan.

The proposed Housing Element is a planning document that identifies where the housing allocation could be developed under existing land use designations and zoning. The proposed Housing Element does not propose physical development, nor does it require the City or others to construct housing. The Housing Element determines whether the City can accommodate its regional housing allocation assigned by SACOG under the RHNP and identifies current and projected housing needs for special needs groups. Through implementation of numerous policies and programs identified in the 2013–2021 Housing Element, the City can meet its RHNA and provide a variety of housing types that address the housing and supportive needs of special needs groups.

Future residential projects facilitated by programs and/or policies contained in the General Plan may have environmental impacts and those projects will be subject to project-specific environmental review. The City will evaluate specific projects based on their compliance with the General Plan, applicable Community Plans, the Zoning Ordinance, other ordinances, and the California Environmental Quality Act (CEQA). Compliance with the programs and policies of the Housing Element does not ensure entitlements or project approval.

The City's RHNA is 308 dwelling units. The Housing Needs Assessment in the proposed Housing Element shows a residential unit development capacity of 900 units on 338 acres of vacant residentially designated and zoned land, not including the capacity in the Baltimore Ravine Specific Plan area. The Baltimore Ravine Specific Plan includes 277 acres of residentially zoned land that can accommodate 725 housing units. Therefore, the City's current residential land vacant inventory can accommodate the City of Auburn's 2013–2021 planning period allocation of 308 units and no land use or zone changes will be required.

8. Surrounding Land Uses and Setting

This project is a General Plan Amendment that is citywide in application and includes the City of Auburn Planning Area (City of Auburn General Plan, 1993). The City is surrounded by Placer County and the community of North Auburn, that are subject to the Placer County General Plan.

9. Other Public Agencies Whose Approval Is Required

Although this project does not require other public agency approvals, the California Department of Housing and Community Development (HCD), per Section 65585 of the California Government Code, is required to review the document.

II. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below (X) would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages. (***Note: None of the environmental factors would be potentially affected by this project; therefore, none have been checked.)***

	Aesthetics		Hazards & Hazardous Materials		Public Services
	Agricultural Resources		Hydrology/Water Quality		Recreation
	Air Quality		Land Use/Planning		Transportation/Traffic
	Biological Resources		Mineral Resources		Utilities/Service Systems
	Cultural Resources		Noise		Mandatory Findings of Significance
	Geology/Soils		Population/Housing		

III. DETERMINATION

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.	X
I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.	
I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.	
I find that the proposed project MAY have a "potential significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.	
I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.	

Signature _____ Date 1/10/14

REG MURRAY, SENIOR PLANNER

IV. ENVIRONMENTAL EVALUATION ISSUES AND DISCUSSION

AESTHETICS – Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
1) Have a substantial adverse effect on a scenic vista?				X
2) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, within a state scenic highway?				X
3) Substantially degrade the existing visual character or quality of the site and its surroundings?				X
4) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?				X

Discussion – All items

The General Plan EIR addressed these impacts and Auburn's aesthetic resources. The City's Conservation and Open Space Element policies provide for the preservation of scenic resources. If residential projects are proposed that require substantial changes in General Plan land use designations or zoning, those projects will require a separate review for potential aesthetic impacts. There is adequate vacant land to meet the RHNA and the proposed Housing Element does not recommend any land use designation or zone changes. All future dwelling units will be subject to City standards and applicable design regulations (e.g., design guidelines from the Baltimore Ravine Specific Plan); therefore, there would be no anticipated impacts to the city's scenic resources as a result of this project.

AGRICULTURAL AND FOREST RESOURCES – Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
1) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?				X
2) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
3) Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?				X
4) Result in the loss of forest land or conversion of forestland to non-forest use?				X

5) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to nonagricultural use, or conversion of forestland to non-forest use?				X

Discussion – All items

The City's current inventory of vacant residential land can accommodate the City's RHNA. The proposed Housing Element does not require changes in existing land use designation or zoning on any land currently zoned for agriculture or forestry use. Therefore, the Housing Element update would not result in changes that would affect agriculture or forestry or result in changes on lands zoned for agricultural or forestry uses.

AIR QUALITY – Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
1) Conflict or obstruct implementation of the applicable air quality plan?				X
2) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?				X
3) Result in a cumulatively considerable net increase of any criteria for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?				X
4) Expose sensitive receptors to substantial pollutant concentrations?				X
5) Create objectionable odors affecting a substantial number of people?				X

Discussion – All items

The Housing Element update serves as a planning document establishing goals, policies, and objectives relative to the provision of housing needs for all income levels. The Housing Element reports on the availability of land for residential development, but neither proposes any development, nor requires the City or others to construct housing. With an estimated housing capacity of over 1,600 units and an RHNA of 308 units, future housing development consistent with the proposed Housing Element is within the development assumptions already included in the General Plan and would therefore not exceed future population forecasts for ozone attainment plans.

BIOLOGICAL RESOURCES – Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
1) Have a substantial adverse effect, either directly or				X

through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service?				
2) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?				X
3) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, costal, etc.) through direct removal, filing, hydrological interruption, or other means?				X
4) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
5) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
6) Conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan?				X

Discussion – All items

Potential biological resource impacts associated with development of housing units will vary on a project-by-project basis. The sites identified in the proposed Housing Element have already been assumed for residential development in the General Plan or other planning documents (e.g., the Baltimore Ravine Specific Plan) and may also be subject to further environmental review at the time a development proposal is made. Any project-specific biological resource impacts will be assessed in accordance with state law and local policies. Because the proposed Housing Element only identifies sites where the existing land use designation and zoning allows residential development and does not propose development of any residential uses, the proposed Housing Element would not result in impacts on biological resources.

CULTURAL RESOURCES – Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
1) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?				X
2) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?				X
3) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X

4) Disturb any human remains, including those interred outside of formal cemeteries?				X

Discussion – All items

Potential cultural resources impacts will be assessed on a project-by-project basis. The sites identified in the Housing Element have already been assumed for development in the General Plan or other planning documents (e.g., the Baltimore Ravine Specific Plan) and may also be subject to further environmental review at the time a development proposal is made. Any project-specific cultural resource impacts will be assessed in accordance with state law and local policies. Because the proposed Housing Element only identifies sites where the existing land use designation and zoning allows residential development and does not propose development of any residential uses, the proposed Housing Element would not result in impacts on cultural resources.

GEOLOGY AND SOILS – Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
1) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				X
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zone Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				X
ii) Strong seismic ground shaking?				X
iii) Seismic-related ground failure, including liquefaction?				X
iv) Landslides?				X
2) Result in substantial soil erosion or the loss of topsoil?				X
3) Be located on a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?				X
4) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?				X
5) Have soils incapable of adequate supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X

Discussion – All items

As noted above, the proposed Housing Element does not propose the development of any housing. However, when development is proposed, it will be required to comply with existing regulations of the State of California and the City of Auburn, which govern the design-controllable aspects of building foundation support, protection from seismic ground motion, and soil or slope instability. These regulations require that project designs address potential adverse soils, geology, and seismicity effects

prior to construction. Compliance must be demonstrated by the project applicant to have been incorporated in the project's design before permits for project construction are issued. Because the proposed Housing Element only identifies sites where the existing land use designation and zoning allows residential development and does not propose development of any residential uses, the proposed Housing Element would not result in geology and soil impacts.

GREENHOUSE GAS EMISSIONS – Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
1) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?				X
2) Conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?				X

Discussion – All items

The proposed Housing Element serves as a planning document establishing goals, policies, and objectives relative to the provision of housing needs for all income levels and identifies sites where existing zoning allows residential development, but it does not propose development of any residential uses. The sites identified in the proposed Housing Element have already been assumed for development in the General Plan or other planning documents. (e.g., the Baltimore Ravine Specific Plan) Consequently, the Housing Element would not directly or indirectly generate greenhouse gases. The updated Housing Element does not supersede existing City policies, standards, or codes. Future projects will be subject to City policies and environmental review regarding greenhouse gas emissions as required state law.

HAZARDS & HAZARDOUS MATERIALS – Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
1) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X
2) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
3) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
4) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government code Section 65962.5 and, as a result, create a significant hazard to the public or the environment?				X
5) For a project located within an airport land use plan or				X

where such a plant has not been adopted, within 2 miles of a public airport or public use airport, result in a safety hazard for people residing or working in the project area?				
6) For a project within the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area?				X
7) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
8) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X

Discussion – All items

Generally, residential projects do not result in the storage, transport, use, or manufacture of substantial amounts of hazardous materials. The proposed Housing Element identifies sites where existing zoning allows residential development, but it does not propose development of any residential uses. The sites identified in the proposed Housing Element have already been assumed for development in the General Plan or other planning documents. (e.g., the Baltimore Ravine Specific Plan). Consequently, the Housing Element would not directly or indirectly result in exposure to hazards or hazardous materials. Any future projects will be required to comply with all applicable local and state regulations related to the use, transport, storage, and disposal of hazardous materials, airport land use plans, and fire codes. Because the proposed Housing Element only identifies sites where the existing land use designation and zoning allows residential development and does not propose development of any residential uses, the proposed Housing Element would not result in hazards impacts.

HYDROLOGY & WATER QUALITY – Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
1) Violate any water quality standards or waste discharge requirements?				X
2) Substantially deplete groundwater supplies or interfere substantially with ground water recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted?				X
3) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?				X
4) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?				X
5) Create or contribute runoff water which would exceed				X

the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?				
6) Otherwise substantially degrade water quality?				X
7) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
8) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
9) Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
10) Inundation by seiche, tsunami, or mudflow?				X

Discussion – All items

The proposed Housing Element identifies sites that have already been assumed for development in the General Plan or other planning documents (e.g., the Baltimore Ravine Specific Plan) and does not propose development of any residential uses. Consequently, the proposed Housing Element would not directly or indirectly affect water quality or result in exposure to hazards related to flooding. Future construction activities with ground disturbance on more than 1 acre are regulated by the City's National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction Activity. Coverage under a General Construction Permit requires the preparation of a stormwater pollution prevention plan (SWPPP), which would include implementation of best management practices (BMPs) to reduce water quality effects. Future projects would also have to comply with the Stormwater Management and Control Ordinance of the City of Auburn (Auburn Municipal Code Chapter 53), which is intended to protect and enhance the water quality of watercourses and water bodies by reducing pollutants in stormwater discharges to the maximum extent practicable. Because the proposed Housing Element only identifies sites where the existing land use designation and zoning allows residential development and does not propose development of any residential uses, the proposed Housing Element would not result in hydrology and water quality impacts.

LAND USE AND PLANNING – Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
1) Physically divide an established community?				X
2) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X
3) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X

Discussion – All items

The proposed Housing Element update provides policies and programs to address existing and future housing needs for all income levels. The proposed Housing Element does not change any land uses in the city or grant entitlements for any project. Because the proposed Housing Element only identifies sites where the existing land use designation and zoning allows residential development and does not propose development of any residential uses, the proposed Housing Element would not divide an established community or conflict with any applicable habitat conservation plan or natural community conservation plan.

MINERAL RESOURCES – Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
1) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
2) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?				X

Discussion – All items

Because the proposed Housing Element only identifies sites where the existing land use designation and zoning allows residential development and does not propose development of any residential uses, the proposed Housing Element would not result in impacts on mineral resources.

NOISE – Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
1) Expose persons to or generate noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				X
2) Expose persons to or generation of excessive groundborne vibration or groundborne noise levels?				X
3) Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				X
4) Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?				X
5) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, expose people residing or working in the project area to excessive noise levels?				X

6) For a project within the vicinity of a private airstrip, expose people residing or working in the project area to excessive noise levels?				X

Discussion – All items

The City's Noise Ordinance (Chapter 93, City of Auburn Municipal Code) would apply to proposed projects to limit noise exposure to residents. Because the proposed Housing Element only identifies sites where the existing land use designation and zoning allows residential development and does not propose development of any residential uses, the proposed Housing Element would not result in noise impacts.

POPULATION AND HOUSING – Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
1) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X
2) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
3) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

Discussion – All items

The Sacramento Area Council of Governments (SACOG) Regional Housing Needs Plan has allocated 308 housing units to the City of Auburn. The city's vacant land would support more than 1,600 housing units. The development of any housing to conform to the goals or policies of the proposed Housing Element would be substantially less than the city's housing capacity and could occur on land currently designated and zoned for residential development. The proposed Housing Element provides policies and programs to facilitate the provision of the projected housing need for all income levels. The proposed Housing Element policies and programs are intended to encourage new housing consistent with the general plan and to preserve existing housing. None of the policies in the proposed Housing Element will result in the displacement of existing residents, as it addresses the conservation and maintenance of the city's existing housing stock. Because the proposed Housing Element only identifies sites where the existing land use designation and zoning allows residential development and does not propose development of any residential uses, the proposed Housing Element would not result in population and housing impacts.

PUBLIC SERVICES – Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
1) Result in substantial adverse physical impacts associated with the provision of new or physically altered				

governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts , in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:				
i) Fire protection?				X
ii) Police protection?				X
iii) Schools?				X
ix) Parks				X
x) Other public services?				X

Discussion – All items

The sites identified in the proposed Housing Element have already been assumed for development in the General Plan or other planning documents (e.g., the Baltimore Ravine Specific Plan), and those plans also addressed the provision of public services to the residential uses. Because the proposed Housing Element only identifies sites where the existing land use designation and zoning allows residential development and does not propose development of any residential uses, the proposed Housing Element would not result in public services impacts.

RECREATION – Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
1) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
2) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X

Discussion – All items

The sites identified in the proposed Housing Element have already been assumed for development in the General Plan or other planning documents (e.g., the Baltimore Ravine Specific Plan), and those plans also addressed the provision of recreation facilities for the residential uses. Because the proposed Housing Element only identifies sites where the existing land use designation and zoning allows residential development and does not propose development of any residential uses, the proposed Housing Element would not result in recreation impacts.

TRANSPORTATION & TRAFFIC – Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
1) Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including, but not limited to, intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				X
2 Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?				X
3) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
4) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
5) Result in inadequate emergency access?				X
6) Conflict with adopted policies, plans or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?				X

Discussion – All items

The sites identified in the proposed Housing Element have already been assumed for development in the General Plan or other planning documents (e.g., the Baltimore Ravine Specific Plan), and those plans addressed potential improvements to the transportation system to accommodate future residential uses. Because the proposed Housing Element only identifies sites where the existing land use designation and zoning allows residential development and does not propose development of any residential uses, the proposed Housing Element would not result in transportation and traffic impacts.

UTILITIES AND SERVICE SYSTEMS – Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
1) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
2) Require or result in the construction of new water or				X

wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				
3) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
4) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X
5) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand, in addition to the provider's existing commitments?				X
6) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
7) Comply with federal, state, and local statutes and regulations related to solid waste?				X

Discussion – All items

The sites identified in the proposed Housing Element have already been assumed for development in the General Plan or other planning documents (e.g., the Baltimore Ravine Specific Plan), and those plans also addressed the provision of public utilities to the residential uses. Because the proposed Housing Element only identifies sites where the existing land use designation and zoning allows residential development and does not propose development of any residential uses, the proposed Housing Element would not result in utility and service system impacts.

MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
1) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				X
2) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)				X
3) Does the project have environmental effects which will cause substantial effects on human beings, either directly or indirectly?				X

Discussion – All items

The proposed Housing Element will not result in any new impacts beyond those evaluated in the General Plan EIR. The proposed Housing Element is a planning document and does not provide entitlements for any project. Impacts resulting from residential development identified in the proposed Housing Element have been evaluated as part of the City of Auburn 1993 General Plan EIR and applicable specific plan EIRs. All projects undertaken in the course of implementing the policies and programs contained in the 2013–2021 City of Auburn Housing Element have already undergone environmental review or, in the case of sites where there has been programmatic environmental review, will require separate environmental review in accordance with the CEQA Guidelines.

V. RESOURCES CONSULTED

City of Auburn General Plan (November 1993)
City of Auburn General Plan Final Environmental Impact Report (August 1993)
City of Auburn Draft Housing Element (2013–2021)
City of Auburn Municipal Code (2013)
City of Auburn Housing Needs Assessment (2013)
Baltimore Ravine Specific Plan (2011)
Baltimore Ravine Specific Plan Environmental Impact Report (2011)

Note: All documents cited can be obtained at:

City of Auburn
Community Development Department
1225 Lincoln Way
Auburn, CA 95603
Monday through Friday 8 AM to 5 PM

EXHIBIT C

2013 AUBURN HOUSING ELEMENT

AVAILABLE FOR REVIEW:

AUBURN COMMUNITY DEVELOPMENT DEPARTMENT
1225 LINCOLN WAY, ROOM 3
AUBURN, CA 95603

Online: http://www.auburn.ca.gov/Housing%20Element.html

For questions or additional information, please contact:
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