Table 15-1
CITY OF AUBURN GENERAL PLAN ALTERNATIVES ANALYSIS

LAND USE DESIGNATIONS (acres)	Existing Plan			Alternative 1			Alternative 2			Alternative 3		
	City	Sphere	City + Sphere	City	Sphere	City + Sphere	City	Sphere	City + Sphere	City	Sphere	City + Sphere
Low Density Residential												
20 AC	–	–	–	222	9	231	222	9	231	222	9	231
5 AC	514[10]	–	514	381	161	542	381	161	542	121	408	529
3-5 AC	–	–	–	137	1813	1950	137	1813	1950	131	131	262
2 AC	84[9]	1802	1886	–	2573	2573	–	1560	1560	6	1507	1513
1 AC	–	–	–	327	888	1215	327	1378	1075	238	878	1116
Residential												
2 DU/AC	491[8]	11,108[8]	1599	95	73	168	60	480	540	80	1610	1690
3 DU/AC	1278[7]	–	1278	396	579	975	396	14	410	323	17	340
4 DU/AC	238[6]	238	476	1630	1193	2823	1630	2491	4121	1795	2320	4115
Med. Density Res (6-10 du/ac)	124	270	394	245	187	432	245	187	432	245	330	575
High Density Res (10-15 du/ac)	282	21	303	83	22	105	83	77	160	295	11	
Commercial	274	393	667	530	395	925	565	406	971			
Industrial	206	374	580	105	908	1013	105	855				1126
Pubic/Quasi-Public	–	–	–	240	152	392	240	152	–	240	152	392
Totals	3491[19]	4206[19]	7697[19]	4391	8923	13,344	4391	8953	13,344	4391	13,344	13,344
Housing Units[21]	10,549	9056	19,605	9043	8870	17,913	9000	12,304	21,304	11,304	13,652	24,956
IMPACTS												
Population at 2.3 person/du	24,264	20,829	45,093	20,800	20,400	41,200	20,700	28,300	49,000	26,000	31,400	57,400
Students (18% of population)	4368	3749	8117	3700	3700	7400	3700	5100	8800	4700	5600	10,300
School Classrooms	146	125	271	123	124	247	123	170	293	157	186	343
Labor Force (45% of population)	10,919	9373	20,292	9400	9100	18,500	9300	12,800	22,100	11,700	14,100	25,800
Parks (5 ac/1,000 population)	121	104	125	104	102	206	104	141	245	130	157	287
Res. Water Use at 150 gpcd (@ mgd)	3.6	3.1	6.7	3.1	3.0	6.1	3.1	4.2	7.3	3.9	4.7	8.6
Res. Sewage at 120 gpcd (@ mgd)	2.9	2.5	5.4	2.5	2.4	4.9	2.5	3.4	5.9	3.1	3.8	6.9
Vehicle Miles of Travel(VMT)												
Vehicle Hours of Delay												

LAND USE DESIGNATIONS (acres)	# 4 Mitigated Design			#5 City Designations in Existing Sphere Only				#6 Cnty Designat. in Full Sphere - No Annexations			#7 Proposed Plan			
	City	Sphr	City + Sphere	City	Existng Sphr	Sphr + Addt.	Total City & Sphere	City	County	City + Sphr	City	Existng Sphr	Sphr Addt.	Total City + Sphr
Low Density Residential														
20 AC	–	–	–	–	–	–	–	–	–	–	–	–	–	–
5 AC	410	836	1246	410	–	370	780	410	503	913	410[15]	–	80	490[11]
3-5 AC	–	–	–	–	–	–	–	–	–	–	–	–	–	–
2 AC	270	3838	4108	270	898	2897	4065	270	3501	3771	270	898	2542	3710
1 AC	560	1446	2006	560	1608	8	2176	560	2846[22]	[illegible]		608	842	3010
Residential														
2 DU/AC	–	212	212	–	–	–				–	–	–	–	–
3 DU/AC	–	–	–	–				–	–	–	–	–	–	–
4 DU/AC	1084	1114	[illegible]			[illegible]	2459	1120	1105	2225	1120	1282	58	2460
Med. Density Res (6-10 du/ac)	370				420	–	790	370	375	745	370[12]	420[12]	–	790[12]
High Density Res (10-15 du/ac)			393	321	93	15	429	321	239[18]	560	321[13]	93[13]	–	414[13]
Commercial	[illegible]	688	1203	529	689	70	1288	529	906[16]	1435	529[14]	689[14]	28	1246[14]
Industrial	373	523	896	470	332	191	993	470	616	1086	470	332	478	1280
Pubic/Quasi-Public	952	3676	4640	780	2449	1491	4720	780	2779[17]	3559	780[17]	2449	1071	4300
Totals	4830	12,870	17,700	4830	7771	5099	17,700	4830	12,870	17,700	4830	7771	5099	17,700
Housing Units[21]	9882	11,418	21,270	10,217	7940	1487	19,644	10,217	14,457	24,674	10,217	10,127	1889	22,230
IMPACTS														
Population at 2.3 person/du	22,545[20]	26,377	48,921	23,499	18,262	3421	45,182	23,499	33,251	56,750	23,499	23,292	4337	51,128
Students (18% of population)	4058	4747	8805	4230	3287	616	8133	4230	5985	10,215	4230	4193	781	9204
School Classrooms	135	158	293	141	110	21	272	141	200	341	141	140	26	307
Labor Force (45% of population)	10,145	11,869	22,014	10,575	8218	1539	20,332	10,575	14,963	25,538	10,575	10,481	1955	23,011
Parks (5 ac/1,000 population)	113	132	245	117	91	17	225	117	166	283	117	116	22	255
Res. Water Use at 150 gpcd (@ mgd)	3.4	4.0	7.4	3.5	2.7	.5	6.7	3.5	5.0	8.5	3.5	3.5	.65	7.65
Res. Sewage at 120 gpcd (@ mgd)	2.7	3.2	5.9	2.8	2.2	.4	5.4	2.8	4.0	6.8	2.8	2.8	.5	6.1
Vehicle Miles of Travel(VMT)														
Vehicle Hours of Delay														

REPLACED BY 15-3a

ASSUMPTIONS
1. Assumed 20% reduction in gross residential acreage to account for streets and roads.
2. Assumed all mixed-use zoned land would be developed as commercial in Alternatives 1,2,3. All other City alternatives assumed 70% retail, 30% high density residential (except Dewitt Center - no commercial).
3. Assumed size of school classrooms would be 30 students.

NOTES: (From Harland Bartholomew & Assoc)
1. n/a = Not applicable. Existing General Plan has a larger study area and different land use designations.
2. gpcd = gallons per capita per day.
3. Open space, existing parks, and existing schools are not included in land use acreage estimates.
4. The Traffic model used Placer County's buildout scenario of the existing General Plan for land use data outside Auburn's Sphere of influence.This was necessary because land use data for Placer County's alternatives was not available as of April 26, 1991.

(From Planning Concepts)
5. ND = No data available.
6. The existing Low Medium Density Residential designation would allow 4-6 du/ac.
7. The existing Low Density Residential designation would allow 2-4 du/ac.
8. The existing Rural Low Density Residential designation would allow 1 du/.4-2.3 acres
9. The existing Rural Estate designation would allow 1 du/2.3-4.6 acres
10. The existing Agriculture designation would allow 1 du/4.6-20 acres
11. This includes 210 acres of Urban Reserve designation.
12. This total includes both proposed Low Medium Density Residential (6 du/ac) and Medium Density Res (10 du/ac) designations
13. Contains 30% of Mixed Use designated lands for High Density Residential.
14. Contains 70% of Mixed Use designated lands for commercial development.
15. These acres are in the Urban Reserve designation and require a Specific Plan for development.
16. This total combines Business Park (10 ac Bus Prk/OS desig), Mixed Use Commercial, Commercial, Mixed Use Public, and Professional Office land use acreages.
17. This figure represents 95% of the land in the Business/Park/Open Spc designation and the difference between planimetered acreages and the total area in the proposed Sphere of Influence (primarily open space designations).
18. Includes 212 acres of Mixed Use Residential designations (33 ac at Dewitt Ctr).
19. Planimetered values - excludes roads and American River Canyon water influence areas.
20. These totals are higher than the proposed Plan due to calculating potential dwelling units at highest possible value allowed in the Land Use Designation.
21. Housing units are calculated at maximum densities allowed less 20% gross acreage for streets and roads.
22. Includes LDR and RLDR Land Use Designations.

SOURCES: Alternatives 1,2, and 3 figures: HBA; Existing Plan planimetered by Planning Concepts; Alternatives 4,5 prepared by Planning Concepts; Alternative 6, County Plan in Sphere planimetered by Planning Concepts; Alternative 7, Draft Auburn General Plan, Table IV-5.