ENVIRONMENTAL ANALYSIS

(Environmental Setting/ Impacts/Mitigation Measures)

The following chapters detail the existing environmental setting, expected impacts, and proposed mitigation measures by impact subject.

4. Land Use

Setting

Auburn is located on terrain that places significant constraints on urban development. Growth to the southeast is prevented by the American River Canyon. Rugged terrain limits growth to the south and west. Thus, the Auburn community has expanded to the north and northeast, taking advantage of access provided by Highway 49 and Interstate 80.

Figure 4-1 is an aerial photograph which illustrates the Auburn area's urban form.

The City limits, in 1992, included 4,830 acres. Due to the City's terrain, over half of the area is vacant and undeveloped. A survey of existing land uses conducted as a part of the General Plan update indicated that a total of 1,800 acres are used for urban uses as shown in Table 4-1, below.

Table 4-1
1992 EXISTING LAND USE
CITY OF AUBURN[1]

Land Use Type	Acres within City Limits	Percent
Single Family Residential	861	19.9
Multiple Family Residential	103	2.1
Commercial	173	3.6
Industrial	66	1.4
Public and Quasi-Public	238	4.9
Streets	339	7.0
Total Developed	1,880	38.9
Vacant Land (not all developable)	2,950	61.1
TOTAL AREA	**4,830**	**100.0**

[1] Harland Bartholomew & Associates Inc.

SOURCE: Table IV-2, Auburn General Plan, p. IV-9.

Although 61% of the land within the Auburn city limits is considered vacant, the developable land potential is relatively small due to development constraints such as topography and difficulty in access. The Draft General Plan estimates that the buildout of remaining residential land in the City would result in the addition of approximately 13,000 people (Auburn General Plan, p. IV-9). (It should be noted that full buildout of proposed designations could theoretically add approximately 5800 persons to this total. See Table 2-4). Residential uses are the predominant land uses in the City of Auburn, with the highest percentage being single family residential.

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Commercial uses in Auburn are concentrated in several major areas including: Downtown Auburn, Old Town and the Highway 49 corridor. Highway commercial uses are located along I-80 and a cluster of specialized commercial uses exists at the edge of the Bowman area along I-80.

Auburn's industrial areas are generally concentrated along Borland Avenue adjacent to the railroad tracks, at the Auburn Airport Industrial Park, along Nevada Street adjacent to the railroad tracks and along Sacramento Street adjacent to the railroad tracks. Table 4-2 below summarizes the amount of land covered by the proposed General Plan.

Table 4-2
PLANNING AREA SIZE[1]

Planning Area	Acres	Square Miles
City Limits	4,830	7.5
Sphere of Influence as of 7/92	12,870	20.1
Proposed Sphere of Influence	17,700	27.7

[1] Harland Bartholomew & Associates Inc.

SOURCE: Table IV-1, Auburn General Plan, p. IV-

Existing Plan vs Proposed Plan

The impact of the adoption of the proposed Plan relates to the physical development pattern it will provide for rather than how it differs from the previous Plan. However, one aspect of the environmental review of any proposed Plan is its variation from existing Plans. As a result, this comparison is provided in detail in the Alternatives chapter of this EIR. The existing Auburn Area General Plan and Bowman General Plan maps are also reproduced in that section.

To summarize, the proposed Plan has a similar holding capacity to the existing Plan within City limits but provides additional holding capacity within the existing Sphere of Influence and new additions to the Sphere of Influence. (See Table 4-3 below).

Table 4-3
POPULATION: PROPOSED GENERAL PLAN COMPARED TO EXISTING GENERAL PLAN

	Existing Plan	Proposed Plan
Existing City Limits	24,264	23,499
Existing Sphere of Influence	20,828	23,292
Additions to Sphere of Influence	3,420[1]	4,337
Total	**48,512**	**51,128**

[1] Uses existing County designations since this area is not in current Sphere

SOURCE: EIR Table 2-4 and Alternatives analysis

County Plan vs City Plan

Within the proposed Sphere of Influence, it is also of interest to note the difference between the Plans proposed by the County and the City. This comparison is also provided in detail in the Alternatives chapter.

Table 4-4
POPULATION: WITHIN PROPOSED SPHERE OF INFLUENCE
PROPOSED COUNTY PLAN vs PROPOSED CITY PLAN

Ref: Final EIR p.90

	City Plan	County Plan
Existing Sphere of Influence	23,292	29,830
Additions to Sphere of Influence	4,337	3,421
Totals	**27,629**	**33,251**

SOURCE: EIR Table 2-4 and Alternatives analysis

Impact Evaluation Criteria

A land use plan can facilitate impacts in a number of areas:

1. Use of land
2. Jobs/housing/land use balance
3. Land use mix balance
4. Land use compatibility/urban form - What will buildout look like?
5. Growth inducement

Impact evaluation criteria for each of these areas are included in the individual sections below.

Impacts

1. **Use of land — increased degree of suburbanization and urbanization.** Two plans currently guide development in the City and its Sphere of Influence: The Auburn Area General Plan which includes City limits (1978-79), and the Bowman General Plan (1979). The major differences between the existing Plans and the proposed Plan are discussed in the Alternatives chapter. However, to summarize, the proposed Plan (City and Sphere) would result in approximately 5% more suburbanized and urbanized land as the existing Plan. Within City limits, urbanization would increase from the 38.9% on the ground today to approximately 70% at buildout. (Urbanized land for this discussion is considered all commercial, industrial, public, and residential lots of 2.0 acres or smaller – See Table 4-5.)

Table 4-5
POTENTIAL SUBURBANIZATION AND URBANIZATION
(% Area)

Suburbanized/Urbanized Area[1]	Existing[2] Land Uses	Existing[4] Bowman+ Ophr Bowman Plans	Proposed[3] Plan
Within Existing City Limits	39%	83%	70%
Existing Sphere	not available	57%	57%
Sphere Additions	not available	7%	16%
Total Sphere	not available	30%	41%
Total Plan Area (City+Sphere)	not available	44%	49%

Notes:.
[1] Suburbanized and urbanized lands = all residential parcels over a 1 unit/2 acre density and all other developed land uses. (Except in the case of Existing Land Uses which were calculated by an HBA land use survey).
[2] Draft Auburn General Plan, Table IV-2, p. IV-9.
[3] Based on EIR Table 2-4, Project Description Chapter 2.
[4] See EIR Alternatives Analysis in Alternatives Chapter 15.

Jobs/Housing Balance

The following sections discuss potential jobs/housing balance under the proposed General Plan.

> *ADDITIONAL IMPACT EVALUATION CRITERIA: A target ratio of 1.23:1 to 1.6:1 for the City and County combined is discussed in the Plan (VI-24). This target ratio appears to be appropriate since it takes into account the fact that most households need two incomes.*

2. **Jobs/Housing Balance, City alone.** The City currently has a jobs/housing ratio of 0.8:1. The wider market area consisting of the ABCP area combined with the City has a ratio of 0.93:1, the unincorporated area is at 1.00:1 (Auburn General Plan, p. IV-25, Table VI-13).

   The employment generating land uses provided for in the City could generate a jobs/housing ratio of 1.84:1. (See Table 4-6 below.) A 2.64:1 ratio would result in the Sphere alone. A 2.38:1 ratio would result when combining the City plus the Proposed Sphere under the City plan. Tables 4-6, 4-7, and 4-8 below outline these ratios.

Table 4-6
POTENTIAL JOBS/HOUSING RATIO AT BUILDOUT
EXISTING CITY LIMITS

Type	City Acres Provided[2]	Jobs/ Acre[1]	Total Jobs in City
Mixed Use[1]	189	x 25 =	4,725
Commercial	300	x 25 =	7,500
Industrial	390	x 17 =	6,630
City total jobs	**18,855**	**10,217 Dwelling Units[3] = 1.84:1 jobs/housing ratio**	

[1] Recht Hausrath Study, May 1992, p. 17
[2] City of Auburn, Draft General Plan, 7/92, Table IV; Table IV-5, 70% of Mixed Use area used.
[3] See EIR Table 2-4, Project Description Chapter 2.

Table 4-7
POTENTIAL JOBS/HOUSING RATIO AT BUILDOUT
- PROPOSED SPHERE OF INFLUENCE

Type	Acres[1] Provided	Jobs/[2] Acre	Total Jobs in City
Mixed Use	217	x 25 =	5,425
Commercial	500	x 25 =	12,500
Industrial	810	x 17 =	13,770
Total		**31,695 Jobs 12,013 Housing Units[3] = 2.64:1 jobs/housing ratio**	

[1] Recht & Hausrath Study, May 1992, p. 17
[2] City of Auburn, General Plan, Table IV-5, 705 Mixed Use Areas used.
[3] Differs from General Plan projections because maximum possible densities are used here. See EIR Table 2-4, Project Description Chapter 2.

Table 4-8
POTENTIAL JOBS/HOUSING RATE AT BUILDOUT
CITY LIMITS + PROPOSED SPHERE OF INFLUENCE

Type	Acres[2] Provided	Jobs/[1] Acre[2]	Total Jobs
Mixed Use	406	x 25 =	10,150
Commercial	840	x 25 =	21,000
Industrial	1280	x 17 =	21,760
Total Jobs		**52,910 jobs** **22,230 Dwelling Units[3] in City** **= 2.38:1 jobs/housing ratio**	

[1] Recht Hausrath Study, May 1992, p. 17.
[2] City of Auburn, Draft General Plan, 7/92, Table IV-5; 705 of Mixed Use Areas used.
[3] Differs from General Plan projections because maximum possible densities are used here. See EIR Table 2-4, Project Description Chapter 2.

The Recht-Hausrath market analysis (May 1992) prepared for the unincorporated Auburn/Bowman Community Plan area surrounding the City concluded that there is a strong market for residential land in the area and a weaker market for jobs generating type land uses. As a result, even though adequate job generating land uses may exist, the report concludes that the target jobs:housing balance may not be reached in the Plan period. Again, this is due to the market outlook rather than land supply; the City's plan provides for an adequate supply of land to meet target ratios both within existing City limits and its proposed sphere of influence.

The proposed Plan includes a number of policy programs aimed at assisting economic development. (See Economic Element, Auburn General Plan, Section X.) Additional programs to monitor annual progress in this area are recommended in the Mitigation Measures section.

Conclusion: Based on the impact evaluation criteria and the discussion above, impacts are expected to be less than significant. However, mitigation measures are recommended to lower the level of impact identified.

3. **Cumulative Jobs/Housing Balance, City Plan plus County Plan (outside Proposed Sphere of Influence) Buildout Combined - Target may not be met in Plan period.** Assuming no annexations, a jobs housing balance of 1.83:1 is provided for at ultimate buildout in the City's Plan for existing City limits as well as the proposed Sphere of Influence. Approximately 1019 dwelling units and virtually no jobs generating uses could result in the Auburn/Bowman area outside the proposed Sphere of Influence which is generally the Dry Creek to Bear River area (see Appendix - Land Use Calculations table). Thus, a jobs:housing balance of 2.28:1 (52,910

jobs per Table 4-8: 22,230 units in City and 1019 units in County = 23,248 units). However, since the City's existing jobs/housing ratio is not meeting the target ratio, and based on the County's Recht Hausrath study of market absorption rates for the unincorporated area, it is not expected that cumulative City and County buildout will achieve the target ratio within the Plan period. Again, this is due to the market outlook rather than an undersupply of adequately zoned land. The General Plan Economic Element includes policies and programs which are intended to increase the market potential for employment generating land uses. Additional measures are recommended in the Mitigation Measures section of this EIR.

Conclusion: Based on the impact evaluation criteria and the discussion above cumulative impacts are expected to be less than significant. However, mitigation measures are proposed to lower the level of impact identified.

Land Use Mix Balance

The following sections analyze the balance of land uses provided by the General Plan.

IMPACT EVALUATION CRITERIA: Environmental impacts can result from an inappropriate balance of land use types. For instance, a jobs housing imbalance can result in additional vehicle trips and related traffic and air quality impacts. As another example, an inability to provide adequate affordable housing sites could result in a labor force shortfall which could ultimately result in adverse fiscal impacts and an associated inability to provide adequate public facilities. Increased vehicle trips by out-of-area employees in commuting daily to jobs in the area could also result.

Thus, the impact evaluation criteria are accepted land use mix standards including published standards as well as targets to meet needs which may be included throughout the General Plan.

General Plans need to provide for a balance of land uses including housing, employment generating land uses, parks/open space, and public facilities. The adequacy of the Plan's housing mix is described in 4, below. Employment acreage provided is discussed in Impacts 2-3, above. Agriculture and mineral resources are discussed in 6 and 7 of this section of the EIR. Parks/open space and public facility acreage is discussed in the Public Facilities section of this EIR.

4. **Housing Mix Balance.** The proposed General Plan creates the following residential use categories which can be combined in the following potential price ranges. (See Tables 4-9 to 4-11 below.)

Table 4-9
TOTAL POTENTIAL UNITS BY LAND USE PATTERN
EXISTING CITY LIMITS

Land Use Pattern	Price Range	Potential Units	Percent of Total	Affordability Category[1] Rental	Owner
Multi-family[2]	$ 70-125,000	3,463	34%	Very low income + above	Low income+ above
Townhome/small lot,single family[3]	$100-180,000	1,348	13%	Low income & above	Upper end of low income + above
Single family[4]	$165-280,000	5,232	51%	n/a	Upper end of medium + above
Rural[5]	$210-400,000	174	2%	n/a	Above moderate
Total		**10,217[6]**	**100%**		

[1] Based on current sales for newly constructed residential property in the Auburn/Bowman area, draft Placer County Housing Element, June 30, 1992, p. 59.
[2] HDR + 60% of MUR
[3] MDR, 40% of MUR
[4] LDR, ULDR, LMDR
[5] RDR, AG and Urban Reserve
[6] Differs slightly from General Plan projections due to assumptions used.

Table 4-10
POTENTIAL TOTAL UNITS BY LAND USE PATTERN
PROPOSED SPHERE OF INFLUENCE ONLY

Land Use Pattern	Total Units	% of Total	Affordability Category Rental	Owner
Multi-family[2]	670	5.6%	Very low income + above	Low income + above
Townhome/small lot single family[3]	3566	29.7%	Low income + above	Upper end of low income + above
Single family[4]	6390	53.2%	n/a	Upper end of med. + above
Rural[5]	1387	11.5%	n/a	Above moderate
Total	**12,013[6]**	**100%**		

[1] Based on current sales for newly constructed residential property in the Auburn/Bowman area, draft Placer County Housing Element, June 30, 1992, p. 59.
[2] HDR + 60% of MUR
[3] MDR, 40% of MUR
[4] LDR, ULDR, LMDR
[5] RDR, AG and Urban Reserve
[6] Differs slightly from General Plan projections due to assumptions used.

Table 4-11
POTENTIAL TOTAL UNITS BY LAND USE PATTERN
PROPOSED SPHERE AND CITY LIMITS COMBINED

Land Use Pattern	Total Units	% of Total	Affordability Category Rental	Owner
Multi-family[2]	4133	18.6%	Very low income + above	Low income + above
Townhome/small lot single family[3]	4914	22.1%	Low income + above	Upper end of low income + above
Single family[4]	11,622	52.3%	n/a	Upper end of med. + above
Rural[5]	1561	7.0%	n/a	Above moderate
Total	**22,230[6]**	**100%**		

[1] Based on current sales for newly constructed residential property in the Auburn/Bowman area, draft Placer County Housing Element, June 30, 1992, p. 59.
[2] HDR + 60% of MUR
[3] MDR, 40% of MUR
[4] LDR, ULDR, LMDR
[5] RDR, AG and Urban Reserve
[6] Differs slightly from General Plan projections due to assumptions used.

The proposed Housing Element projects the number of households by income group expected by 1997 as well as a target for new units needed by affordability category by 1997 in City limits. (See Table 4-12 below.) Fair share goals for the unincorporated area are shown in Table 4-13.

Table 4-12
FAIR SHARE PROJECTION BY INCOME LEVEL
CITY OF AUBURN
(Projections prepared by Sierra Planning Organization)

Total	Very Low	Other Low	Moderate	Above Moderate
1997 Household[1] Projections	24%	17%	14%	47%
1990-1997 Target[2] New Housing Targets	0( )	52 (7%)	128 (16%)	596 (77%)

[1] Auburn General Plan Table VI-21 and 20.
[2] Auburn General Plan, Table VI-21.

Table 4-13
FAIR SHARE PROJECTION BY INCOME LEVEL
UNINCORPORATED PLACER COUNTY
(Projections prepared by Sierra Planning Organization)

Total	Very Low	Other Low	Moderate	Above Moderate
1997 Household[1] Projections	20%	17%	21%	41%
1990-1997 Target[2] New Housing No.	24%	18%	22%	36%
1990-1997 Target[3] Auburn/Bowman Area New Housing Targets	316 (24%)	235 (18%)	293 (22%)	470 (36%)

[1,2]Placer County Housing Element, June 1992, pp. 67.
[3]Based on Auburn/Bowman Community Plan, p. 26.

Thus, the proposed City limits land use designations appropriately provide for the projected mix of household incomes at ultimate buildout (projecting 1997 assumptions forward) as well as the short-term five year needs of the Housing Element (see Table 4-12). Within the proposed Sphere of Influence, only the very low income category is not fully provided for when compared to the unincorporated targets for (see Table 4-13). However, combined, the proposed land use designations for City limits and the proposed Sphere are extremely close to the targets. Only the very low income level falls somewhat short (18.6% vs. the target 24%). However, a portion of the Mixed Use housing attributed to the low income category could actually provide for the very low income group. In addition, when the multi-family and townhome/small lot categories in the entire Plan area are combined, 40.7% of total units results compared to the 41% very low and low income target for the City. Density bonuses and other housing programs could also help meet the multi-family targets. In addition, the County targets only 37% of households in these very low and low income categories.

It should be noted that critical to these conclusions is the assumption that multi-family designated areas will build out at maximum densities and that the Mixed Use residential densities will also build out at this maximum density (the full 30% of Mixed Use areas targeted). Measures should be added to the Plan to ensure this likelihood in the Sphere of Influence. Within existing City limits, this is not a great concern since the supply of high density designations is liberal. (Even if the MU housing densities were reduced in half, the very low income target units could still be met – 31% vs the 24% target).

Supply of appropriately designated land is not the only measure of ability to provide for affordable housing. The Housing Element includes policies and programs which are intended to help facilitate the retention and new construction of affordable housing. (Key related policies and programs are listed in Table 4-14 below.) This is particularly important since the market alone is not expected to provide the target level of low and very low income

rental or for sale housing county-wide or in the Auburn/ Bowman area (Placer County Housing Element, June 1992, 59; Recht Hausrath Study, May 1992). These policies and programs could assist in meeting affordability targets and overcoming market constraints, particularly those related specifically to supply. Key housing supply-related policies and programs of the Plan are listed below. It should be noted that in its Notice of Preparation comments, the Sierra Planning Organization called for the promotion of inclusionary zoning.

Table 4-14
AUBURN GENERAL PLAN HOUSING ELEMENT
RELATED POLICIES AND PROGRAMS

Housing Element

Policies

1.1 The City shall maintain an adequate supply of land in appropriate land use designations and zoning categories to accommodate projected growth in number of households.

1.4 The City should strive to meet Auburn's housing needs as identified in the Regional Housing Allocation Plan.

1.8 The City shall promote the expeditious processing and approval of residential projects that meet General Plan policies and City regulatory requirements.

1.9 The City shall encourage innovative and cost effective building technologies.

1.10 The City shall constitute to use state and federal funding assistance, to the extent that these subsidies exist and are appropriate to Auburn's needs, to develop affordable housing.

1.14 The City shall pursue state and federal funding assistance to rehabilitate housing.

Programs

A. The City shall review the Housing Element at least every two years to monitor the City's progress in implementing its housing programs. The results of the review will be presented to the City Council and Planning Commission.

B. The City shall continue to pursue all available and appropriate state and federal funding sources to support the City's efforts to meet new construction, conservation and rehabilitation needs of low- and moderate-income households.

C. The City shall apply for technical assistance grants from the State Housing and Community Development Department to assist the City in pursuing all available and appropriate state and federal funding.

D. The City shall revise the Zoning Ordinance to provide for a density bonus of 25 percent for projects in all residential zoning districts if the project reserves at least: 20 percent of the units for lower-income households; or 10 percent of the units for very low-income households; or 50 percent of the units for senior

citizens. The City shall establish guidelines for income eligibility for the "reserved" units and for maintaining the affordability of "reserved" units over time.

G. The City shall review the establishment of a program requiring developers of residential developments of 5 or more units to either: (a) provide between 10 percent and 15 percent of their units at below-market-rents or prices; (b) contribute in-lieu fees; or (c) propose alternative measures so that the equivalent of 10 percent to 15 percent of their units will be available to and affordable by households of low and median income.

H. The City shall review the establishment of a Housing Trust Fund to provide programs to produce housing for very low-income households. The Trust fund could be funded through a variety of sources, including but not limited to: (a) a development fee per square footage on all new and substantially changed commercial structures; (b) City appropriations to the Trust Fund from the General Fund; (c) an annual employment tax on all existing employers, which will be subject to a referendum and voter approval; or (d) contributions from the Auburn Urban Development Authority.

I. The City shall establish a formal Housing Finance Partnership with businesses, financial institutions, and housing advocacy groups, to fund and implement a program for construction or rehabilitation of a specific number of housing units per year for very low- and low-income households.

J. The City shall use the Auburn Urban Development Authority Redevelopment Plan and the funds appropriated to the agency, in combination with other funding programs, to assist in the provision of housing, the maintenance of housing stock, and the improvement of infrastructure.

K. The City shall revise the Zoning Ordinance to provide for a density bonus of 25 percent for all projects in single-family residential zone districts of a percentage of the homes within the project do not exceed a maximum gross area of 1,700 square feet excluding the garage.

L. The City shall revise the Zoning Ordinance to provide a density of 25% to developers of single-family detached housing projects of 10 or more units which provide a variety of housing structures within the project including but not limited to common lot line, duet units on corner lots, or other innovative concepts which comply with the General Plan.

P. The City shall review the establishment of an inclusionary zoning ordinance, which will increase housing choice by providing the opportunity to construct more diverse and economical housing to meet the needs of low- and moderate-income families. The ordinance should require a minimum percentage of housing for low- and moderate-income households in new housing developments and in conversions of apartments to condominiums.

Q. The City shall revise the second unit ordinance in order to encourage the construction of "granny-flats". Revisions should include reducing the parking requirement from two spaces to one space, allowing detached units, and requiring the property owner to live in one or the other units but not requiring property owner occupancy of the main unit.

R. The City shall attempt to relieve some of the constraints imposed on low income housing productions on a case-by-case basins through the use of discretionary funds when available, i.e. redevelopment funds or CDBG funds.

If these programs are vigorously implemented, the supply of very -low and low-income household affordable units should be adequate in the near term. However, to provide better assurance that these measures will be implemented, specific target numbers and dates should be added to the programs.

Additional Sphere of Influence Areas – The housing affordability mix proposed for these areas is not called out separately on the tables because no medium density or high density residential designations are proposed in these outlying locations. The City is able to meet its fair share targets with or without these areas. The County proposes some Mixed Use high density housing in the Bowman area (15 acres x 15 du/ac = 225 units) which is within the additional Sphere area.

Conclusion: Based on the impact evaluation criteria and the discussion above, housing supply impacts are expected to be significant but mitigatable.

5. **Cumulative Housing Land Use Mix Balance - City plus County (Outside proposed Sphere of Influence) Combined.** As discussed above, the City can theoretically provide for its fair share of affordable housing via proposed land use designations within existing City limits and the new enlarged Sphere of Influence (when combined with City limits designations). However, combined with land use designations proposed by the County outside the new sphere of influence, the ratio of low- and very low-income units would fall. Land use designations which can be expected to allow for low and very low income housing are not provided in these outlying areas. However, again, combining the multi-family and townhome/small lot categories 38.9% of total units would result, close to the 41% target for the low and very low income categories (see Table 4-15). Within this grouping, a greater percentage of mixed use multi-family development could be attributed to the very low income category. Density bonuses could potentially fill the gap and are commonly allowed in the City for affordable housing projects.

   It should be noted that market forces make it difficult to provide an adequate supply of low and very low income housing. What is mainly evaluated here is the availability of appropriately designated land. However, for the same reasons discussed above related to housing programs, impacts are considered significant but mitigatable.

Table 4-15
POTENTIAL TOTAL UNITS BY LAND USE PATTERN
CITY LIMITS, CITY SPHERE AND
AUBURN/BOWMAN AREA OUTSIDE SPHERE

Land Use Pattern	Total Units	% of Total	Affordability Category Rental	Owner
Multi-family[2]	4133	17.8%	Very low income + above	Low income + above
Townhome/small lot single family[3]	4914	21.1%	Low income + above	Upper end of low income + above
Single family[4] + Rural[5]	14,202[7]	61.1%	n/a	Upper end of med. + above moderate
Total	**23,249[6]**	**100%**		

[1] Based on current sales for newly constructed residential property in the Auburn/Bowman area, draft Placer County Housing Element, June 30, 1992, p. 59.
[2] HDR + 60% of MUR
[3] MDR, 40% of MUR
[4] LDR, ULDR, LMDR
[5] RDR, AG and Urban Reserve
[6] Differs from General Plan projections because maximum possible densities are used here.
[7] 1019 units for County areas outside proposed Sphere are added into City figures. See Appendix – Land Use Calculations table.

Conclusion: Thus, cumulatively, the City's Plan buildout would help lessen a combined City and County cumulatively significant impact in this area. Impacts are still expected to be significant, but mitigatable with policy additions adding greater assurance of multi-family densities targeted being achieved.

6. **Land Use Mix - Mineral Resources.** ***IMPACT EVALUATION CRITERIA: Important mineral resources which are mapped by the State is of statewide regional and local importance if threatened by urban development could result in significant, adverse impacts.***

The proposed Open Space/Conservation Element notes that a number of mineral resources can be found in the Auburn area; lode and placer gold, chromite, copper, asbestos, zinc, talc and limestone. However, the Mineral Land Classification of the Auburn 15' Quadrangle prepared by the California Division of Mines and Geology (CDMG) does not map any mineralized areas of statewide or regional significance (MRZ2) in the City's planning area. In general, the State recognizes the infeasibility of extracting minerals in already urbanized areas which the proposed Sphere of Influence can be classified.

The area of most concern noted in the CDMG study is the area to the southwest of Auburn's proposed Sphere where chromite resources are inferred. Industrial grade limestone deposits classed MRZ-2a[1] are located

outside the proposed Sphere in the Middle Fork of the American River canyon.

In addition, the planning area contains surficial deposits of gravel in the North Fork of the American River, terrace deposits of sand and gravel that indicate former higher stands of streams that drain the area, and landslide deposits which, for the most part, are inactive and occur along the steep canyon slopes of the American River. In general, the hills in the Plan area slope directly to an adjacent stream or drainage channel without any intervening floodplain. The streams are eroding bedrock in the downsettling stage; as a result, stream channel deposits of sand and gravel are sparse and insufficient as an economic resource.

Because no significant mineral resources are located in the Plan area, open spaces specifically related to this resource are not provided. However, the North Fork American River corridor (with its gravel resource) is designated Open Space for other reasons. In addition, the Plan includes the following goals and polices to be utilized if significant minerals are located in the future:

Table 4-16
AUBURN GENERAL PLAN OPEN SPACE ELEMENT
MINERAL RESOURCE PROTECTION GOALS/POLICIES

Open Space Element

Goal 4: Provide for the conservation, utilization, and development of mineral, geologic and soil resources in keeping with sound conservation practices.

4.1 The City should identify all economically valuable resources, including mineral deposits, soils conducive to agricultural uses, and those open space areas which add to the overall attractiveness of the region.

Conclusion: Based on the discussion above and the impact evaluation criteria impacts are expected to be less than significant.

7. **Land Use Mix - Agricultural Land, Proposed Plan.** *IMPACT EVALUATION CRITERIA: The County Agricultural Commission keeps an Important Farmlands map which includes Williamson Act contracts, soils of statewide and local importance, unique agricultural products, and locally important rangeland. Loss of any significant amount of these lands to urban development could result in significant impacts.*

The County's Important Farmlands map for the Auburn/Bowman area (Figure 4-2) delineates one small area in Class I soils (Prime Agricultural lands), 40 acres north of Oak Road. This area is designated for residential uses on the draft Land Use Map. Soils of statewide and local importance are located largely in the northern portion of the Sphere above Bell Road. Willamson Act lands are located in four areas within the proposed Sphere (see Figure 4-2)

The proposed Sphere does not include any mapped Important Grazing Lands. Most of these agricultural lands are designated for parcel sizes or land uses which would preclude viable commercial agriculture (one acre lots, two-acre lots, and Industrial). Some of these areas do require clustering which could preserve some agricultural parcels. In addition, the Williamson Act parcel west of the Bell Road/I-80 interchange is designated Open Space and the Bowman area orchards are designated Agriculture (5-acre minimum parcel size). These designations are expected to allow for continued agricultural production although it should be noted that the Open Space designation allows a FAR of 0.25 (25% building coverage). This degree of coverage is not expected on the steep slopes which make up the Williamson Act parcel discussed. However, it would be appropriate to reduce the allowed FAR for this designation.

In general, the proposed land use designations will ultimately result in urbanization of the mapped agricultural lands within the proposed Sphere of Influence. Because of the limited acreage involved and the generally urbanized nature of the area, this loss is not considered significant. However, it would be appropriate to designate or create implementing zoning for the more critical Williamson Act parcels consistent with Williamson Act guidelines (10-acre parcel sizes).

It should be noted that the Plan policies call for the retention of agricultural lands outside the proposed Sphere of Influence:

Table 4-17
AUBURN GENERAL PLAN LAND USE ELEMENT
AGRICULTURAL PROTECTION GOALS/POLICIES

Land Use Element
Goal 2: Encourage maintaining the open rural character of the County areas beyond the City of Auburn Sphere of Influence so that Auburn is a distinct, readily identifiable foothill community. Encourage farmsteads, orchards, tree farms, grazing, and horse ranches.
2.1 Actively promote and preserve agricultural use on lands in the regional area.

The California Department of Food and Agriculture commented in response to the Notice of Preparation. They suggested the adoption of a right-to-farm ordinance or other agricultural protection measures and measures to reduce urban/agricultural conflicts. It should be noted that the one acre parcels proposed in the Mt. Vernon area could conflict with agricultural operations outside the Sphere to the west over time. A lower density option for this area is discussed in the Alternatives section. In other fringe areas of the Sphere, the City has proposed relatively small parcel sizes (two acre parcels for example) but requires clustering which would allow for agricultural operation buffering.

Conclusion: Based on the impact evaluation criteria and discussion above, impacts as a result of loss of agricultural lands under buildout of the proposed Plan are expected to be less than significant. However, measures are recommended to further reduce the level of impact.

8. **Land Use Mix - Agricultural Land, Cumulative City plus County Buildout.** In general, within the future Auburn urban area (incorporated and unincorporated areas) agriculture is not provided for as a primary land use. Since a significant portion of the Important Farmlands proposed for agricultural designations are outside the proposed urban area, and because the County has provided for these areas on its draft Land Use Map, cumulative impacts are expected to be less than significant.

Conclusion: Based on the impact evaluation criteria and discussion above, impacts are expected to be less than significant.

9. **Land Use Mix - Timber resources.** ***ADDITIONAL IMPACT EVALUATION CRITERIA: Productive timber lands general fall within Class I and II soils of the Site classification system. Loss of substantial acreage of Class I and II timber lands could result in significant impacts.***

In the Plan area, timber production is best suited to soils in the site's Mariposa and Boomer series. Specific soil types within the site's soil series are listed in Table 4-18 below and shown on Figure 4-3.

Table 4-18
SPECIFIC SOIL TYPES WITHIN PLAN AREA SOIL SERIES

Numeric Classif.	Specific Soil Type/Description
188	Sites Loam, 15 to 30% Slopes
190	Sites - Rock Outcrop, CX 15% to 50% Slopes
Mariposa Soil Series	
163	Mariposa Gravelly Loam, 5% to 30% Slopes
164	Mariposa Josephine Loam, 5% to 30% Slopes
165	Mariposa Josephine Complex, 30% to 50% Slopes
167	Mariposa Rock Outcrop X, 5% to 50% Slopes
Boomer Soil Series	
122	Boomer Loam, 2% to 15% Slopes
123	Boomer Loam, 15% to 30% Slopes
124	Boomer-Rock Outcrop Complex, 5% to 30% Slopes
125	Boomer-Rock Outcrop Complex, 30% to 50% Slopes
126	Boomer-Rock Outcrop Complex, 50% to 70% Slopes
127	Boomer-Variant Stony Sandy Loam, 2% to 25% Slopes
128	Boomer-Variant Stony Sandy Loam, 15% to 50% Slopes

With a few isolated exceptions, soils of these series are found in a contiguous aggregated band oriented roughly from the southeast to northwest along the northeastern limit of the Plan area, south of Dry Creek Road; most of these soils are located in areas of residential or small agricultural development limiting their timber production value. The exception to this is the steep north wall of the American River canyon, which has stands of timber within these suitable soil areas. However, this area is under the jurisdiction of the Bureau of Land Management and the Auburn Area Recreation District and is managed for recreation and scenic purposes; logging would not be allowed.

Other than the Open Space designation within the American River Canyon, the proposed Plan does not provide for timber production. It concludes that "their value for aesthetics and open space far exceeds their timber production value" (Auburn General Plan, p. VII-19).

Conclusion: Based on the impact evaluation criteria and the discussion above, impacts as a result of Plan buildout on timber resources are expected to be less than significant.

Land Use Compatibility

The following sections discuss land use compatibility issues.

IMPACT EVALUATION CRITERIA: Inconsistencies between land uses can result when one or a number of impacts combined (for example, visual, noise, and traffic) conflict with the normally expected level of these impacts in either of the adjoining areas. The Plan allows for the location of uses which are normally considered incompatible in a number of locations including existing situations which are described below. In addition, visual impacts can relate to land use compatibility with the urban form of an area and are discussed where appropriate in this section also.

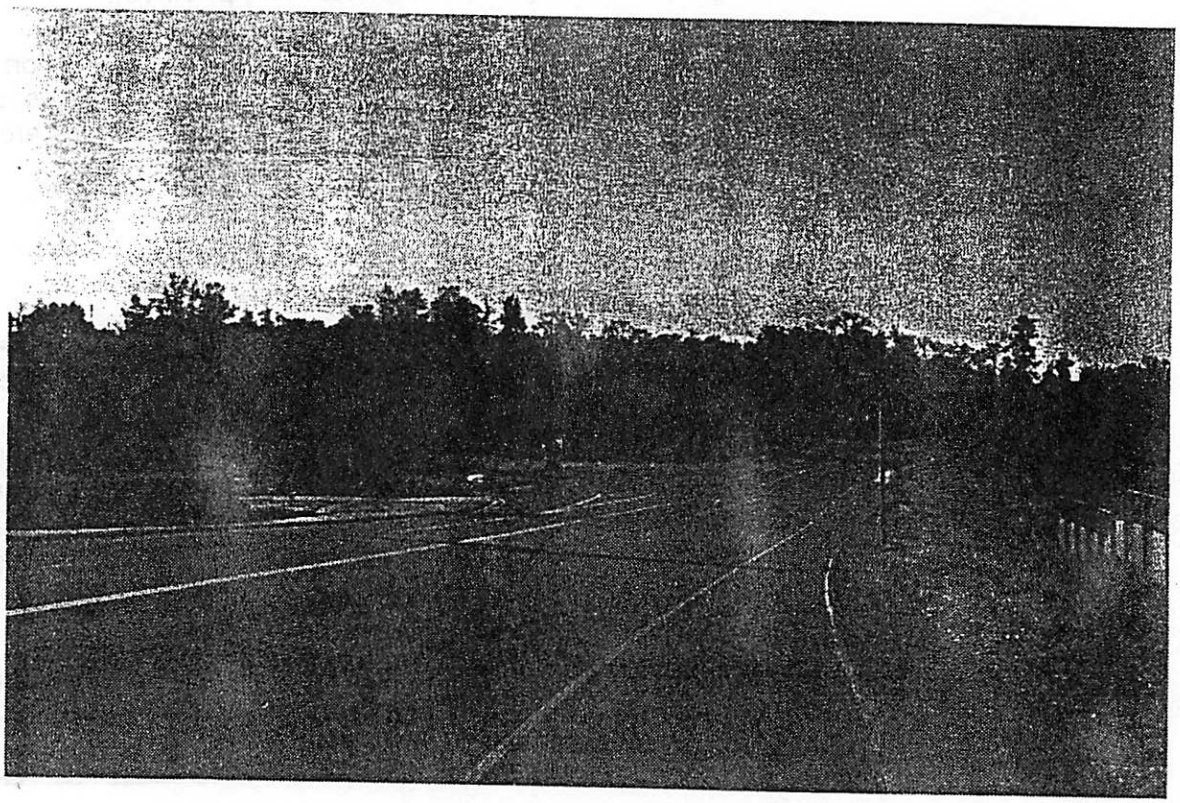
Land Use Compatibility - Mixed Use Areas. The Mixed Use designations is new to the Auburn General Plan. (However, it should be noted that existing zoning allows for a wide range of uses with use permits.) Six Mixed Use areas are provided. In general, 70% of the land area is intended for retail or office development and 30% for residential development of 5-15 units/acre. An exception is the DeWitt area where retail uses are not intended.

Land use compatibility concerns come into play within and adjacent to Mixed Use areas because of the proximity of dissimilar uses and intensity of uses. Each proposed Mixed Use Area is discussed below.

10. Land Use Compatibility - Auburn Folsom at Maidu Drive Mixed Use Area

Setting ~ This mixed use area takes in the referenced intersection, as well as the wooded hillside between Auburn Folsom and Shirland Tract Roads. It also extends northwest to take in vacant land west of the Auburn Folsom/Sacramento Street intersection. It is within existing City limits.

The only existing use within this area is the fire station. Existing surrounding uses are single-family residential, multi-family housing, office/professional and commercial uses.



MIXED USE AREA — AUBURN-FOLSOM AT MAIDU DRIVE

Proposed Uses ~ Residential development from 5 to 15 dwelling units per acre, and commercial uses having up to a 3.0 floor area ratio but with height restrictions. It should be noted that existing zoning already provides for a wide range of uses with a use permit.

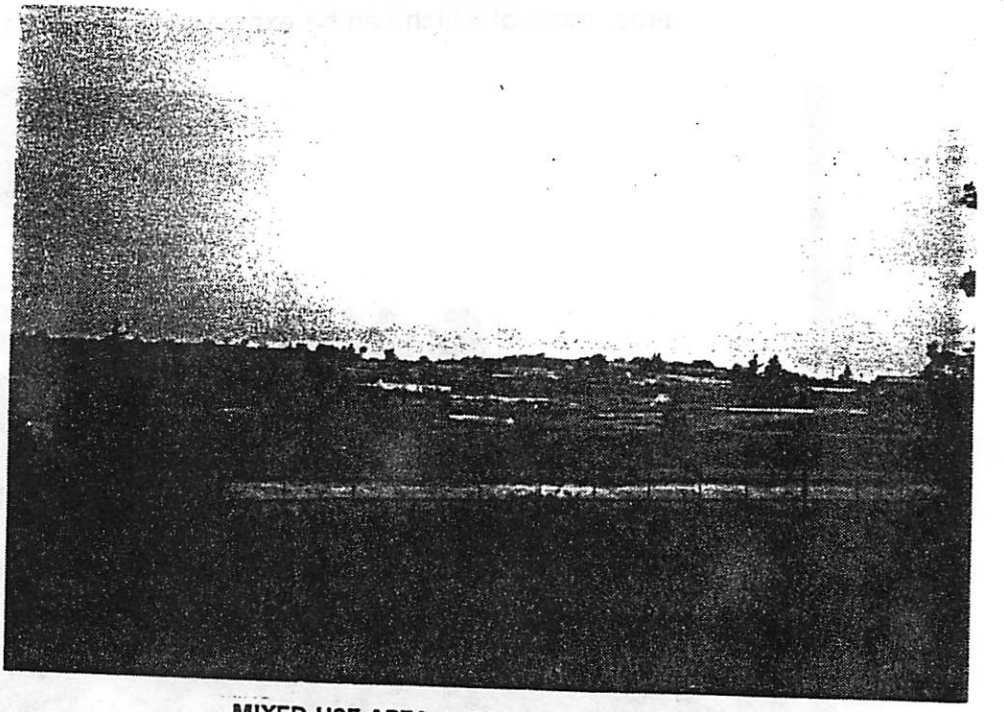
Land Use Compatibility ~ Of concern will be the interface between mixed-use commercial and existing off-site residential users, especially as it relates to the development of the steep wooded hillside between Auburn-Folsom and Shirland Tract roads. High density development of this area will be highly visible, thus buffering for land use compatibility will be difficult to achieve.

Visual Impacts ~ The relatively intense mixed use development of the site as envisioned will result in the substantial alteration of the wooded hillside. This hillside forms a visual transition between the City and surrounding areas, as well as providing an important wooded backdrop to the South Auburn area.

Conclusion: Based upon the impact evaluation criteria and discussion above, the impacts due to mixed use development of the wooded hillside are expected to be significant but mitigatable. Impacts to remaining portions of this area are expected to be less than significant.

11. Land Use Compatibility - Luther Road / Highway 49 Mixed Use Area

Setting ~ This mixed-use area is located on the east and west sides of Highway 49 at Luther Road between the railroad overcrossing and the Wise Canal outside of existing City limits. The area contains a variety of uses including portions of a mobile home park, small retail commercial centers, professional offices, a car dealership, heavy commercial and retail commercial centers, a modular home sales lot, and a well drilling business. Surrounding uses include an apartment complex, single-family residences, a mobile home park, and commercial and professional office uses. The area has a varying terrain and is traversed with two canals.



MIXED USE AREA — SOUTH HIGHWAY 49

This area is currently designated Commercial by the City and the County in the 1979 General Plan.

Proposed Uses ~ higher density residential and commercial uses (70% Commercial and 30% 5-15 du/ac Residential).

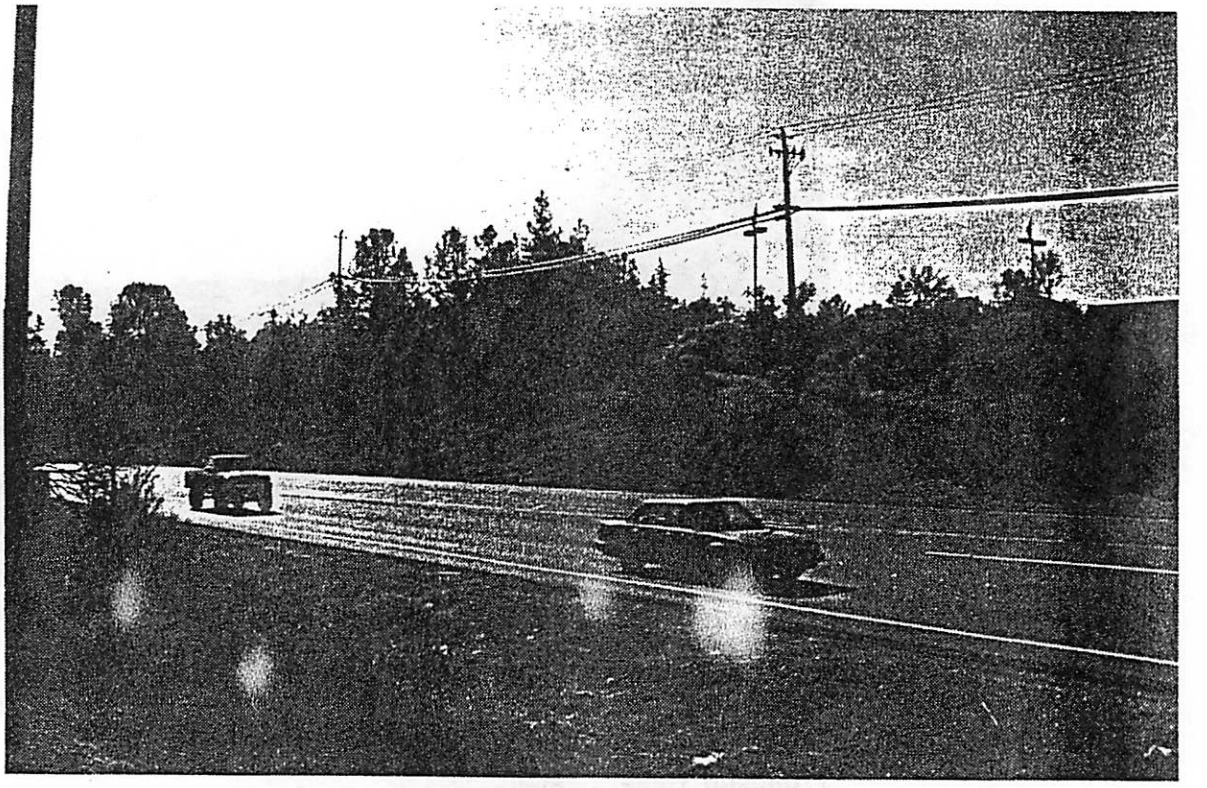
Land Use Compatibility ~ Infill of uses similar to those in the surrounding area would largely result. Of concern will be the interface between residential uses to the west as well as between new residential uses in the Mixed Use area and conflicting uses proposed. However, the Plan Mixed Use text specifies that flexibility and attention be given to this interface and it is reasonable to assume that adequate design measures will be taken.

Conclusion: Based on the impact evaluation criteria and discussion above, impacts are expected to be less than significant.

12. **Land Use Compatibility - E.V. Cain School Mixed Use Site** (Highway 49 area between I-80 and Marguerite Mine Road, including the E.V. Cain site within existing City limits.)

Setting ~ This Mixed Use area encompasses two distinct environments: the greatest portion of the area lies east of a north-south trending ridge, visually with the Highway 49 corridor. The E.V. Cain school site falls within this area. West of the ridge, the Mixed Use area falls within the northern Nevada Street viewshed, a less developed transitional area to the rural residences on Mount Vernon Road.

Regardless of the degree of current development, the land ranges from moderately to very hilly, steep, and unvegetated along Highway 49 and East Palm Avenue to densely wooded on the ridge and along Nevada Street. Surrounding land uses include commercial, retail and office developments, as well as residential uses. A similar range of uses currently exist within this area; most of which can be expected to remain in the near future.



MIXED USE AREA — E.V. CAIN SCHOOL SITE

Proposed Uses ~ Uses proposed for Mixed Use areas include higher density residential uses and commercial uses (70% Commercial and 30% 5-15 du/acre Residential are suggested in the Plan).

Land Use Compatibility ~ The proposed land uses would extend and infill the similar commercial uses already existing. Of concern will be the interface between residential uses and commercial uses, new or existing. An environmental impact report was prepared for part of the lands within the Nevada Street viewshed ("Nevada Street Rezoning EIR", Planning Concepts, 1990). The EIR conclusions were based upon rezoning to a commercial designation for these areas. This differs from the preferred General Plan designation, which calls for a 70% Commercial/30% Residential mix. The EIR notes that the primary potential conflict will be between existing single-family residences and new commercial developments. It notes that the primary incompatibility would be aesthetic, as noise and traffic levels are already high.

The change to a Mixed Use designation for the entirety of the Highway 49/Nevada Street Ridge (north of Palm Avenue) will reduce these potential conflicts, due to the potential for planned compatibility of the land uses, plus inclusion of a new residential component to the mix. It should be noted that existing C2 Zoning does allow apartments as a permitted use, thus a mix of land uses could occur. However, the new General Plan text describing the Mixed Use development calls for attention to compatibility concerns not addressed in existing zoning.

Visual Impacts ~ The primary concern within this multi-use area is the wooded and hilly ridgeline between Palm Avenue and the top of Nevada Street. Development in this area, if not reflective of site topography and vegetation, can be expected to produce significant visual impacts that would be difficult to mitigate. The previously referenced Nevada Street Rezoning EIR dealt, in part, with the visual impacts expected from commercial development on part of the lands contained in the proposed Mixed Use area, within the Nevada Street viewshed. The EIR concluded that visual impacts due to this development would be significant, related to loss of rural character and vegetation, but mitigatable.

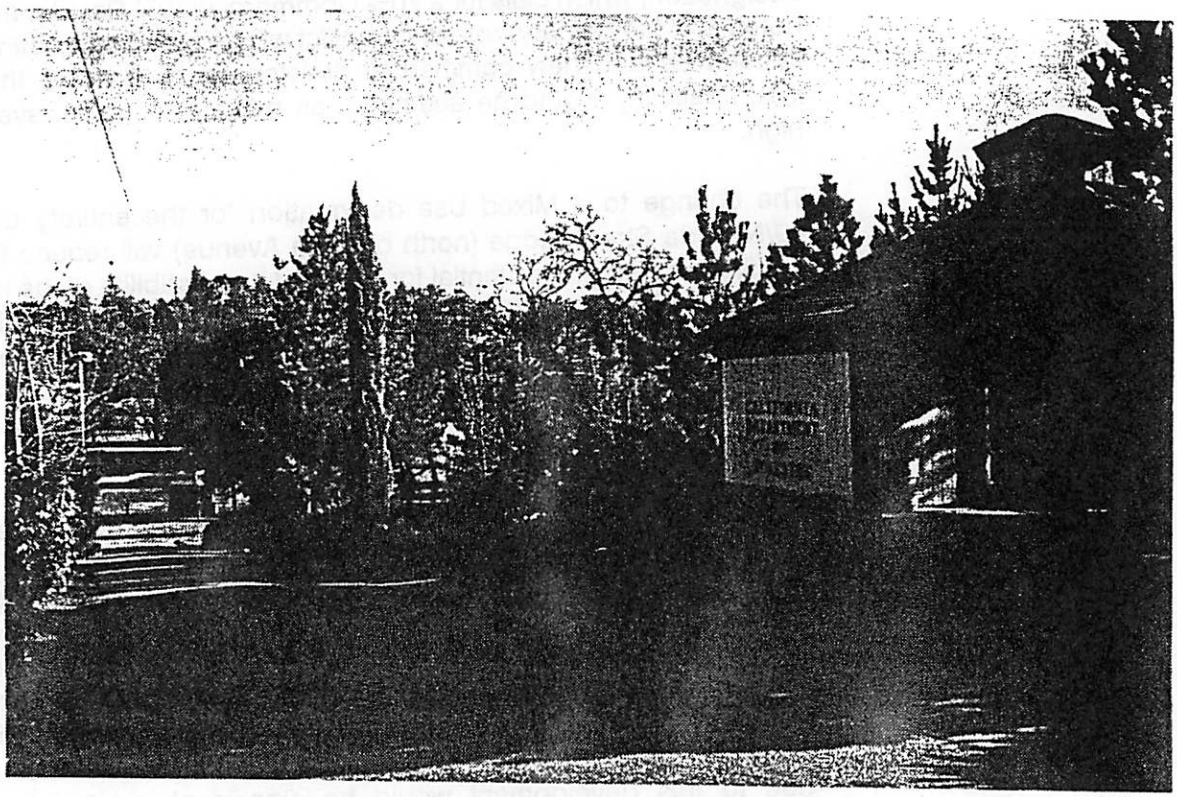
Densities proposed for the Plan's Mixed Use area (70% Commercial and 30% Higher Density Residential) can be expected to produce similar impacts.

<u>Conclusion</u>

Based upon the impact evaluation criteria and discussion above, impacts are expected to be significant but mitigatable.

13. **Land Use Compatibility - Gold Country Fairgrounds Mixed Use Site.**

Setting ~ The Gold Country Fairgrounds is a fully-developed county fair and event site and within existing City limits. Existing surrounding uses are single-family and multi-family residential, industrial and commercial developments. The Bernhard home and museum is also adjacent to the fairgrounds.



MIXED USE AREA — GOLD COUNTRY FAIRGROUNDS

Proposed Uses ~ The Plan designates the fairgrounds as a Mixed Use Area to reflect the wide variety of short-term uses that do and could occur at the site, in its present form.

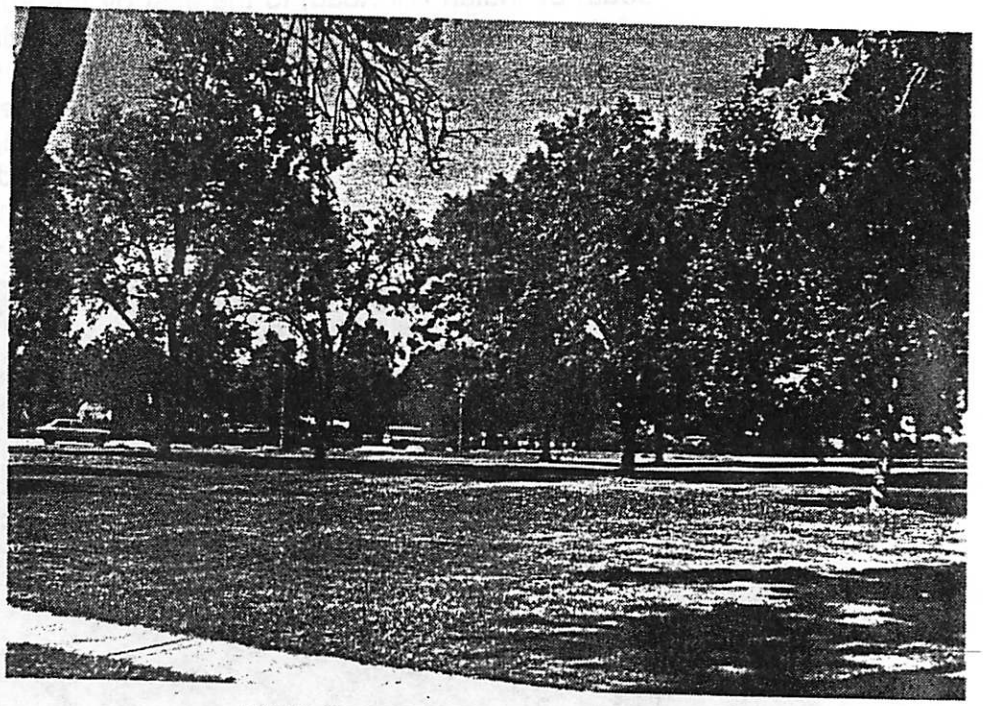
Land Use Compatibility ~ Since this designation reflects the continuation of current fairground use potential (and the Plan assumes this), no new land use compatibility issues are expected.

Visual Impacts ~ No additional visual impacts are expected for the Gold Country Fairgrounds Mixed Use Area. Continuation of current uses is envisioned in the Plan.

Conclusion: Based upon the impact evaluation criteria and the discussion above, impacts are expected to be less than significant.

14. Land Use Compatibility - DeWitt Center Mixed Use Site.

Setting ~ This mixed-use area is best known as the location for many of the Placer County offices and is outside City limits but within the existing Sphere of Influence. The County also currently leases approximately 200,000 sq.ft. of professional and light industrial space to private enterprises and other agencies. The Bell Gardens Apartments (low income apartments) are also located within the area. The area, which is bounded by Atwood Road and Bell Road and extends from Highway 49 west to the boundary of the property and includes a jail facility, animal control facility, a canal, as well as a non-operational water treatment plant and reservoir. The parcels which are in the immediate vicinity of Highway 49 are in private ownership and currently partially developed with auto dealerships and automotive retail/service commercial. A small amount of undeveloped land is also located along Highway 49 in this area. Surrounding uses include professional offices and retail commercial, the Bell Road mixed-use area, and residential development—both large and small lot. The topography of the site is relatively flat.



MIXED USE AREA — DEWITT PROPERTY

Proposed Uses ~ The Plan calls for a Mixed Use designation in the Dewitt area to reflect existing conditions. Additional higher density residential (5-15 du/ac) and non-retail commercial uses are proposed to allow for continuation of existing County offices, County jail and corporation yard expansion but not the relocation of the County offices on Fulweiler Road. Retail commercial uses are specifically discouraged in the text.

Land Use Compatibility ~ The proposed land uses would extend and infill the existing similar uses. As a result, attention to the interface between

residential and non-residential uses will be important. The Plan text calls for future design to reflect this concern and all development would require individual specific design project review.

Visual Impacts ~ The Dewitt Center exhibits a number of aesthetically pleasing features at this time largely due to the expanse of lawn and trees and its low-rise buildings. It will be important to retain as many landscaping trees as possible and incorporate a similar percentage of landscaped open space and low-rise structures into future development of the area to avoid a significant change in overall character.

Conclusion: Based on the impact evaluation criteria and discussion above, visual impacts are expected to be significant but mitigatable. Land use compatibility impacts are expected to be less than significant.

15. Land Use Compatibility - North Side, Indian Hill Road Mixed Use Area.

Setting ~ This proposed Mixed Use Area is located on a single parcel of land, bounded on the north by the Southern Pacific Railroad right-of-way, on the south by Indian Hill Road, to the east by the Auburn Rancheria and to the west by privately held land. It is within existing City limits. The site is moderately to highly wooded, its topography being relatively level near Indian Hill Road and sloping into Dutch Ravine to the north. The site is undeveloped, except for the Boardman Canal, which winds through it. Surrounding land uses include those mentioned above, plus the Val Vista Subdivision and numerous rural residences. The western side of Auburn-Folsom Road is developed with single and multi-family subdivisions.

MIXED USE AREA — INDIAN HILL ROAD

Proposed Uses ~ Higher density residential and commercial uses are proposed (70% Commercial/Office and 30% 5-15 du/ac Residential are suggested in the Plan).

Land Use Compatibility ~ The interface between existing and new low-density single-family residential development and any commercial or high density uses is of concern. The Community Plan calls for future design to accommodate a successful interface, however, this will be difficult in this relatively rural setting.

Visual Impacts ~ The undeveloped site is a pleasing visual amenity to travellers on Indian Hill Road and viewers to the north. Commercial development and multi-family development within the Indian Hill corridor would represent a significant departure from the character of the area. The intensity of these proposed uses would likely result in significant impacts to this sloping wooded site.

Conclusion: Based on the impact evaluation criteria and discussion above, impacts are expected to be significant but mitigatable only with redesignation of the site.

16. Land Use Compatibility - Russell Avenue Mixed Use Areas.

Setting ~ These two areas are adjacent to I-80 within existing City limits. The small western piece is a flat pad created during highway work with poor access. The eastern piece is largely vacant and partly wooded adjacent to Lincoln Way and just above the Auburn Woods Apartments.

Proposed Uses ~ Higher density residential and commercial/office uses proposed (70% Commercial/office and 30% 5-15 du/ac Residential are suggested in the Plan).

Land Use Compatibility ~ The elevated position and open highway visible western piece make it relatively unsuitable for residential development. Commercial development would conflict with the adjacent neighborhood. Office professional uses would have relatively few of these concerns.

The eastern piece is less exposed to the highway and if carefully designed could support a mix of uses. However, highway noise levels would be a concern for residential development.

Visual Impacts ~ The eastern piece includes a wooded area which should be preserved to buffer uses from the freeway ramp.

The highway visibility of the western piece makes it visually sensitive. The Gold Rush Chevrolet EIR for part of this area concluded that significant impacts would occur as a result of tree loss on this site. A buffer between the site and Auburn Woods and the highway was recommended. Views from I-80 are further discussed in the Visual Impact chapter.

Conclusion: Based on the impact evaluation criteria and the discussion above, impacts are expected to be significant but mitigatable.

17. **Land Use Compatibility - Auburn Airport.** *ADDITIONAL IMPACT EVALUATION CRITERIA: The Auburn Airport Comprehensive Land Use Plan (CLUP) was approved by the Foothills Airport Land Use Commission (FALUC) in 1987 for the purpose of defining compatible land uses in the area surrounding the Auburn Airport. The City has adopted the CLUP. The CLUP specifically seeks to (a) protect the public from the adverse impacts of airport noise, (b) reduce the number of people exposed to airport-related hazards, and (c) preserve air traffic corridors. Inconsistencies between the General Plan and the CLUP could result in significant impacts.*

The Auburn Airport is laid out in an east/west direction on 210 acres of land located between Highway 49 and Interstate 80, south of Dry Creek Road. As of July 1986, there were 200 based aircraft with 63,000 annual operations. The runway is 3100 feet long and 60 feet wide.

The airport is owned and operated by the City of Auburn, but is surrounded by land which falls within the jurisdiction of Placer County. The City and County are therefore both involved in planning land uses around the airport. The land immediately surrounding the airport is predominantly developed for airport-related service businesses and light industrial/warehouse uses. The proposed Land Use Map is intended to be compatible with the CLUP. Generally, industrial and open space uses are proposed surrounding the airport. Where any new use is proposed within the overflight zone of the airport, the City or County (depending on whose jurisdiction) must find that

such use is compatible with the airport as shown in the CLUP. Where any uses are proposed which may be incompatible, such proposals must be submitted to the FALUC for review and comment. As a result, impacts related to land use incompatibilities per buildout of the City Plan in the airport influence area are expected to be less than significant.

The City and County proposed land use designations surrounding the airport are similar and are consistent with the Auburn Airport Comprehensive Land Use Plan (CLUP). However, the City feels that the County has not fully implemented the CLUP as evidenced by recent approval of a gas station and a gymnasium, and the fact that the County has not adopted the CLUP by separate resolution. The County does not agree. Regardless, the City has a particular interest in the airport as the landowners and it is likely that as a result the City will more strictly interpret FALUC regulations. However, annexation is not recommended as a mitigation measure (though this is always an option) because annexation cannot be assured – a lengthy series of political action is required.

This is not to say that impacts will not occur. Any urbanization within the vicinity of an airport has the potential to impact and be impacted by airport operations. However, the significance threshold used in this EIR is compliance with the CLUP, which has been achieved by both plans. The Noise chapter of the EIR does note that significant unmitigatable impacts to the existing Rock Creek Mobile Home Park will continue. In addition, clustering outside the airport influence boundary is recommended in this EIR within the RDR (0.5 du/acre CD-OSP) designated area to the east of the airport to allow for home placement outside the 65 dBL_{dn} noise contour.

An elevated level of review is also required of development approved within the airport influence area. General Plan amendments, building regulation changes, and use permits must be reviewed by the Foothill Airport Land Use Commission. However, it would be appropriate for the General Plan to call for a zoning overlay which would require use permits for <u>all</u> development (including residential) within the overflight zone and noise impact zone. This is also recommended in the ABCP EIR. The Sierra Planning Organization in its Notice of Preparation comments also recommended a specific airport protection policy.

<u>Conclusion:</u> Based on the impact evaluation and discussion above, impacts are expected to be less than significant.

18. **Other Potential Land Use Compatibility Concerns.** A number of adjacent conflicting uses are provided for by the Plan. However, the Plan includes policies which call generally for design attention to differing uses when they are developed:

Table 4-19
AUBURN GENERAL PLAN LAND USE ELEMENT
RELATED GOALS, POLICIES, IMPLEMENTATION MEASURES

Land Use Element

Goal 1: Guide development in a pattern that will minimize land use conflicts between adjacent land users.

Policies

1.1 Design industrial/commercial business uses to be compatible with adjacent land uses, including, but not limited to, siting, height, orientation, materials, landscaping, circulation, grading, setbacks proportion, and architecture.

1.2 Design multi-family residential projects to minimize impacts on adjacent land uses.

A. The City shall prepare design guidelines for commercial and industrial development proposals.

Figure 4-4 locates areas of particular concern related to land use compatibility conflicts where uses not normally considered compatible are located together. Only areas where further development is expected are noted where problems could be avoided in the future. Existing incompatibilities are not called out.

The Plan does call for commercial and industrial design guidelines. However, it would be appropriate to provide greater detail to recommended buffering design elements (Policy 1.1, Land Use Element) within the Plan as well as to call out on the Land Use Map and Zoning Map areas of particular concern and individually specify solutions in the Design Guidelines. One area is recommended for significant clustering, the Collins Avenue area where medium density (10 du/ac) housing is proposed in an area which is visually an extension of a residential area currently in one acre parcels. Clustering to retain the open nature of the site and as a buffer to the more rural area to the west should be required.

Conclusion: Based on the discussion above and the impact evaluation criteria, impacts are expected to be significant but mitigatable.

19. Growth Inducing Impacts. *IMPACT EVALUATION CRITERIA: Growth inducing impacts are discussed in this section as a land use related impact. The California Environmental Quality Act (CEQA) specifies that growth caused by development may be either direct or indirect economic or population growth. The individual or cumulative physical effects of that growth must be described. Examples of physical effects would be a burden on community services and facilities or loss of agricultural land caused by the induced growth facilitated by a General Plan. In addition, Appendix G of the CEQA Guidelines notes that a project will normally have a significant effect on the environment if it will "Induce substantial growth or concentration of population."*

The proposed Plan does provide overall for a larger holding capacity than the previous Plan. Approximately 1891 additional acres of commercial and industrial land are provided, and approximately 2625 more dwelling units could buildout. The Plan is not growth-inducing in this aspect.

- **Does the Plan allow additional development in subareas previously designated for lesser densities?** Yes, these areas are called out on Figure 4-5.

- **Will an oversupply of jobs be facilitated which could induce growth in surrounding areas or result in pressure to increase housing densities in the Plan area?** Yes, in the long-term the jobs which could theoretically be provided per Plan area land use designations within the entire study area could create a demand for additional housing not currently provided for in the Plan area (2.39:1 jobs/housing ratio). This could affect developing areas to the north (the Colfax area and Nevada County) as well as the Plan area. However, in the short-term, market conditions will control this impact; a fairly low annual commercial/ industrial/office construction absorption rate is projected during the Plan period for the unincorporated area and this is likely to apply within City limits also (Recht-Hausrath, 1992). In addition, within City limits only a jobs:housing ratio of only 1.84:1 is provided for which is closer to the target 1.23 to 1.6 ratio. (See Jobs Housing Balance discussion earlier in this section).

- **Will efficient patterns of growth be facilitated by the Plan?** Within the existing City limits, a fairly urbanized setting has already buildout. Buildout per the General Plan will largely infill the existing pattern of land uses. No large scale commercial or industrial uses are proposed in the lesser developed fringe areas of existing City limits which would induce a new pattern of growth or promote leap-frog development.

  Within the proposed Sphere of Influence, the general pattern of urbanization which already exists is also followed. One area of concern (within the new Sphere additions) is the industrial area surrounding the airport where premature urban development could result non-contiguous to existing development. However, because this area would need to be annexed to the City before the City land use designations would take effect, it is probable that annexation and development will not occur prior to further analysis of the development timing issue on this parcel.

  The EIR on the Auburn/Bowman Community Plan (Draft p. 89, Final page Final-23) concluded that potential commercial growth in the area outside City limits could potentially impact businesses in downtown Auburn at least in the short-term which in turn could affect the City's fiscal basis. Since the City also proposes extensive commercial development within the sphere of Influence, there is still concern that downtown businesses could be impacted under City jurisdiction when annexations occur. However, fiscal impacts would not be as great a concern, because annexation would result in additional revenues in the City. This concern is somewhat mitigated by the following goals, policies, and implementation measures (Table 4-20):

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NOTICE OF PUBLIC HEARING

FINAL GENERAL PLAN AND FINAL ENVIRONMENTAL IMPACT REPORT

NOTICE IS HEREBY GIVEN that the City of Auburn City Council will hold a public hearing **TUESDAY, SEPTEMBER 14, 1993 AT 6:00 p.m.** and **MONDAY, SEPTEMBER 20, 1993 AT 6:00 p.m.** in the Civic Center Council Chambers at 1225 Lincoln Way, Auburn, CA 95603 on the City's new Final General Plan and accompanying Final Environmental Impact Report (FEIR), as recommended for approval and certification by the City Planning Commission, in accordance with State of California General Plan laws and the California Environmental Quality Act (CEQA). The hearing on September 14, 1993 will begin with a summary of the nine public hearings held by the City Planning Commission and the City Planning Commission's recommended changes to the Draft General Plan and accompanying Draft Environmental Impact Report (DEIR). Following the summary the City Council may consider the City Planning Commission's recommendations and deliberate, make changes, and formalize their action on the Final General Plan and FEIR.

This Final General Plan and FEIR covers the entire City limits of the City of Auburn and in accordance with State law the City's Sphere of Influence. The Final General Plan and FEIR also includes an area proposed for the City's new Sphere of Influence to include properties around the Auburn Airport and City of Auburn Waste Water Treatment Plant. The Final General Plan and FEIR generally covers an area bounded by Dry Creek Road to the north, American River to the south and east, Shirland Tract Road to the south, and Mt. Vernon Road/Stone House Road to the west.

The Final General Plan includes the following elements: Land Use, Circulation, Housing, Open Space/Conservation, Noise, Safety, Economic, and Historic. The FEIR includes analysis of impacts of the proposals included in the Final General Plan including the new Sphere of Influence, compatible zone districts, and changes recommended by the City Planning Commission.

This Final General Plan and FEIR, after adopted and certified by the City Council, will replace the General Plan and FEIR adopted in 1978/79 including the updated Housing Element adopted in 1985.

Copies of the Final General Plan are available for public review and purchase ($20.00 for the Plan with large scale map; $5.00 for the map only and the DEIR ($26.00), FEIR ($15.00) at the City of Auburn Community Development Department at 1225 Lincoln Way, Room #3, Auburn. Copies of the Final General Plan and FEIR are also available for public review at the Auburn Placer Library, 350 Nevada Street, Auburn. Questions may be directed to the City of Auburn Community Development Department at 916/82 4244 during normal business hours.

Table 4-20
AUBURN GENERAL PLAN LAND USE ELEMENT
RELATED ANNEXATION GOALS, POLICIES, IMPLEMENTATION MEASURES

Land Use Element

Goal 10: Establish a rate of development that allows public service providers to keep pace with growth.

Policies

10.1 Utilize development standards and annexation to promote open space and to manage the rate, location, and type of growth.

10.2 Annex those lands which can be developed in accordance with the Auburn General Plan, are fiscally sound additions to the City, can be adequately served by municipal (or acceptable alternative) facilities and services, and are part of a planned orderly annexation program.

10.3 Pre-zone all properties proposed for annexation in a manner consistent with the Auburn General Plan.

10.4 The Auburn General Plan and zoning designations for annexed land should consider the following criteria.

a. The capacity of facilities and municipal services.
b. The environmental effects that development on lands proposed for annexation may have on properties within the existing city limits.
c. Existing land uses, if any, on and in the vicinity of the annexed land.
d. The extent of any natural habitats and features of the landscape which should be preserved.
e. The demonstrated need for additional housing, retail commercial uses, other commercial uses, and industrial uses.

Implementation Measure

F. The City shall continue the Annexation Program based upon the adopted General Plan.

Of note is Policy 10.4e which calls for a demonstrated need for additional commercial, industrial and other uses to be considered prior to annexation. However, avoidance of impacts would be better assured if economic and fiscal impact reports were required of all major non-residential annexations in the future. The Mitigation Measures section recommends that this requirement be added to the Land Use Element implementation measures. The ABCP EIR also recommends similar studies of these types of projects under County jurisdiction (when annexation is not being proposed) to determine fiscal impacts to the City and economic impacts to downtown Auburn.

— **Will growth provide for overall result** in other physical impacts? Yes. These impacts are discussed throughout the EIR.

Conclusion: Based on the impact evaluation criteria and the discussion above, growth inducing impacts are expected to be significant and unmitigable.

Ref: Final EIR p.5

Note: The following designations were considered significant but mitigable in the Addendum to the Final EIR:
- *4 du/ac designation in Aeolia Dr. Area (remains unmitigated with Statement of Overriding Consideration.*
- *Commercial and Mixed Use designations on northwest and southwest corner of Auburn-Folsom Road and Indian Hill Road.*

Mitigation Measures

1. **Use of land / degree of suburbanization and urbanization.** This subject was discussed for informational purposes and was not considered an impact in itself. The various impact aspects of increased urbanization are discussed throughout the EIR.

2. **Jobs/Housing Balance, the City. Add specific targets for implementation.** One option for ensuring achievement of the Plan's jobs/housing balance and implementation of the proposed programs would be the addition of an implementation measure calling for a specific annual new jobs creation number or calling for annual target jobs:housing ratio. Alternatively, a job creation growth rate equal to population growth could be the target.

Effectiveness of Measure: Impacts are not expected to be significant, however, this measure would help to reduce the level of impact identified.

Implementation: Revisions in final Plan.

Mitigation Monitoring: Yearly Plan progress report

3. **Cumulative Jobs/Housing Balance, City plus County Plan Build Combined. See mitigation measure 2, above.**

Effectiveness of Measure: Impacts are not expected to be significant, however, this measure would help to reduce the level of impact identified.

Implementation: Revisions in final Plan.

Mitigation Monitoring: Yearly Plan progress report

4. **Housing Land Use Mix Balance. a) Entire Plan Area: Create quantified objectives by income category for housing programs; b) Sphere of Influence as annexations occur: require full 30% of Mixed Use Areas to be built out in multi-family residential and require all multi-family areas to be built out at 15 du/ac on the average (including 25% density bonus for affordable housing) or allow credits to be transferred to multi-family designated lands when higher densities are achieved on other lands. (This will ensure some flexibility in the application of the highest densities in Mixed Use areas where environmental conditions may call for the lower end of the allowed density range); c) consider the use of inclusionary zoning.**

Effectiveness of Measures: These measures are advisable to assist in implementation of the Plan's housing policies and programs which were not intended to overcome the private market's inability to provide very low income and

low income household affordable housing. They will serve to mitigate potentially significant impacts in the Sphere of Influence as areas are annexed to the City.

Implementation: Revisions to final Plan

Mitigation Monitoring: Year Plan progress report.

5. **Housing Land Use Mix, Cumulative City and County Buildout. See measures above.**

Effectiveness of Measures: These measures are advisable to assist in implementation of the Plan's housing policies and programs which are intended to overcome the private market's inability to provide very low income and low income household affordable housing. They will serve to mitigate potentially significant impacts.

Implementation: Revisions to final Plan

Mitigation Monitoring: Year Plan progress report.

6. **Mineral Resources - None recommended.** Impacts are not expected to be significant.

7. **Agricultural land uses.**

7a. **Reduce FAR allowed within Open Space designation.** Three open space designations are provided for in the Plan - Open Space Private (OSP), Open Space Schools (OSS), and Open Space (OS). All three designations provide for a .25 FAR which is appropriate for developed recreation sites as expected in the OSP and OSS designations. However, potentially 25% building coverage in areas intended to be preserved in their natural state is high. Alternately, a new OS Public designation could be created for public recreation sites so that the OS designation could receive a lower allowable FAR.

7b. **Reduce densities allowed on Williamson Act lands via Land Use Map or implementing zoning.** A 10-acre minimum parcel size would be consistent with Williamson Act guidelines.

7c. **Call for adoption of Right-to-Farm Ordinance in implementation measures.**

Effectiveness of Measure: Impacts are not expected to be significant; these measures would further reduce the level of impact identified.

Implementation: Plan revision

Mitigation Monitoring: Yearly Plan review

8. **Cumulative loss of agricultural land uses, City and County buildout. See measures above.**

Effectiveness of Measure: Impacts are not expected to be significant; these measures would further reduce the level of impact identified.

Implementation: Plan revision

Mitigation Monitoring: Yearly Plan review

9. **Timber resources. None recommended.** This impact is expected to be less than significant.

Ref: Final EIR, p.88

10. **Auburn Folsom Road at Maidu Drive Mixed Use Area. Redesignation of the site to call for Open Space on the hillside and commercial in a 200 foot band at the base of the hill or add CD/OSP designation overlay to accomplish a similar goal.**

Effectiveness of Measure: This measure is expected to reduce impacts below the significant level.

Implementation: Revisions in final Plan

Mitigation Monitoring: Development review

11. **Luther Road / Highway 49 Mixed Use Area. None recommended**

Effectiveness of Measure: Impacts are not expected to be significant.

Implementation: N/A

Mitigation Monitoring: N/A

12. **E.V. Cain School Mixed Use Area**

12a. The previously referenced Nevada Street Rezoning EIR (Planning Concepts, 1990) contains specific measures to mitigate impacts on the parcels east of Nevada Street which are within this area. These measures should be referred to for creation of similar conditions on projects proposed in this area.

12b. **Design review.** All commercial development within Auburn undergoes Civic Design Review by the Planning Commission. It would be appropriate to adopt a statement of specific design concerns for the Nevada Street corridor and this entire Mixed Use Area calling for conditions attached to project design consistent with or complementary to the concepts called for in the Nevada Street Rezoning EIR. Issues addressed included a landscaped parkway buffer, parking lot, tree coverage requirements, ridgeline view concerns, etc.

Effectiveness of Measure: These measures are expected to reduce related impacts below the significant level.

Implementation: Revisions in final Plan

Mitigation Monitoring: Development review

13. **Gold Country Fairgrounds Mixed Use Area. None recommended.**

Effectiveness of Measure: Impacts are not expected to be significant.

Implementation: N/A

Mitigation Monitoring: N/A

14. **Dewitt Center Mixed Use Area. Add specific text calling for a similar percentage of landscaped open space as that existing today for future development, as well as a two-story limit on structure height.**

Effectiveness of Measure: These measures are expected to reduce impacts below the significant level.

Implementation: Final Plan revision

Mitigation Monitoring: Development review

15. **North side of Indian Hill Mixed Use Area.**

15a. **Redesignate area with a residential designation and CD/OSP overlay~~ULDR-CD (2 du/ac Clustered).~~**

15b. **When the Scenic Corridor provisions of the Zoning Ordinance are prepared consistent with the General Plan implementation measures, standards for Indian Hill Road should be considered which are consistent with the Valley Hills project approval including:~~Add specificity in text for this area calling for compatibility with Indian Hill Road's scenic character and general consistency with roadway corridor provisions required of the neighboring Valley Hills project. Add specific text requiring:~~**

- **A 30-foot landscape easement from the ultimate edge of pavement is recommended. This is consistent with a 30-foot front yard setback, typical for a suburban road.**
- **If a residential noise barrier is needed, a planted berm should be used instead of a full soundwall where possible, to retain the more rural character of the scenic road corridor. Walls are superior to berms only in areas where a berm would result in tree removal.**
- **Natural appearing landscaping along Indian Hill Road.** Formal landscaping along Indian Hill Road should be eliminated or designed to mirror surrounding vegetation through use of drought tolerant native grasses and wildflowers and oaks. Dry season appearance should be similar to surroundings. A lush, green irrigated appearance would be visually inconsistent with the surrounding area.
- **Require 50% tree preservation minimum with 3:1 replacement for tree loss.** The intent is to achieve visual consistency in the corridor and a reflection of the corridor's current visual character.

Effectiveness of Measure: These measures are expected to reduce impacts to below the significant level.

Implementation: 15a) Revisions to final Plan; 15b) Zoning Ordinance update

Mitigation Monitoring: 15a) n/a~~Development review~~ 15b) Review of Zoning Ordinance Update

16. **Land Use Compatibility, Russell Road Mixed Use Areas**

16a. **Allow only office professional uses or uses designed to be compatible with the adjacent neighborhood on western piece.** Activity hours consistent with a residential neighborhood are a particular concern.

16b. **Retain wooded buffer on eastern piece highway ramp.** See Visual Mitigation Measure 8a for details.

16c. **See measures related to I-80 viewshed and tree protection on eastern parcels.**

Effectiveness of Measure: These measures are expected to reduce impacts below the significant level.

Implementation: Revisions to final Plan

Mitigation Monitoring: Development review

17. **Land Use Compatibility, Auburn Airport Mixed Use Area.** An implementation measure should be included in the Plan which would place an overlay zoning designation over the airport overflight and noise impact zones requiring use permits of all development under the City's jurisdiction. (This measure is also recommended in the ABCP EIR.) These zones should be delineated on the Land Use Map also.

Effectiveness of Measure: Impacts are not expected to be significant.

Implementation: Revisions in final Plan

Mitigation Monitoring: Annual Plan progress report

18. **Other Potential Land Use Compatibility Concerns. Add detail to compatibility requirements in Land Use Goal 1, Policy 1.1 (percent screening, type of fencing, buffer width). Note areas of concern (Figure 4-4) on the Land Use Map and Zoning Map (as an overlay or other method) and individually specify solutions in the Design Guidelines called for in this section of the eir. Require clustering to retain open space and open character of the Collins Avenue MDR area.**

Effectiveness of Measure: This measure is expected to reduce impacts below the significant level.

Implementation: Revisions to final Plan

Mitigation Monitoring: Annual Plan progress report

19. **Growth Inducing Impacts. Market and fiscal analysis.** An implementation measure calling for third party market and fiscal analyses to be conducted on large-scale non-residential annexations relative to their impact on downtown Auburn should be added to the Plan. If impacts are expected to occur, appropriate action should be taken which could include developer contribution to downtown improvement programs, project denial, or other actions as recommended by the analysis. A similar measure for non-annexation projects is recommended in the ABCP EIR.

Effectiveness of Measures: These measures are expected to assist in reducing the economic and fiscal impacts of growth inducement from potential annexations. However, other growth inducing impacts are still expected to be significant and unmitigable as described throughout this EIR.

Implementation: Revisions in final Plan

Mitigation Monitoring: Annual Plan progress report.

Ref: Addendum 11/23/93 p.5

Note: Measure #20 remains unmitigated with Statement of Overriding Consideration

20. 4 du/ac designation in Aeolia Dr. area. Add CD/OSP overlay.

Effectiveness of Measure: This measure is expected to reduce impacts below the significant level

Implementation: Revisions in final Plan

Mitigation Monitoring: Development review

21. Commercial and Mixed Use designations on northwest and southwest corner of Auburn-Folsom Road and Indian Hill Road. Require one-story limit for non-residential uses.

Effectiveness of Measure: This measure is expected to reduce impacts below the significant level

Implementation: Development review of individual projects

Mitigation Monitoring: Development review

Ref: Final EIR p.48

The following discussion from Final p. 49 resulted from changes made by the Planning Commission to the draft Plan:

A number of land use designation changes occurred which will require additional attention to buffering of adjacent conflicting uses. This general subject was discussed in Land Use Mitigation Measure #18 (see Summary Table 3-11 (Revised), Final EIR page 21). As a result, these new areas were added to the list of areas of concern in Mitigation Measure #18. In some cases, an increase in density was adopted but a CD/OSP Overlay was added which is expected to allow for design flexibility to mitigate potential land use conflicts. Other changes were mitigating in nature including some changes which were recommended in the DEIR main text or in one of the DEIR environmentally preferred alternatives.