VI. IMPLEMENTATION

A. SUMMARY

In addition to all of the implementation measures mentioned in the previous chapters of this Plan, the goals, policies and other measures identified in the Auburn/Bowman Community Plan are implemented in a variety of ways. Some elements require the adoption of subsequent ordinances, regulations and/or guidelines to control various aspects of the development process. Elsewhere, references to guidelines contained within the Plan documents will assist with implementation done as a part of the development approval process. Service and infrastructure financing programs referred to within the elements of the Plan result in the implementation of the Plan as a whole.

The "Implementation" section is intended to summarize those measures which are proposed as a part of the adoption of the Plan. It should be noted that many of the policies stated herein are to be implemented through the on-going project approval process which occurs by way of applications for subdivisions, conditional use permits and other discretionary permits that are considered by Placer County authorities such as the Board of Supervisors, the Planning Commission, the Zoning Administrator, etc. In order to track the implementation of the Plan, the rate of build-out of the area, and to ensure that deficiencies or changes are noted, it shall be a policy of the County to provide an annual report on the Plan to the Planning Commission and Board of Supervisors.

Responsible Agency: Planning Department

Time frame: Annually **Funding**: General Fund

B. ZONING AND LAND USE REGULATIONS

It is through the ability to regulate the development and use of land that the Auburn/Bowman Community Plan will be implemented.

The Community Plan is the policy framework and plan of action for the area and the zoning regulations are the tools to effectuate the Plan. The County can guide and control development within the Plan boundaries through the enforcement of Zoning Ordinance provisions such as minimum lot sizes, structural setbacks, design criteria, etc. Precise zone district designations are included as a part of the Community Plan process, and they are important to the future development of the area. Whereas the Community Plan land use designations provide for a range of residential densities or a general category of commercial or industrial uses, the implementing zone district specifies a minimum lot size (or maximum residential density) or a more definitive type of commercial or industrial enterprise that may be allowed.

The Placer County Zoning Ordinance (which is currently being rewritten) provides the precise standards, regulations, process requirements and development criteria which will have the greatest impact upon the eventual build-out of the Plan. Other Placer County land use regulations which will contribute to the Plan's implementation include: the Subdivision Ordinance, the Grading Ordinance, the Environmental Review Ordinance, the Development Agreement Ordinance, the Design Review Guidelines, the Landscape Guidelines, the Flood Damage Prevention Ordinance, the Uniform Building Code and numerous other rules adopted to protect public health and safety, and promote the general welfare of the County.

C. <u>RELATIONSHIP TO VARIOUS PLACER COUNTY GENERAL PLAN ELEMENTS AND RELATED FUNCTIONAL PLANS</u>

The Placer County General Plan was adopted in 1967 and is currently under revision. Between 1967 and 1991, the County has adopted various elements as a part of the County-wide General Plan. Some of these elements were adopted due to changes in the State Planning Law, while others were determined to be necessary by the Board of Supervisors. These independent elements, and other related functional plans, include: the Agricultural Element, the Mineral Resource Conservation Plan, the Solid Waste Management Plan, the Hazardous Materials Management Plan, the Seismic Safety Element and the Auburn Airport Comprehensive Land Use Plan. All of these documents have impacts upon the Auburn/Bowman Community Plan.

Due to the geographic, environmental and socioeconomic diversity found in Placer County, Community Plans or area General Plans have been adopted to address approximately 20 different planning areas throughout the County. The Auburn/Bowman Community Plan is the most recent of these plans and is an update of two earlier area plans (the Bowman General Plan - 1979 and the Auburn Area General Plan - 1978/79). The adoption of the Auburn/Bowman Community Plan signals its incorporation into the Placer County General Plan as the primary policy document for the area discussed in the introduction section of this Plan.

The Government Code (Section 65302 et. seq.) requires the General Plan (including any Community Plans adopted pursuant thereto) to be an internally consistent statement of local government land use policy. During the preparation of the Auburn/Bowman Community Plan, all relevant General Plan elements were considered and policies integrated into the Community Plan where appropriate. Where more specific policy direction is not provided by the Auburn/Bowman Community Plan for any given issue, the Placer County General Plan must be used for guidance.

1. <u>Agricultural Element (Adopted 3/27/89)</u>

"Policies expressed in the Agricultural Element are intended to apply to lands designated within the four agricultural land use categories used in the Placer County General Plan and local Community Plans, as well as on-going agricultural operations in other areas of the County, especially those lands in the Williamson Act." The Auburn/Bowman Community Plan includes areas designated as Agricultural, as well as some areas encumbered by Williamson Act contracts. Several of the goals and policies of the Plan reflect this recognition of and consideration for these agricultural areas. In fact, the general land use pattern included within the Plan attempts to protect the larger agricultural areas. Due to the location of existing agricultural, residential, commercial, industrial and institutional uses in and around the Plan area, potential land use conflicts are apparent.

The following goals of the Agricultural Element specifically address agricultural protection and potential land use conflicts:

A-2 GOAL: TO PROVIDE FOR THE LONG-TERM CONSERVATION AND USE OF AGRICULTURAL LANDS.

A-3 GOAL: TO IDENTIFY FARMLANDS WITHIN THE COUNTY THAT ARE IMPORTANT TO THE MAINTENANCE OF THE LOCAL AGRICULTURAL ECONOMY.

A-4 GOAL: TO MAINTAIN AGRICULTURAL LANDS IN PARCEL SIZE

CONFIGURATIONS WHICH HELP ASSURE THAT VIABLE FARMING UNITS ARE RETAINED.

A-5 GOAL: TO ESTABLISH POLICIES AND REGULATIONS WHICH RESTRICT THE USE OF LAND TO AGRICULTURAL AND COMPATIBLE USES RATHER THAN OTHER DEVELOPMENT PURPOSES.

A-6 GOAL: TO REDUCE THE INTRODUCTION OF CONFLICTING USES INTO FARMING AREAS AND TO MINIMIZE CONFLICTS WHERE EXISTING PARCEL SIZES OR USES CURRENTLY CREATE THE POTENTIAL FOR SUCH CONFLICTS.

These goals and their companion policies listed in the Agricultural Element were utilized in developing the goals and policies for the Auburn/Bowman Community Plan.

2. Solid Waste Management Plan (Adopted 1989)

The Auburn/Bowman Community Plan is consistent with the projections contained within the 1989 Placer County Solid Waste Management Plan in that it does not provide for residential, commercial or industrial growth beyond that anticipated by that Solid Waste Plan. Projections regarding the lifespan of the County's waste disposal facilities as discussed in the 1989 Plan remain unchanged with the adoption of the Auburn/Bowman Community Plan.

3. Hazardous Waste Management Plan

The Placer County Hazardous Waste Management Plan was prepared with consideration given to local Community Plans (see pp. 3 - 5 of the Hazardous Waste Management Plan, March, 1988). No special acknowledgment is required herein because the Hazardous Waste Management Plan identified the Auburn/Bowman area as one which "precludes repository siting" (see page M-11).

4. Seismic Safety and Safety Element (Adopted 4/77)

The Auburn/Bowman Community Plan is subject to and consistent with the Seismic Safety and Safety Element of the Placer County General Plan which is included herein by reference.

5. <u>Auburn Airport Comprehensive Land Use Plan (Adopted 2/87, Revised 3/90 by</u> the Foothill Airport Land Use Commission)

Pursuant to modifications to the Public Utilities Code in 1984 (Section 21670 et. seq.), the Sierra Planning Organization was designated by the Boards of Supervisors of Placer, El Dorado and Nevada counties as the Airport Land Use Commission (ALUC) for those counties. The Sierra Planning Organization (named the Foothill Airport Land Use Commission (FALUC) for purposes of implementing the provisions of the Public Utilities Code) adopted a Comprehensive Land Use Plan (CLUP) for the Auburn Airport in February of 1987. The CLUP limits land uses surrounding the Auburn Airport based upon Federal Aviation Agency (FAA) regulations and other rules established by the FALUC.

The CLUP has the force and effect of the land use element of a community plan unless any of its provisions are overridden by a 4/5ths vote of the governing body of the jurisdiction within which the land use is proposed.

In order to provide for uses that are compatible with the City of Auburn's Municipal Airport, land use designations in the Auburn/Bowman Community Plan have been configured in conformance with the adopted and modified Auburn Airport Comprehensive Land Use Plan.

D. ECONOMIC DEVELOPMENT

1. <u>Definition of Economic Development</u>

Economic Development is the process by which a community creates quality employment opportunities for its residents. It also refers to activities designed to provide a stable, diverse economy to guard against unforeseen economic change affecting particular industry sectors. Economic Development may include financial or technical assistance to businesses to ensure the retention and expansion of existing enterprises and the attraction of new businesses, as well as job training and employment programs. In Placer County, the economic development program must focus on the creation of higher income employment opportunities for primary wage earners, so as to decrease the number of workers commuting out of the County to work.

2. Background

Despite the attractiveness of the Auburn/Bowman area, new industrial enterprises have not located here for a variety of reasons. A strong economic development program is needed in order to provide a well balanced, economically healthy community. Industrial growth is interrelated with the jobs-housing goals identified earlier in this Plan and is essential to the economic vitality of the community.

At the present time there is approximately 606,000 sq. ft. of developed industrial space in the unincorporated Plan area. In addition, there is a large amount of undeveloped industrially zoned land. The County's Economic Development Department estimates that the current demand for industrial space is split: 75% for lease space and 25% for space which would be owned by the user. A typical potential user in this area is looking for $20,000\pm$ sq. ft. in an existing building within ten minutes of their home.

In the past, the location of industry in this area has been inhibited by the lack of readily available building inventory and available lots. The lack of large industrial parks and relatively small industrial parcels have added to the cost of development through the need to install relatively expensive infrastructure to serve industrial users. Development of larger areas can benefit from economies of scale. The additional development costs can also be attributed to the foothill terrain which adds to grading, building, roadway, and infrastructure costs. As a result of these and other factors, the cost for industrial space in the Auburn/Bowman area averages \$.45 per sq. ft., which is significantly higher than the \$.23-.35 per sq. ft. cost in the South Placer area.

The development of new high quality commercial uses, in order to provide a wider range of

services in the Plan area has also been recognized. The establishment of commercial enterprises which provide goods and services not found in the area at the present time can benefit the area in a number of important ways including reduced vehicle miles traveled, reduced air pollution, increased employment opportunities, additional tax revenues and a stable economy.

3. <u>County Economic Development Strategy</u>

Recognizing the importance of economic development in Placer County, an Economic Development Strategy Plan was prepared in 1990. Although the Plan addresses Countywide issues, the general goals apply to the Auburn/Bowman Plan area, as do the specific "Goals for the Foothills." The need for a strong economic development program is acknowledged as one of the basic Planning Principles upon which this Plan is based. (See Section II - General Community Goals and Planning Principles.)

The economic development strategy prepared for Placer County is organized around a mission statement, goals, and key issues. However, it goes beyond broad policy recommendations to produce an action-oriented planning document for achieving economic development. The strategy outlines actions, projects, and steps for implementing these actions. The organization responsible for implementing each program is also identified. The importance of each element is identified, and the timing for the implementation of the elements is discussed. In addition to the County-wide strategy, this Plan identifies specific proposals that apply in this area.

The overall mission statement for the County's strategy is as follows: "To ensure continued, diversified economic growth throughout Placer County, providing employment opportunities for all wage earners, regardless of skill level or educational background, while maintaining the environmental character of the County." The Auburn/Bowman Community Plan embodies this statement through the Land Use, Housing, and Community Design sections primarily and secondarily through the environmental resources discussion.

a. COUNTY-WIDE GOALS

- (1) PROVIDE ASSISTANCE TO BUSINESSES THROUGHOUT THE COUNTY TO SUPPORT RETENTION, GROWTH AND EXPANSION OF EXISTING BUSINESSES AND THE START UP OF NEW BUSINESSES.
- (2) **ACHIEVE** COMPLEMENTARY AND COORDINATED ECONOMIC DEVELOPMENT **EFFORTS** WITH **ECONOMIC EFFORTS** OF CITIES AND OTHER DEVELOPMENT ORGANIZATIONS.
- (3) DEVELOP AND PROMOTE TWO-WAY COMMUNICATION BETWEEN THE PUBLIC SECTOR AND BUSINESS COMMUNITY.
- (4) ACHIEVE COOPERATIVE WORKING RELATIONSHIPS AMONG ALL COUNTY DEPARTMENTS SO THAT THE

BROADER NEEDS OF THE COUNTY (E.G. ENVIRONMENTAL QUALITY, AFFORDABLE HOUSING, REDUCED TRAFFIC CONGESTION, CONTINUED EMPLOYMENT OPPORTUNITIES, ETC.) ARE GIVEN ADEQUATE CONSIDERATION.

(5) MAXIMIZE <u>LONG-TERM</u> NET REVENUES TO THE COUNTY.

b. GOALS FOR THE FOOTHILLS

- (1) PROVIDE PRIMARY WAGE EARNER JOB OPPORTUNITIES WITHIN THE COUNTY TO ENCOURAGE RESIDENTS NOT TO COMMUTE TO THE SACRAMENTO AREA AND TO ACHIEVE A JOBS/HOUSING BALANCE FOR THE AUBURN/BOWMAN AREA.
- (2) ENSURE RETENTION OF SOME UNDEVELOPED INDUSTRIALLY ZONED LAND FOR FUTURE USE.
- (3) PURSUE COORDINATING EFFORTS WITH CHAMBERS OF COMMERCE AND INCORPORATED CITIES WITHIN THE COUNTY.
- (4) ENSURE CONTINUED EMPLOYMENT OPPORTUNITIES IN RESOURCE-BASED INDUSTRIES.
- (5) PROVIDE A SUFFICIENT MIX OF NEIGHBORHOOD, REGIONAL, AND HIGHWAY COMMERCIAL FACILITIES TO SERVE THE RESIDENTS OF THE AUBURN/BOWMAN REGION AS WELL AS THOSE VISITING THE AREA.
- (6) MAKE THE AUBURN/BOWMAN AREA AS ATTRACTIVE AS POSSIBLE TO NEW AND/OR RELOCATING "CLEAN" INDUSTRY, INCLUDING AVAILABILITY OF A VARIETY OF HOUSING OPPORTUNITIES FOR EMPLOYEES IN CLOSE PROXIMITY TO THE WORK SITE LOCATION AND AT A PRICE COMMENSURATE WITH EMPLOYEE WAGES.

c. <u>Policy for the Foothills</u>

(1) It is recognized that development of commercial and industrial uses can result in the loss of naturally occurring amenities. Where this is allowed to occur, adherence to a set of community design guidelines should assist in mitigating such impacts.

4. <u>Plan Proposals</u>

As discussed in the Land Use Section, a large amount of land in the Plan area has been

designated for industrial and commercial use. In selecting these industrial and commercial areas several factors were considered. Among the most important of these were access, surrounding compatible uses, historical use of property, areas with the fewest development constraints, and availability of infrastructure.

The County's continuing economic development efforts should consider the following problems and recommended approaches.

- a. The County should complete a specific target study for the Auburn/Bowman area to identify the specific types of industry which are best suited to the area.
- h. The project approval process should be simplified and accelerated as much as possible in order to reduce up-front costs and enable a developer to get building space on-line as soon as possible after a tenant has been identified. This can be accomplished in a number of ways. First, the Auburn/Bowman Community Plan EIR has been prepared to address the potential impacts resulting from build-out of the area. This EIR provides extensive background material and, in many cases, can be relied upon to address most environmental issues related to subsequent development Such projects may then only be required to demonstrate consistency with the Plan and the ways in which applicable mitigation measures have been incorporated into the proposed project. The resulting Addendum EIR can meet the requirements of CEQA and be completed in substantially less time than other EIRs. The County should also support newly proposed legislation which specifically authorizes such an environmental review process.

Secondly, the continued and broader use of "master plan" Conditional Use Permits is especially appropriate for phased industrial, office, or commercial projects where exact building footprints cannot be determined until tenants have been found. As long as the Community Plan and Design Guidelines provide sufficient direction, such Use Permit approvals can allow the developer significant flexibility in final project design while also providing a project approval in advance of identifying specific tenant needs. This process has been used successfully in the County in the recent past.

c. In order to ensure that commercial and industrial development is aesthetically pleasing and a positive feature of the community, while providing necessary and desirable services and employment opportunities for area residents, strict adherence to the County's Design Guidelines and additional policies established in the Community Design section of this Plan should be sought. However, the County's Design Guidelines should be interpreted to provide greater flexibility and a relaxed standard for heavier industrial uses, especially where such uses are located out of view of important public areas and designated design corridors do not present a land use compatibility problem.

Additional, when a site is zoned for commercial or industrial uses, it must be acknowledged that when these areas develop, there could be a substantial alteration in the amenities that help identify the Auburn area, including a reduction in the tree coverage, wetland areas, rock outcroppings, and natural terrain. Although attempts will always be made to minimize these disturbances, complete avoidance of impacts on these resources will not always be possible.

- d. In the rewrite of the Placer County Zoning Ordinance, consideration should be given to permitting a wider spectrum of uses which may be approved as ministerial, rather than discretionary projects.
- e. New methods of financing the infrastructure necessary to support economic development should be explored. The use of assessment districts may be appropriate for some improvements while industrial bond financing or redevelopment may be useful in other circumstances. Where specific projects are proposed which implement the goals and policies of this Plan and are shown to have a net positive fiscal impact on the County, consideration should be given to the use of future revenues for the purpose of attracting such development. These funds could be used to provide road improvements, drainage facilities, multi-use parking facilities, sidewalks and other facilities which are needed to serve the new development and which may have other public uses as well.
- f. The County shall encourage private lenders to invest in the Auburn/Bowman area through public input to these lenders under the Community Reinvestment Act. These recommendations to private lenders shall include:
 - A Low interest long term loans to meet the credit needs of special districts that provide infrastructure and facilities for recreation, water, fire protection, or other public safety services.
 - A Low interest long term financing to assist the small business entrepreneur.
 - A Technical assistance to small and start-up business entrepreneurs.
 - A Low interest 15 year loans to assist with attracting primary wage earner industry and/or targeted industries per the Placer County Economic Development Study.
- g. The County's Economic Development Department should continue to seek out and locate industrial uses which help to achieve the goals of this Plan.
- h. Encourage land uses that accommodate commercial services that are regional in character, that provide goods and services that residents now travel outside the area to obtain, that provide goods and service in short supply in the area, while at the same time acknowledging that site

constraints, design guidelines, and other land use consideration may limit the development of "regional malls," "power centers," or similar types of development. A number of sites exist in the Plan area which may be suitable for large (needing 10 or more acres) retail development.

E. REDEVELOPMENT

1. Introduction

Over the past 30 years the redevelopment process has become accepted as an effective technique for revitalizing America's aging and deteriorating urbanized areas, attracting new industries and other employment generators, expanding the tax base, and providing space for potential growth. To a large degree the redevelopment process was pioneered in California.

Placer County has been studying redevelopment as a tool to improve communities within the County for approximately two years. On April 30, 1991 the Board of Supervisors approved the creation of the Placer County Redevelopment Agency. The Bowman and North Auburn areas have been identified as redevelopment survey areas and additional review has identified both areas as being eligible as locations for redevelopment projects.

2. Background

Redevelopment is a method used for improving housing conditions, financing infrastructure, stimulating private investment, providing for public facilities, and eliminating blighting conditions. Over the last 30 years the redevelopment process has become accepted as an effective technique for revitalizing deteriorating urbanized areas. Redevelopment is a local program and is operated by the Board of Supervisors.

Financing for improvements related to redevelopment is generally provided through tax increments. Tax increments are increased property tax revenue generated above a base level value, or "frozen base" set at the time of project approval. The increased revenues come from the appreciation of property values due to rehabilitation, inflation or new development. Funds can be used for a range of public purposes including improvements, residential and commercial rehabilitation, relocation costs, developer assistance, and project administration. While the redevelopment process is quite complex and time consuming, it is being successfully used by cities and counties throughout California.

A more complete list of potential benefits that can result from redevelopment activities, and which could obviously be of benefit to the Auburn/Bowman Community Plan area are as follows:

- A Elimination of blighting conditions (such as substandard housing, dilapidated or abandoned buildings, unsanitary or unhealthy conditions, or obnoxious or hazardous uses).
- A Generation of new sources of governmental revenues (for example: sales taxes, transient occupancy taxes, and tax increments).

- A Improvement, through rehabilitation and new construction, of housing conditions (both market rate and subsidized housing).
- A Construction of major multi-use projects that act as catalysts for other redevelopment and revitalization efforts.
- A Public infrastructure improvements (streets, sewer systems, storm drains, etc.).
- A Construction or rehabilitation of cultural or tourist oriented facilities (community centers, theaters, convention centers, and tourist information centers, for example).
- A Construction or rehabilitation of essential public facilities (such as police, fire, and jail facilities).
- A Revitalization of downtown or strip commercial districts.
- A Creation of parks, open space, and recreational opportunities.
- A Restoration and preservation of historic districts.
- A Attraction of industry or other generators of revenue and employment.

California Community Redevelopment Law (Part 1 of Division 24 of the California Health and Safety Code) generally gives redevelopment agencies the authority to carry out the programs discussed above. In some cases the law is very specific, i.e. 20% of the revenues to the Redevelopment Agency must be used to provide low-income housing, while in other cases the authority of the Redevelopment Agency is more general and similar to local government's authority.

3. Process of Identifying Redevelopment Areas

Each redevelopment plan must be approved by an ordinance that contains a finding that the area within the project boundary in "blighted" and that public intervention in the form of redevelopment is necessary. In general an area can be characterized as blighted if there are substandard, deteriorated, or dilapidated commercial buildings, poorly subdivided lots, inadequate public improvements, depreciated values, impaired investments, etc. In addition, the law requires that each area be "predominantly urbanized."

Judgements concerning the potential of the Auburn and Bowman areas as possible redevelopment areas were made after consideration of several factors:

A The ability of an area to meet the eligibility requirements of the California Community Redevelopment Law. These include: (1) the presence of blighting conditions sufficient to permit a legal finding of blight, and (2) the ability of the area to meet the requirement that at least 80 percent of the area is urbanized.

- A The need for redevelopment action as evidenced by conditions such as substandard housing, deteriorated commercial buildings, inadequate public improvements, or under-utilized land.
- A The potential for generating tax revenues during and after redevelopment. such revenues could include property taxes, transient occupancy (hotel) taxes, and sales taxes.
- A The likely cost of implementing the program and the chances that these costs could be recaptured by increased tax revenues over time.
- A The ability to define "defensible" survey and project area boundaries.
- A The possibility of "packaging" individual redevelopment projects so that "strong" projects (for example, successful commercial projects that generate substantial tax increments) can be used to support "weak" projects (those emphasizing housing rehabilitation, for example).
- A The ability of the County to handle a projects of the size contemplated.
- A The general prognosis for success.

4. <u>Bowman Area Potential Redevelopment</u>

The Bowman area presents a number of opportunities for the effective use of a redevelopment program. These opportunities range from the rehabilitation of small single family residences to the encouragement of commercial projects of higher quality. With a carefully structured program, the potential for implementing a successful redevelopment program over a 10-15 year period is good.

Conditions found in the area that can be improved through redevelopment include poorly subdivided lots, aging and deteriorated buildings, and substandard streets and public improvements.

A number of useful redevelopment implementation techniques exist that may apply in this area:

- A Preparation of a redevelopment plan and strategy.
- A Implementation of a residential and commercial rehabilitation program.
- A Assembly of land to produce marketable sites.
- A Encouragement of movement of incompatible uses in order to achieve a more balanced land use pattern.
- A Provision of public improvements as may be necessary to achieve redevelopment objectives.

5. North Auburn Area Potential Redevelopment

The potential North Auburn redevelopment area is a long, informally subdivided, unincorporated highway strip development along Highway 49 north of the Auburn city limits. The area is characterized by an inefficient lot pattern, a chaotic mixture of uses, inadequate public improvements, and a distribution of deteriorating structures. On the positive side, there are a number of new privately sponsored development projects within or adjacent to the area, some of which are of very high quality. However, overall, detrimental existing conditions within the area constrain revitalization efforts by private enterprise acting alone.

The size of the area and the magnitude of the problems described above all make early redevelopment of the area difficult. Nevertheless the County's redevelopment consultants believe that the North Auburn area presents a positive opportunity for redevelopment and the potential for successful redevelopment is quite good.

Potential implementation techniques include, but are not limited to, the following:

- A Preparation of a redevelopment plan and strategy.
- A Use of a residential and commercial rehabilitation program to improve conditions in the area.
- A Assembly of land as may be necessary to produce marketable and developable parcels.
- A Gradual phase out or relocation of incompatible uses to achieve a more acceptable land use pattern.
- A Installation of public improvements in support of private revitalization efforts.
- A Support for an active code enforcement program.
- A Acquisition of land for open space purposes.
- A Development of affordable housing in suitable areas.
- A Redevelopment of public service facilities.

6. <u>Plan Proposals</u>

As discussed above, and in other sections of the Plan, the future development of the Auburn/Bowman area can benefit from many of the programs a Redevelopment Agency can provide assistance in implementing. Therefore, the Plan proposes the following:

a. The County will consider redevelopment as a tool to implement the goals and policies of the Auburn/Bowman Community Plan.

- b. The County will prepare a Redevelopment Plan for the North Auburn and Bowman survey areas, and during its consideration of the Plan the County shall identify projects which further the goals of this Community Plan.
- c. Redevelopment projects which meet the greatest need and provide the greatest benefit to the area shall be identified and carried out.

F. GENERAL RULES FOR INTERPRETATION

	Community Plan Designation		Zone Districts Permitted
(R-2)	High Density Residential	-	Single Family Residential (R-1) Medium Density Multiple Residential
			High Density Multiple Residential (R-3) Residential Professional (R-P) Open Space (O)
(R-2)	Medium Density Residential	-	Single Family Residential (R-1) Medium Density Multiple Residential
			High Density Multiple Residential (R-3) Residential Professional (RP) Open Space (O)
	Low-Medium Density Residential	-	Single Family Residential (R-1) Open Space (O)
	Low Density Residential -		Single Family Residential (R-1) Open Space (O) Agricultural Residential (AR) Farm (F)
	Rural Low Residential	-	Single Family Residential (R-1) Open Space (O) Agricultural Residential (AR) Farm (F)
	Rural Residential	-	Agricultural Residential (AR) Farm (F) Open Space (O) Forestry
	Rural Estate	-	Open Space (O) Agricultural Residential (AR) Farm (F) Forestry

Agricultural Open Space (O) Agricultural Residential (AR) Farm (F) Forestry Commercial Neighborhood Commercial (C-1) General Commercial (C-2) Heavy Commercial (C-3) Neighborhood Shopping Center (SC) Medium Density Multiple Residential (R-2)High Density Multiple Residential (R-3) **Professional Office** Medium Density Multiple Residential (R-2)High Density Multiple Residential (R-3) Residential Professional (R-P) Combining Density Limitation-0 (-DL-0) Industrial Industrial (M) Industrial Park (MP) Heavy Commercial (C-3) Limited Industrial (C-4) Open Space/Business Park Open Space (O) Residential Professional (RP) Industrial (M) Industrial Park (MP) Open Space Farm (F) Open Space (O) Riparian/Drainage Open Space (O) Flood Hazard (-FH) and any adjoining zone district Mixed Use Single Family Residential (R-1) Medium Density Multiple Residential (R-2)High Density Residential (R-3) Neighborhood Commercial (C-1) General Commercial (C-2) Heavy Commercial (C-3) Limited Industrial (C-4) Shopping Center (SC) Open Space (O) Residential Professional (RP) Industrial (M) Industrial Park (MP)

In all Community Plan areas, zoning designations which are more restrictive and which can act as a holding zone are considered to be consistent with the Plan. This will allow the Community Plan to project growth and development into the future, without designating such lands for development in the short term. In addition, a larger minimum lot size may be specified where development of property as a Planned Unit Development, at a density consistent with the Community Plan designation, has been specified in the Plan and implemented with the zoning.

Zoning designations may not permit densities to exceed those permitted by the Community Plan designation except where such additional densities are specifically authorized such as for senior independent living centers, low-income housing density bonuses, and second-residential units.

The County's various combining zones may be used in combination with any of the above-mentioned basic zone districts. Such combining zones are used for a variety of purposes including: to indicate areas where density is limited (-DL), and where minimum lot sizes are specified (-B), where conditional use permits are required (-L), and where a specific plan must be prepared in order to develop the area pursuant to the Plan (-DR). In the future, after a new zoning ordinance is adopted, additional combining zones may be used for: airport overflight areas (-AO), flood hazard areas (-FH), and other new zones which may be authorized in the future.