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

The Auburn/Bowman area is currently characterized by a central commercially developed linear core (the Highway 49 corridor) and a secondary linear commercial core along Highway 80. Between these two linear urban cores there is a mixture of undeveloped land and low density single-family residential uses. To the east of I-80 slopes become steep extending to the north fork of the American River. To the west, large tracts of agricultural lands and estate size residential lots extend over gently rolling to steep terrain. The northern reaches of the area include the rural residential Bowman, and Christian Valley areas as well as extensive agricultural (cattle grazing) lands in the northern Highway 49 corridor. South of the Auburn city limits, open space and rural residential development form a transitional band around the City. The northern limits of the urbanized area are generally at Dry Creek Road, the airport, and Bowman Road, and on the south, the City of Auburn city limits.

Existing land uses in the unincorporated area are shown on Table 1. Retail, office, and industrial uses total 2.3 million square feet of buildings and there are approximately 7,500 housing units (with a population of 20,248). Remaining undeveloped land and parcelization under 2.3 acres in size totals 1617.9 acres. Thus, 6.3% of the Plan area currently can be considered urbanized.

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 which follow.

Table 6
AUBURN/BOWMAN EXISTING LAND USE
(Shaded Areas are Within the Auburn/Bowman Community Plan area. City data is for informational purposes)

		Sub-Area Totals	Total City + Unincorporated Area
ESTIMATED 1990 POPULATION			**30,863 (100%)**
City		10,615 (1)	
Unincorporated Area (Auburn/Bowman Community Plan Area)		20,248 (2)	
SQUARE FOOTAGE OF COMMERCIAL AND INDUSTRIAL DEVELOPMENT			**3,712,048**
City		1,416,208(100%)	
Retail	568,334 (40.1%)		
Professional Office	401,909 (28.4%)		
Restaurants	36,295 (2.6%)		
Commercial, Recreational	114,552 (8.1%)		
Auto Sales, Storage, Etc.	79,719 (5.6%)		
Miscellaneous Commercial	94,723 (6.7%)		
Light Industrial	16,767 (1.2%)		
Heavy Industrial	2,000 (0.1%)		
Warehouse	101,909 (7.2%)		
Unincorporated Area		2,295,840 (100%)	
Retail	529,147 (23.0%)		
Professional Office	788,825 (34.4%)		
Restaurants	114,009 (5.0%)		
Commercial, Recreational	40,305 (1.8%)		
Auto Sales, Storage, etc.	157,243 (6.8%)		
Miscellaneous	60,597 (2.6%)		
Light Industrial	162,982 (7.1%)		
Heavy Industrial	146,159 (6.4%)		
Industrial Park	31,752 (1.4%)		
Warehouse	264,821 (11.5%)		
RESIDENTIAL UNITS IN PLAN AREA			**12,311 (100%)**
City		4,784 (100%)	
Unincorporated Area		7,527 (100%)	
Single Family Residential	4,720 (62.7%))		
Duplex	312 (4.1%)		
Triplex	135 (1.8%)		
Fourplex or Condominium	657 (8.7%)		
Mobile Home	73 (1.0%)		
Mobile Home in Park	1,062 (14.1%)		
Apartments	568 (7.5%)		

(1) 1990 Census Data

(2) 1990 Census Data Figure for average household occupancy within the unincorporated area multiplied by the number of residential units currently in the unincorporated area.

SOURCE: Draft Auburn/Bowman Community Plan, p. 27.

Impacts

1. **Use of land — increased degree of suburbanization and urbanization (6.3% now - 38.5% at buildout).** Two plans currently guide development in the Auburn/Bowman Community Plan area: The Auburn Area General Plan (1978-79) and the Bowman General Plan (1979) (maps follow this page). The previous general plans for the Auburn and Bowman areas provide for dispersed residential development throughout the Plan area and commercial development along the major highway corridors. The previous plans also provide areas of industrial use at scattered locations throughout the Plan area.

The Land Use Plan seeks to redirect development in the north Auburn area and to locate urban uses in a core area better equipped to serve such uses through previous infrastructure. In exchange for the significant increase in densities allowed within the core area, the Plan either reduces or maintains the densities in outlying areas. In areas outside the north Auburn/Highway 49 corridor the Plan proposes relatively few changes as compared with the previous plans for the areas.

More specifically, the major differences between the previous Plan and the updated Plan are described below and shown on Figure 11.

To summarize, the updated Plan would result in essentially the same amount of suburbanized and urbanized land as the previous plan (38.5% vs 36%) which represents approximately six times the amount of land that is in an urbanized state today. (Urbanized land for this discussion is considered all commercial, industrial, public, and residential uses of 2.3 acre lots or smaller.)

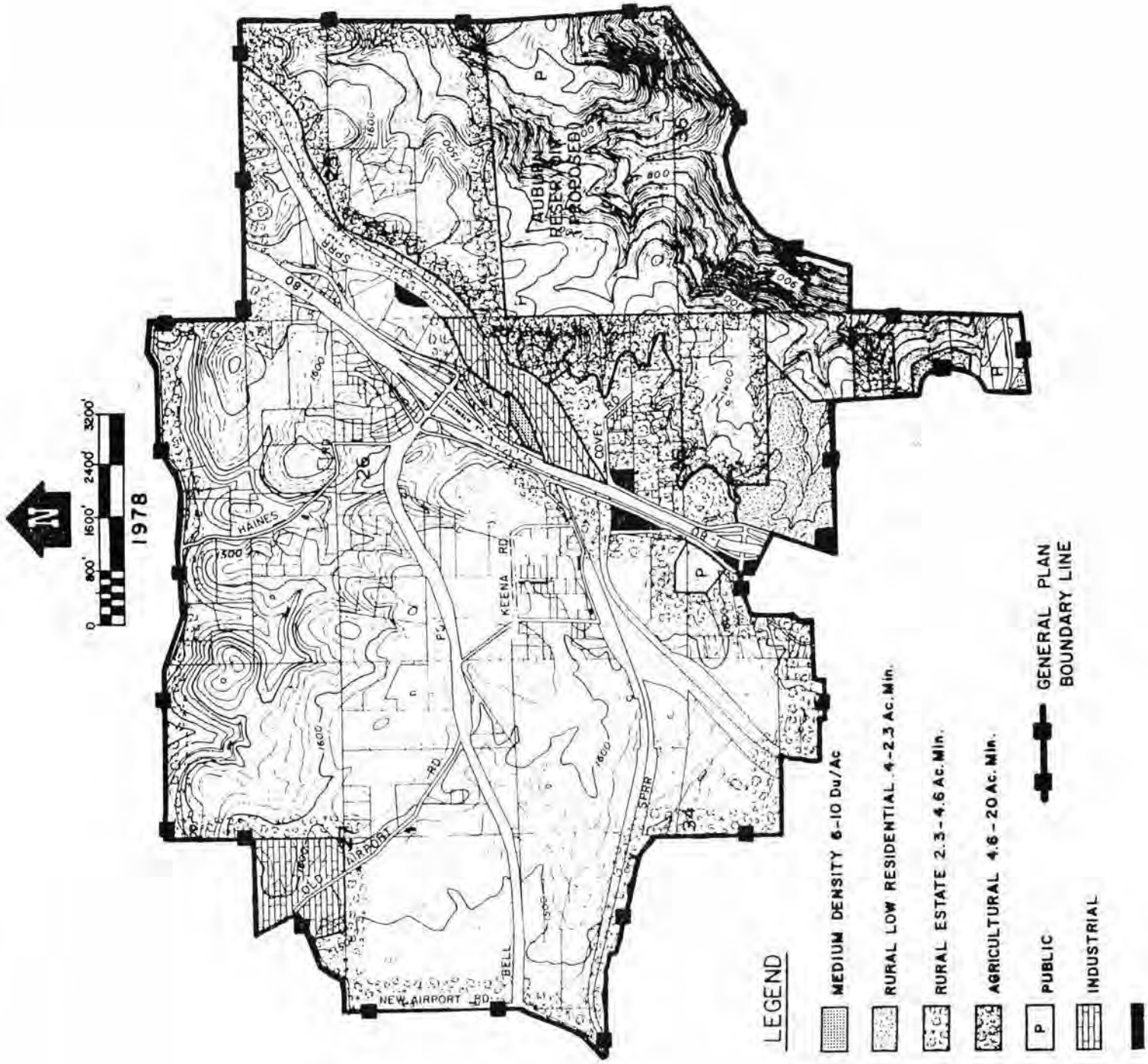
Table 7
POTENTIAL SUBURBANIZATION AND URBANIZATION

		..... Buildout Under[2]	
	Existing Land Uses[1]	**Previous Auburn + Bowman Plans**	**Updated Plan**
Acres Suburbanized and Urbanized[3]	1617.9 acres	9132 acres	9648 acres
% of Area	6.3%	36%	38.5%

[1] Sources of area built-out. Auburn/Bowman Community Plan Buildout Map by Placer County. Acreage planimetered by Planning Concepts.
[2] Source of acreage: Auburn/Bowman Community Plan Holding Capacity Spreadsheet
[3] Residential land developed in parcels less than 2.3 acres in size and other developable non-residential land.

Other comparative methods of analyzing the use of land under differing land use plans include projected population, housing units, and commercial/ industrial building square footage at buildout. In this case, the Plan would allow for a somewhat lower number of housing units (-1123 units) than the previous Plan while adding 94% to the currently existing number of units. Population holding capacity

FIGURE 9
PREVIOUS BOWMAN LAND USE MAP



would be decreased by approximately 3000 residents under the updated Plan and increase the existing population by approximately 20,000 residents (+100%). Commercial, industrial, and office professional lands would increase by 168 acres over the previous Plan and when fully built out could represent an increase in 2 million square feet of building over that now in existence (based on 25% floor area ratio estimated in the Recht Hausrath Study, January 1993).

Table 8
AUBURN/BOWMAN COMMUNITY PLAN
COMPARATIVE LAND USE, HOUSING UNITS, & POPULATION
(Unincorporated Plan Area Only)

	Existing Land Uses	Previous Auburn + Bowman Plans	Updated Plan
Residential	7527[1] dwelling units	15,727 dwelling units	15,119[2] dwelling units
Commercial, Industrial, Office	2,295,840 sq ft[1] bldg 223.8 ac. builtout[5]	13 million sq.ft.[3] bldg 1204 acres[2]	15 million sq.ft.[3] bldg 1372 acres[2]
Population	20,248[4] existing	41,851[3]	40,672[3]

[1] Draft Auburn/Bowman Community Plan, p. 53.
[2] Auburn/Bowman Community Plan Holding Capacity Spreadsheet (ABCP, p. 26)
[3] Economic and Fiscal Analysis (Recht Hausrath, January 1993) Table 12, p. 19 Assumes 10,890 sq.ft./acre. (25% floor area ratio).
[4] Draft Auburn/Bowman Community Plan, p. 53.
[5] Auburn/Bowman Com. Plan Buildout Map by Placer County. Planimetered by Planning Concepts.

Conclusion:

Based on the impact evaluation criteria and the discussion above, the updated Plan will result in a somewhat less overall urbanization than under the previous Plan; however, buildout will see significant additional urbanization over the existing buildout. Whether or not the effects of this urbanization will have significant adverse physical impacts is discussed in the sections to follow.

Jobs/Housing Balance

The following sections discuss potential jobs/housing balance under the Auburn/Bowman Community 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. This target ratio appears to be appropriate since it takes into account the fact that most households need two incomes.

Table 9
AUBURN/BOWMAN COMMUNITY PLAN
ECONOMIC/EMPLOYMENT RELATED GOALS, POLICIES, PROPOSALS

ECONOMIC DEVELOPMENT

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.

4. Plan Proposals

As discussed in the Land Use section, a large amount of land in the Plan area has been designated for industrial use . . .

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.

b. 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. . .

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. . .

c. . . . 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 do not present a land use compatibility problem.

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. . .

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. . .

REDEVELOPMENT

6. Plan Proposals

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.

2. **Jobs/Housing Balance, the Plan.** The Plan area alone (not including the City of Auburn) currently has a jobs/housing ratio of 1:1 (.81:1 in the City and .93:1 for the City and County combined).

The employment generating land uses provided for in the Plan area could generate a jobs/housing ratio in the unincorporated Plan area alone of 2.48:1 See Table 10 below.

Table 10
POTENTIAL JOBS/HOUSING RATIO AT BUILDOUT

Type	Acres Provided[2]		Jobs/Acre1	Total Jobs
Retail	675 acres	x	25 =	16,875
Office	365 acres	x	31 =	11,315
Industrial	572 acres	x	17 =	9,724
Total	**1328 acres**		**Total Jobs**	**37,914 ÷ 15,119 dwelling units[2]**

= 2.5:1 jobs/housing balance

[1]SOURCE: Recht Hausrath Study, January 1993, p.19
Table 12 fnts (assumes 25% land cvg)
[2]Auburn/Bowman Community Plan Holding Capacity Spd Sht

However, the Recht Hausrath market analysis (January 1993) notes that residential buildout of the Plan area may result within 25 years (not including townhomes) while the supply for retail land should last approximately 56 years; 251 years for industrial land; and 27 years for office land. Based on these market absorption rates, the jobs housing balance expected at various points in time are summarized in Table 11 below. Using these estimates, it appears that the target jobs/ housing ratio of 1.23:1 to 1.6:1 will not be reached during the Plan period and that the jobs:housing ratio may fall. This is due to the market outlook rather than availability of adequately designated land.

Table 11
AUBURN/BOWMAN COMMUNITY PLAN AREA
JOBS/HOUSING RATIO PROJECTION BASED ON
MARKET ABSORPTION EXPECTED

	YR 2000	YR2010
Actual Jobs Expected[1]	8,494	9,853
Units Expected[2]	9,497[2]	11,080[3]
Jobs/Housing Balance	.89:1	.89:1

1 7513 Existing jobs: Table 5, p. 18, Auburn/Bowman Community Plan plus Future Jobs: Table 12, p. 19, Recht Hausrath study.
2 Recht-Hausrath report Table 4 (January 1993) for existing units plus 197 units/yr absorption rate per Table 7, Recht Hausrath study.
3 Same as note 2 but using 2010 potential of 3553 units on Table 7.

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

3. **Jobs/Housing Balance, City plus County Plan Buildout Combined - Target may not be met in Plan period.** A jobs housing balance of 2.3:1 is theoretically provided for between the two Plans at ultimate buildout. See Table 12 below. However, since the City's existing jobs/housing ratio is not meeting the target ratio, and based on the Recht Hausrath study 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 Plan includes policies and programs which are intended to increase the market potential for employment generating land uses.

Table 12
POTENTIAL JOBS/HOUSING RATE CITY + COUNTY AT BUILDOUT

Type	City Acres Provided	Jobs/Acre[1]		Total Jobs in City
Mixed Use[3]	105 acres	x 25	=	2,625
Commercial	420	x 25	=	10,500
Industrial	430	x 17	=	7,310

City total jobs 20,435 **10,013[4] dwelling units**
County Total Jobs 37,914[5] **15,119[2] dwelling units**

Area Total Jobs 58,349 jobs 25,132 units
= 2.3 Jobs/housing/balance

[1]SOURCE: Recht Hausrath Study, January 1993
[2]Auburn/Bowman Community Plan Holding Capacity Spd Sht
[3]City of Auburn General Plan, Nov. 1993; p. IV-26, 50% Commercial assumed
[4]City of Auburn, General Plan, Nov. 1993; p. IV-26[5]See FEIR Table 10

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

Land Use Mix Balance

The following sections analyze the balance of land uses provided by the Community 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 county-wide needs which may be included in other County plans such as the overall General Plan and the County-wide Housing Element.

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 Impact 2, above. Agriculture and mineral resources are discussed in 4 and 5 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 Land Use Mix Balance - The Plan** The final Auburn/Bowman Community Plan creates the following residential use categories which can be combined in the following potential price ranges:

Table 13
AUBURN/BOWMAN COMMUNITY PLAN
POTENTIAL NEW UNITS BY LAND USE PATTERN

Land Use Pattern	Price Range	Potential Units	Percent of Total	Affordability Category[1] Rental	Owner
Multi-family[2]	$ 70-125,000	435	5.7%	Very low income + above	Low income + above
Townhome/small lot,single family[3]	$100-180,000	3,459	45.6%	Low income & above	Upper end of low income + above
Single family[4]	$165-280,000	1,206	15.9%	n/a	Upper end of medium + above
Rural[5]	$210-400,000	2,492	32.9%	n/a	Above moderate
Total		**7,592**	**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 60.9% of MU-Res
[3] MDR, LMDR and 39.1% MU-Res
[4] LDR and RLDR.
[5] RR, RE and AG.

SOURCE: Tbl 3, Recht Hausrath Study, January 1993

Table 14
EXISTING AND POTENTIAL TOTAL UNITS (EXISTING & NEW) BY LAND USE PATTERN

Land Use Pattern	Total Units	% of Total	Affordability Category Rental	Owner
Multi-family[2]	1925	12.7%	Very low income + above	Low income + above
Townhome/small lot single family[3]	4495	29.7%	Low income + above	Upper end of low income + above
Single family[4]	5347	35.4%	n/a	Upper end of med. + above
Rural[5]	3352	22.2%	n/a	Above moderate
Total	**15,119**			

[2] HDR 60.9% MU-Res, Auburn Greens
[3] MDR, LMDR, 39.1% MU-Res, MURes Martin and Edgewood
[4] LDR, RLDR, Christian Valley, Saddleback, no. of Dry Creek/W of 49, Copper Penney & Bell, Luther Rd area, and Heidi & Sheridan Roads, Sullivan Ranch, North Park.
[5] RR, RE and AG.

SOURCE: Auburn/Bowman Community Plan Holding

The Placer County Housing Element (June 30, 1992) 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.

Table 15
FAIR SHARE PROJECTION BY INCOME LEVEL
UNINCORPORATED PLACER COUNTY

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.

Based on the tables above, the Auburn/Bowman Plan does not have an adequate provision of new multi-family units (at 6.1%) to meet the unincorporated area County-wide projection of 20% total very low income households at ultimate buildout. Provision for approximately 1400 additional multi-family units would be needed. The Plan notes that small homes on small lots could fulfill part of this need as well as allowed density bonuses for rental, low income, and senior housing projects. Assuming that all new multi-family projects receive a 50% density bonus, a short-fall of multi-family designated land would still be seen. Additional very low income units may be provided as accessory apartments or second residential units; however, the number of these to be provided is very difficult to predict.

In addition, the Recht Hausrath market study (January 1993) concluded that because of the strong demand for larger lot single-family residential housing in the Plan area, there could be a tendency for developers to construct housing at a lower density than provided for on the Land Use map. This could further limit the supply of multi-family designated land. The Plan includes a minimum density allowed in the higher density residential categories to avert this trend.

Even for the life of the Plan (to 2010) only, the supply of multi-family land will be inadequate. The Community Plan projects a need for 865 new multi-family units by 2010 (ABCP Table 3) but only provides for 435 new multi-family units total (see EIR Table 13). The Recht Hausrath study (January 1993) notes that the Community Plan may actually provide an oversupply of multi-family housing. However, this conclusion relates to market conditions rather than the social goal of striving for a fair share balance of housing types not necessarily provided for by the market.

The other affordability categories are appropriately provided for. However, it should be noted that the County-wide Housing Element (June 30, 1992) notes that County-wide an appropriate supply of each residential land use type is available (which includes the Auburn/Bowman area).

Supply of appropriately designated land is not the only measure of ability to provide for affordable housing. The Community Plan as well as the County-wide Housing Element include policies which are intended to help facilitate the retention and new construction of affordable housing. 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 (County-wide Housing Element, June 1992, p. 59; Recht Hausrath Study, January 1993). In the short-term, these policies could assist in meeting affordability targets and overcoming market constraints, particularly those related specifically to supply. The Community Plan will also assist in implementing a number of supply-related county-wide Housing Element programs. The Community Plan's method of implementing key county-wide Housing Element policies is outlined in Table 16. Table 17 quantifies the Auburn/Bowman Area share of low and very low income affordable housing targets for various county-wide housing programs.

Table 16
PLACER COUNTY HOUSING ELEMENT
SUPPLY RELATED POLICIES

Supply Related Policies		How Implemented by A/B Community Plan
A.5	The county shall encourage "mixed-use" projects where housing is provided in conjunction with compatible non-residential uses.	Mixed Use designation in A/B Community Plan
A.12	All new housing projects of less than 100 units on land that has received an increase in allowable density through a general plan amendment, community plan amendment, re-zoning or specific plan shall be required to pay an in-lieu fee of 1% of the total estimated land and construction cost of the project, for use in producing affordable housing.	This is a Countywide policy and is incorporated into Housing recommendation in the A/B Community Plan
A.13	Inclusionary housing provisions shall be incorporated in all new or updated community plans.	A/B Community Plan Housing Recommendation
Programs		
1.	As part of the General Plan update, and as part of each community plan update, the	

Supply Related Policies	How Implemented by A/B Community Plan
county will review land use patterns, existing densities, the location of job centers and the availability of services to identify additional area that may be suitable for higher density residential development.	Completed in preparation of AB Community Plan
2. As part of the General Plan update, the county will develop a strategy for providing services and facilities for the areas designated for residential development.	Public Facility policies and programs
16. If redevelopment districts are adopted, the agencies shall utilize at least 20% of all tax increment proceeds for low income housing, in accordance with State law. Furthermore, a portion of all units built in the redevelopment area shall be affordable to very low, low and moderate income households, as required by State law.	AB Community Plan calls for a Redevelopment Area

Table 17
PLAN POLICIES/PROGRAMS IMPLEMENTATION TARGETS LOW AND VERY LOW INCOME AFFORDABILITY

County-Wide Program Category[1]	County Target 1997	Auburn/Bowman Community Plan Estimate of Units by 1997[2]
Density bonus & other incentives	50	50
Second Units	0	25
Hardship mobile homes	50	10
Mobile homes on lots	35	5
Rental density bonuses	150	50
Group housing	15	5
Mixed-use housing	70	20
Inclusionary zoning	150	75
Housing authority	250	65
Nonprofit corporation	150	100
Redevelopment	200	100
Private market	6300	225
Auburn/Bowman Community Plan Program	400	
Small homes on small lots	NA	200
Accessory apartments		50
Land Banking	NA	0
Fee Waiver	NA	0

[1] Draft Placer County Housing element, June 1992, p. 22
[2] Estimated by Placer County Planning Dept.

Note: Overlap exists since units may be provided which fit more than one category.

If these programs are vigorously implemented, the short-term supply of very low and low income household affordable units should be adequate. It is reasonably assured that these measures will be implemented because specific target numbers, dates, and yearly progress monitoring are part of the County-wide Housing Element. In addition, the Community Plan will be reviewed for progress yearly.

However, in the long-term (after the Year 2002), an adequate multi-family housing land supply may not exist based on absorption rates in the Recht Hausrath study. The County did not choose to increase the supply of multi-family land because of negative traffic impacts which would result.

Conclusion: Based on the impact evaluation criteria and the discussion above, short-term impacts are expected to be less than significant. Long-term impacts are considered significant and unmitigable without an increase in multi-family designated land.

5. **Housing Balance Land Use Mix - Cumulative City plus County buildout combined.** The City of Auburn is currently meetings its fair share allocation for very low and low income housing. As a result, the five year housing allocation plan in the City's Housing Element calls for only 8 units/yearly in the low income category and none in the very low income category. The City's Plan provides for a total of 240 acres of High Density Residential designation, 137 acres undeveloped. As a result, in the short-term, the City will be able to provide for its fair share of affordable housing.

Over the long-term, at buildout, the City's Plan (within existing City limits) provides for approximately 28% of all units in the multi-family category:

Table 17a
EXISTING AND POTENTIAL UNITS – CITY OF AUBURN

Land Use Pattern	Total Units	% of Total (10,378 du)	Affordability Category: Rental	Affordability Category: Owners
Multiple Family Units[1]	2727 units	29.2%	Very low income + above	Low income + above
Townhome/Small Lot, Single Family[2]	2420 units	24.2%	Low income + above	Upper end of low income + above
	Fair Share Targets: Very Low Income 21%; Low Income 17%; 38%			

1 240 acres of HDR at 9 du/acre + 30% of MU area at 9 du/acre

2 MDR, LMDR. The provision of multi-family, town home, and small lot single-family units is greater the fair share allocation for the City of 21% for the very-low income group and 17% for the low income group.

As a result, the City can theoretically provide for its fair share of affordable housing. The critical area noted in the County area is in the multi-family (HDR) designation which could provide for very low income households. The City's HDR land use designations will make up for a portion of this shortfall. Multi-family units provided for between the two plans could total 4652 units (see EIR Tables 17a and 14) or 18.5% of all units, close to the 21% target. It is expected that with density bonuses and other Plan housing programs, the 21% target could be reached at buildout.

Conclusion: Thus, cumulatively, the City's Plan buildout would help avoid a combined City and County cumulatively significant impact in this area. Impacts are expected to be less than significant.

6. **Land Use Mix - Mineral resources.** *ADDITIONAL 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 Auburn/Bowman Community Plan relies on the Placer County Mineral Resources Conservation Plan (8/27/84) to guide mineral resource management within the Plan area. The Community Plan's Conservation and Open Space section notes that a number of mineral resources can be found in the Auburn area: lode and placer gold, chromite, copper, asbestos, zinc, talk and limestone. However, the county-wide Mineral Resources Conservation Plan does not map any mineralized acres of statewide or regional significance.

In addition, the planning area contains surficial deposits of stream channel deposits of gravel along the Bear River and 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 related to this resource are not provided. In addition, the county-wide Mineral Resources Conservation Plan includes a policy structure which would apply if important mineralized areas are located.

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

7. **Land Use Mix - Agricultural land, Updated Plan.** *ADDITIONAL 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. In addition the County-wide Agricultural Element (3/27/89) includes goals which guide the Community Plan. Any inconsistency with these goals could result in significant impacts.*

The County's Important Farmlands Map for the Auburn/Bowman Area (Figure 13) delineates one small area in Class I soils, 40 acres north of Oak Road. Soils of statewide and local importance are located largely in the northern Plan area. Williamson Act contracts make up 1232 acres in 18 contracts; 780 of these acres have Williamson Act contracts that will expire soon. Large parcel grazing lands are located in the northwest and the northeast portions of the Plan area. These existing agricultural lands are compared to their updated designations in the Community Plan in Table 19.

The Plan includes goals related to the protection of agriculture:

Table 18
PLACER COUNTY AGRICULTURAL ELEMENT
GOALS RELATED TO AUBURN/BOWMAN COMMUNITY PLAN

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 configuration 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.

In addition, the updated Plan includes policies intended to reduce urban/agricultural land use conflicts (Land Use section, Implementation Measures a,f, and j). The Rural Estate designation (4.6 to 10 acre minimum lots) is used largely to buffer Agricultural designated areas. The Rural Residential (2.3 to 4.6 acre lots) designation is located adjacent to Agriculture designated areas also, but largely in areas of existing parcelization of this size.

Table 19
AUBURN/BOWMAN COMMUNITY PLAN
AGRICULTURAL LAND LOSS

	Mapped/ Existing	Ag/RE/OS[2] Designated in A/B Com Plan	% Lost to Urban Land Designation
Grazing Lands[1]	8307 acres	7256 acres	13%
Williamson Act Land[1]	1453 acres	1007 acres	31%
Soils of Statewide[1] local importance	891.8 acres	597 acres	33%
Unique Agricultural Prod[1]	115.4 acres	2.0 acres	98%
Total	**9803 acres**	**8861 acres**	**10%**

[1] These areas overlap.
[2] Lands designated as AG/RE/OS are expected to continue to support agriculture.
SOURCE: Auburn/Bowman Important Farm Lands Map and ABCP Holding Capacity Spreadsheet

It should be noted that in the proposed urban core, a number of agricultural acres will be lost to urban land use designations including:

- Portions of Bowman Mixed Use Area and Rural Residential area which includes numerous orchards classified as Unique Agricultural Products;
- Pockets of soils of local or statewide importance north of Bell Road and east of I-80;
- Williamson Act lands and soils of local or statewide importance in the southern Plan area are designated largely Rural Residential (2.3-4.6 acre lots).

As shown on Table 19, 10% of the existing 9803 agricultural acres will potentially be lost to urban land uses. This is not considered a significant loss overall.

Conclusion: Based on the impact evaluation criteria and discussion above, impacts as a result of loss of agricultural lands under buildout of the updated Plan are expected to be less than significant.

8. **Land Use Mix - Agricultural Land, Cumulative City plus County Buildout.** The updated City Plan includes an Agricultural designation (5 acre minimum lot size). This designation is used in a portion of the Bowman area. However, 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, impacts are considered 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 generally 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:

Table 20
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. 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.

North of Dry Creek Road, a linear belt of pine-forested suitable soils lies along the northeast Plan area boundary from the Bear River to Halsey Forebay/Christian Valley Road. The southern part of this forested area lies

predominantly within the Christian Valley residential development. North of this area and east of Lone Star Road lies a ridge, lotted but apparently not serviced by public roads, which may offer limited, small-scale timber opportunities. This area is designated Rural Estate which would not prohibit logging operations.

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 Community Plan allows for the location of uses which are normally considered incompatible in a number of locations 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.***

10. Land Use Compatibility - Bell Road Mixed Use Area

Setting - This mixed-use area is comprised of land north of Bell Road between the Dewitt Center and Auburn Greens Condominiums. Much of the land is relatively flat and contains a mixture of large heritage oaks, scrub oaks, and varied grasses, as well as drainages. Surrounding uses include Auburn Faith Hospital, numerous medical offices, Auburn Greens Condominiums, two apartment developments, a Regional Park including a gym facility, single-family residences, and the Dewitt Center. Uses within the boundaries of this Mixed Use area which are not anticipated to cease to exist during the near future include medical offices along Bell Road, single-family residences, and a care facility. The undeveloped portions of the area can be typified as buffers between the more urban uses near the Dewitt Center, Highway 49 and Bell Road areas and the large lot single-family residential neighborhoods to the west.

MIXED USE AREA – BELL ROAD

The site is currently designated in varying residential densities. A higher overall unit count would result under the updated Plan.

Proposed Uses - Small lot residential (6000 sq.ft. lots), multi-family housing, and office professional uses (along Bell Road) are proposed for the area as well as a neighborhood store site.

Land Use Compatibility - Of concern will be the interface between the office professional and residential uses. However, the Mixed Use text in the Plan calls for attention to interface treatment during development proposal review.

Visual Impacts - Development of the site will result in loss of this aesthetically pleasing open, tree covered site. However, there are no unique visual features on the site and key tree groupings are retained in open space. Review of development per the vision discussion is expected to ensure that visual impacts will be kept below the significant level.

The following Plan provisions will also address the issues of concern discussed above:

Table 20a
AUBURN/BOWMAN COMMUNITY BELL ROAD MIXED USE AREA PROVISIONS

Community Design Policies	
(1)	Where appropriate, natural features should be retained as buffers between different, potentially incompatible uses as well as serving to preserve the rural character of the area. Maintain the heavily vegetated corridors that exist along circulation routes to preserve their rural nature and their perceived value as natural buffers.

Where natural features are not available, landscaped buffer yards should be provided to minimize the adverse effects of higher intensity uses.

(18) Projects within the Plan area will comply with the Placer County Landscape Guidelines and the Placer County Design Guidelines as amended by the specific design guidelines contained in this Plan. Major elements of the Design Guidelines include, but are not limited to:

(a) Commercial buildings should be designated to include the following desirable elements:

- richness of surface and texture
- significant wall articulation (insets, canopies, wing walls, etc.)
- roof overhangs
- articulated mass and bulk

(b) Height and scale of new development should be compatible with that of surrounding development.

(c) Resource conservation should be incorporated into project design. These measures include, but are not limited to, energy and water conservation measures.

NATURAL RESOURCES

Vegetation Goals/Policies

(2) CONSERVE SIGNIFICANT GRASSLAND AND WOODED AREAS AS ESSENTIAL ECONOMIC, NATURAL, AND AESTHETIC RESOURCES. (Goal)

(11) Preserve and protect landmark trees and major groves of native trees. (Policy)

In addition, Placer County Landscape Design Guidelines General Requirements 12,15, and 7 will also address these concerns.

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

11. Land Use Compatibility - Dewitt Property Mixed Use Area

Setting - This mixed-use area is best known as the location for many of the Placer County offices. However, the Dewitt Center is also the location of many commercial businesses and services which lease space from the County (as of April, 1992, over 200,000 sq.ft. of professional and light industrial space is leased 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 County-owned 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 - Uses proposed include commercial development near Highway 49, replacement of the Bell apartments with new lower income housing, replacement of the barracks buildings with new County office buildings, expanded jail facilities, and additional residential development in the west.

Land Use Compatibility - The proposed land uses would extend and infill already existing similar uses. In addition, an open space buffer is proposed between future residential development and a new jail. Attention to the interface between the new apartments and office buildings will be important; however, review of this aspect is called for in the Plan text.

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 into the future apartment/County office areas to avoid a significant change in the overall character of the area.

The following Plan provision will also address the issues of concern discussed above:

Table 20b
AUBURN/BOWMAN COMMUNITY PLAN DEWITT PROPERTY
MIXED USE AREA PROVISIONS

Community Design Policies

(1) Where appropriate, natural features should be retained as buffers between different, potentially incompatible uses as well as serving to preserve the rural character of the area. Maintain the heavily vegetated corridors that exist along circulation routes to preserve their rural nature and their perceived value as natural buffers. Where natural features are not available, landscaped buffer yards should be provided to minimize the adverse effects of higher intensity uses.

(18) Projects within the Plan area will comply with the Placer County Landscape Guidelines and the Placer County Design Guidelines as amended by the specific design guidelines contained in this Plan. Major elements of the Design Guidelines include, but are not limited to:

(a) Commercial buildings should be designated to include the following desirable elements:

- richness of surface and texture
- significant wall articulation (insets, canopies, wing walls, etc.)
- roof overhangs
- articulated mass and bulk

(b) Height and scale of new development should be compatible with that of surrounding development.

(c) Resource conservation should be incorporated into project design. These measures include, but are not limited to, energy and water conservation measures.

In addition, Placer County Landscape Design Guidelines General Requirements 12,15, and 7 will also address these concerns.

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

12. Land Use Compatibility - Plaza Way Area

Setting - This mostly vacant area is located adjacent to and south of Rock Creek Plaza. The site contains eight parcels, six of which front on Plaza Way — a connector route between Rock Creek Plaza and Auburn Village Shopping Center. The eastern two parcels contain many oak trees and a riparian area possibly created by Fiddler Green Canal. Surrounding land uses include two shopping centers, additional retail and service commercial, a fast food restaurant, an auto dealership, a mobile home park, and vacant land.

Proposed Uses include commercial, residential, and office professional. The site is currently designated Medium Density Residential (the mobile home park) and Commercial.

PLAZA WAY

Land Use Compatibility - The interface between residential, office professional, and commercial uses (including the existing K-Mart center to the north) will be critical. However, the Community Plan calls for attention to this concern during project review and it is reasonable to assume that appropriate design measures will be taken.

Visual Impacts - The wooded slopes and the riparian area proposed for residential development are pleasing visual features which will be difficult to retain under the high density development allowed. In addition, views to the north are significantly degraded by the back of the existing shopping center.

The following Plan provisions will also address the issues of concern discussed above:

Table 20c
AUBURN/BOWMAN COMMUNITY PLAZA WAY PROVISIONS

Community Design Policies

(1) Where appropriate, natural features should be retained as buffers between different, potentially incompatible uses as well as serving to preserve the rural character of the area. Maintain the heavily vegetated corridors that exist along circulation routes to preserve their rural nature and their perceived value as natural buffers.

Where natural features are not available, landscaped buffer yards should be provided to minimize the adverse effects of higher intensity uses.

(8) Where possible, preserve native trees and support the use of native and/or drought tolerant plant materials in all revegetation/ landscaping projects.

(18) Projects within the Plan area will comply with the Placer County Landscape Guidelines and the Placer County Design Guidelines as amended by the specific design guidelines contained in this Plan. Major elements of the Design Guidelines include, but are not limited to:

(a) Commercial buildings should be designated to include the following desirable elements:

- richness of surface and texture
- significant wall articulation (insets, canopies, wing walls, etc.)
- roof overhangs
- articulated mass and bulk

(b) Height and scale of new development should be compatible with that of surrounding development.

(c) Resource conservation should be incorporated into project design. These measures include, but are not limited to, energy and water conservation measures.

NATURAL RESOURCES

Vegetation Goals/Policies

(2) CONSERVE SIGNIFICANT GRASSLAND AND WOODED AREAS AS ESSENTIAL ECONOMIC, NATURAL, AND AESTHETIC RESOURCES. (Goal)

(11) Preserve and protect landmark trees and major groves of native trees. (Policy)

In addition, Placer County Landscape Design Guidelines General Requirements 12,15, and 7 will also address these concerns.

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

13. Land Use Compatibility - Drive-In Way Area

Setting - This area lies on the west side of Highway 49 from approximately Kemper Road north to Atwood Road and extending west to approximately Country Villa Estates. The area immediately adjacent to Highway 49 can best be described as a hodgepodge of industrial/ commercial uses, some of which can be classified as less than aesthetically desirable. Adjacent uses include professional offices, residential, and service and retail commercial, including a shopping center. A large portion of the area behind Robinson's storage yard (the old drive-in) is screened from the adjacent uses to the west and south by mature trees.

DRIVE-IN WAY

This area is currently designated Commercial.

Proposed Uses include Professional Office along Highway 49 and Kemper and Industrial and Commercial along Drive-In Way.

Land Use Compatibility problems already exist between single-family residences along Atwood, Jones, and Cottage Streets and existing commercial development. Of most concern will be the future interface between the Robinson yard industrial site and residential areas to the west. However, the Plan calls for retention of the wooded area of this site as a buffer.

Visual Impacts - Views to this area are expected to improve per implementation of the Plan.

The following Plan provisions will also address the issues of concern discussed above:

Table 20d
AUBURN/BOWMAN COMMUNITY PLAN DRIVE-IN WAY INDUSTRIAL PROVISIONS

Community Design Policies

(1) Where appropriate, natural features should be retained as buffers between different, potentially incompatible uses as well as serving to preserve the rural character of the area. Maintain the heavily vegetated corridors that exist along circulation routes to preserve their rural nature and their perceived value as natural buffers. Where natural features are not available, landscaped buffer yards should be provided to minimize the adverse effects of higher intensity uses.

(3) Landscaping should be used to reduce the visual impact of all structures, including solid fences. Natural vegetation should dominate where possible. Where existing vegetation is inadequate, the use of native plant materials is encouraged. Landscaping materials should provide an informal character and smooth transition between buildings, parking lots adjoining roadways and open areas.

Land Use Policies

u. Where industrial uses interface with residential uses, it shall be a requirement of the industrial landowner to establish adequate land use buffers through the use of setbacks, landscaping, berms and structural screening

In addition, Placer County Landscape Design Guidelines General Requirements 12, 15, and 7 will also address these concerns.

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

14. Land Use Compatibility - Bohemia Area

Setting - The site is located on the east side of Highway 49 between Luther Road and the railroad tracks. Most of the site has been disturbed due to previous development which has now been razed. The northwest corner of the area contains a box plant, consisting of a dilapidated building. PG&E maintains a corporation yard in this area as well.

MIXED USE AREA – BOHEMIA

The area is also bisected by two water canals; Fiddler Green and Wise. The area is somewhat terraced and will require special design attention to ensure that buildings are not intrusive to existing uses, as well as to each other. Surrounding uses include a single-family residential neighborhood, mobile home park, and various commercial establishments.

Proposed Uses - The Community Plan proposes a mix of land uses for this site including residential, industrial, commercial, office professional, and open space.

Land Use Compatibility - Residential uses to the north and east are the key concerns relative to future land use conflicts. However, residential uses and open space are provided at the residential interface except for a limited area of industrial frontage which currently provides the PG&E corporation yard access. Since the map of the site within the Plan outlines the location of uses conceptually only, it will be important to maintain these buffering features to avoid land use compatibility impacts when development is proposed.

Visual Impacts - Future views of the site from Luther Road and Highway 49 and surrounding residential neighborhoods are of the most concern. The site currently does not offer a high quality view but it does provide a visual break in the urbanized Highway 49 corridor. In addition, the two canals and existing trees are unique visual features for the area. The large deodar trees at the corner of Highway 49 and Luther Road are landmarks.

Future projects proposed on the site will be reviewed for consistency with the Development Vision in the Plan. The Development Vision will assist in avoiding potential visual impacts to some degree by calling for the following features:

- Parking at rear or side of buildings;
- Preservation of open space and vegetation between Canal Street and Fiddler Green Canal along the canal, at the corner of Luther Road and Highway 49, and along the proposed entry road off of Canal Street.

Policy 18 of the Community Design section calls for:

Table 20e
AUBURN/BOWMAN COMMUNITY BOHEMIA PROPERTY PROVISIONS

Community Design Policies

(18) Projects within the Plan area will comply with the Placer County Landscape Guidelines and the Placer County Design Guidelines as amended by the specific design guidelines contained in this Plan. Major elements of the Design Guidelines include, but are not limited to:

(a) Commercial buildings should be designated to include the following desirable elements:

- richness of surface and texture
- significant wall articulation (insets, canopies, wing walls, etc.)
- roof overhangs
- articulated mass and bulk

(b) Height and scale of new development should be compatible with that of surrounding development.

(c) Resource conservation should be incorporated into project design. These measures include, but are not limited to, energy and water conservation measures.

In addition, the Community Design section calls for:

- Limits on night lighting;
- Prioritized landscaping as one of the "missing links" in the Highway 49 landscaping plan in the vicinity of the railroad tracks including the frontage along the old lumber yard structures.

A concern not addressed in the Development Vision is the potential for visual impacts related to views of rooftops from the upper terrace.

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

15. Land Use Compatibility - South Highway 49 Area

Setting - This area is located on the east and west sides of Highway 49 between Luther Road and Wise Canal. 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 like the Bohemia area is traversed with two canals.

SOUTH HIGHWAY 49 AREA

This area is currently designated Commercial.

Proposed Uses include professional office, commercial, industrial and residential.

Land Use Compatibility - Infill and redevelopment of uses similar to those in the surrounding area would largely result. Of concern will be the interface between residential uses with to the west as well as between new residential uses in the area and conflicting uses proposed.

Visual Impacts - The area currently has no unified visual theme. As a result, since this is largely an area needing infill, the Design Principles in the ABCP Background Report and the County's Design Guidelines are expected to result in an upgraded visual appearance as development progresses.

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

16. Land Use Compatibility - Bowman Rail Station Mixed Use Area

Setting - This Mixed Use area is located along Bowman Road from Rock Creek, just south of Bowman School, to the end of Apple Lane between the railroad tracks. The area extends west from Bowman Road for approximately 1000 feet.

Existing development within the area includes the Bowman School, which is attempting to relocate its facility, an operating commercial orchard with a retail store, a small amount of industrial and industrial related retail commercial, a few residences, and a mobile home park. Surrounding uses

include Interstate-80, the Bowman Acres neighborhood, and other large lot residences.

MIXED USE AREA — BOWMAN

Proposed Uses would include commercial, office professional, high density residential, and open space. These uses would only be allowed after development of Specific Plans for the area.

Land Use Compatibility - Proposed uses would result in a departure from existing uses but a very detailed level of planning is called for in the text guiding the development of this area. Specific Plans must be prepared. In addition, attention to impacts on the school and Rock Creek are called for. It is expected that the level of planning required to implement this designation will ensure land use compatibility both internally and externally.

Visual Impacts - The area currently has no unified visual theme. One visual/ urban form concern is whether or not, when developed, the area will be difficult to distinguish from the Auburn urban complex. However, the Plan calls for clustered rather than strip commercial development as well as the preparation of Specific Plans. As a result, it is expected that the appearance of a distinctive focal point can result.

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

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 CLUP is adopted in the Community Plan by reference. 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 Community 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 Auburn/Bowman Community Plan has been prepared in such a way as 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 County 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.

Conclusion: 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's Community Design policies call generally for buffering between differing uses when they are developed. Since all commercial and industrial proposals require Design Review, it is reasonable to assume that these concerns will be addressed in appropriate design measures. The following Plan provisions will also address the issues of concern discussed above:

Table 20f
AUBURN/BOWMAN LAND USE COMPATIBILITY CONCERN PROVISIONS

Land Use Policies u. Where industrial uses interface with residential uses, it shall be a requirement of the industrial landowner to establish adequate land use buffers through the use of setbacks, landscaping, berms and structural screening.

In addition, Placer County Landscape Design Guidelines General Requirements 11,12,15, and 7 will address these concerns. The areas on Figure 15 are of particular concern related to land use compatibility conflicts.

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

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 or Community 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 Plan does not provide overall for a larger holding capacity than the previous Plan. Approximately 168 additional acres of commercial, office, and industrial land are provided, but approximately 600 fewer dwelling units would result. The Plan is not growth-inducing in this aspect.

However, the Plan by its nature does provide for development which has not yet occurred. In this way it facilitates growth. Critical issues related to this growth facilitation are discussed below:

- **Does the Plan allow additional development in subareas previously designated for lesser densities?** Yes. In particular, the Bowman Mixed Use Area will result in densities not previously envisioned. In addition,throughout the urban area, greater densities are provided on a number of infill sites. Increased demand on public facilities which cannot be met is not expected to result. Opening of major new areas for development requiring extension of public facilities is also not proposed in the Plan. However, short-term significant, unmitigable impacts to the Ackerman School District could result if buildout of the Bowman Mixed Use Area occurs before the new school is constructed and an overall financing plan is prepared.

- **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 could create a demand for additional housing not currently provided for in the Plan area. 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. (See Jobs Housing Balance discussion earlier in this section).

- **Will efficient patterns of growth be facilitated by the Plan?** Because of the long-term buildout projections for commercial and industrial lands (56 and 251 years, respectively), premature urban development could result. This is mainly a concern related to industrial land use designations which are on the fringes of the proposed urban core where buildout could proceed non-contiguous to existing development. Commercial designations are generally in infill locations.

This oversupply of commercial and industrial land could also negatively impact businesses in downtown Auburn at least in the short-term. Data on comparative retail sales can shed some light on this subject. Economist John Cone prepared an analysis of these trends in the Oak Hills Plaza Administrative Draft EIR (Planning Concepts, 1990). The analysis is brief and based on readily available data from the State Department of Finance. The results are shown below for the five year period between 1983 and 1988:

Table 21
GROWTH IN SELECTED INDICATOR AREAS
(1983-88)

Item	City of Auburn	Placer Co. Unincorporated	Placer Co.	Sacramento Region	California
Households	15%	13%	22%	18%	11%
Taxable Retail Sales	**23%**	49%	61%	49%	43%
Retail Sales per Hshld	**8%**	32%	32%	27%	29%
Retail Outlets	**8%**	22%	28%	18%	20%
Average Sales/Outlet	14%	22%	25%	27%	19%

SOURCE: State Dept. of Finance

John Cone's analysis of the results follows:

> The table clearly shows that while the Unincorporated portion of Placer County's population growth (as indicated by households) was slower than the City of Auburn's, its growth in taxable retail sales, retail sales per household, retail outlets, and average sales per outlet varied from 50% more to four times greater than those occurring in the City. These figures strongly suggest that the North Auburn Commercial District has been attracting the majority of the new retail shopping and the other types of commercial development in the Greater Auburn Area at the expense of the City's "CBD" and other shopping districts.

The unincorporated area data also includes the retail sales that occur in the Lake Tahoe district, those from the I-80 commercial developments which are outside the cities, and the other retail businesses located in Placer County as well as those in the North Auburn Area. The State Board of Equalization was contacted to determine whether they had made any studies in the North Auburn or Lake Tahoe portions of the County. They had not. Therefore, while the figures in the table for the County's unincorporated area do not indicate exactly what is happening in the North Auburn Area, it is expected that the stores in that area constitute a major share of it. In any case, the numbers clearly indicate that taxable retail sales and outlets in the City of Auburn have not kept pace with the growth occurring in the North Auburn Area.

This conclusion does not mean that the City of Auburn cannot be maintained as "a commercial and cultural center of the market area" (a goal of the previous Auburn Area General Plan), but it does suggest that cumulative commercial growth in unincorporated North Auburn could affect the City's fiscal basis.

Aside from potential indirect impacts on public facilities due to fiscal difficulties, impacts such as closures and deterioration to downtown stores are typically a concern in this type of situation. It appears that impacts on downtown Auburn will be less than significant for the following reasons:

- It is possible for downtown areas to successfully transition to unique market role featuring smaller specialty and tourist-oriented shops. It appears that downtown Auburn is successfully making this transition based on the types of stores present and few vacancies in spite of the pace of commercial development outside of downtown over the past several years.

- The City's Main Street program appears to be having a positive effect on business downtown.

While it appears that fiscal and related indirect impacts will not be significant based on recent events, this conclusion is based, at least to some extent, on the prospect of future annexations. Since annexations are not assured, and since there is substantial new commercial development activity in the unincorporated area of North Auburn, it has to be assumed that there is some potential for significant indirect effects on Auburn public facilities and functions on a cumulative basis.

Land Use Policy 3s addresses this potential impact by requiring fiscal impact analysis of major commercial projects:

s. Analyze the market and fiscal impacts of proposed large-scale commercial projects on the entire Plan area prior to project approval.

This policy is implemented by Land Use Implementation Measure r.

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

Conclusion: Growth-inducing impacts are expected to be significant and unmitigable.

Additional Discussion

The following discussion is provided for informational purposes only; it does not relate to an impact of the project at hand — the adoption and implementation of the Auburn/Bowman Community Plan.

Buildout of the Sphere of Influence per City land use designations. Table 12 at the beginning of this EIR section illustrates the differences between the City and County plans in the Sphere of Influence.

Previous Plan v Updated Plan

— **Jobs/Housing Balance.** The previous Plan provides for 168 fewer acres of commercial, industrial, and office space (see Table 8). In addition, 600 additional residential units would have been possible at buildout of the previous plan which would have resulted in a lesser potential jobs/housing ratio. However, for the life of the Plan, because the absorption rate for the jobs producing land use designations is so long-term, the actual jobs/housing balance which can be expected within the Plan area would differ little under each Plan. Again, this is because of the market outlook rather than an undersupply of adequately designated land.

The Plan incudes policies and programs which are intended to increase the market potential for employment generating land uses in the short-term.

— **Agricultural Lands.** The Plan decreases other land use designations which could provide for agriculture (over 4.6 acre lot minimum) overall. However, all of this loss is within the proposed urban area. In the rural area, outside of the City's Sphere of Influence, lot size minimums are increased to 20-80 acres in a revised Agricultural designation which should serve to better protect the viability of agricultural operations and reduce the potential for land use conflicts.

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 Plan. 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. However, this impact was not expected to be significant.

Effectiveness of Measure/Relevant Plan Provisions: Impacts are not expected to be significant, however, this measure would help to reduce the level of impact identified. Impacts are avoided by Economic Development Goals b1-4, Economic Development Plan Proposals 4a-f, and Redevelopment Plan Proposal b.

Implementation: Not adopted (N/A) due to insignificance of impact.

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

Effectiveness of Measure/Relevant Plan Provisions: Impacts are not expected to be significant, however, this measure would help to reduce the level of impact identified. Impacts are avoided by Economic Development Goals b1-4, Economic Development Plan Proposals 4a-f, and Redevelopment Plan Proposal b.

Implementation: N/A. Not adopted due to insignificance of impact.

4. **Housing Land Use Mix Balance - The Plan. Increase multi-family land use designations.**

Effectiveness of Measures/Relevant Plan Provisions: Significant, unmitigable impact. This measure was not adopted by the County in part because of additional traffic impacts which could result. Without an increase in multi-family designated land to allow for 20% of Plan area units in this category, long-term impacts are expected to be unmitigable. The County-wide Housing Element policies partially mitigate potential impacts in the following provisions: Policies A5, A12, A13 and Programs 1,2, and C9.

Implementation: N/A. This measure was considered infeasible and undesirable due to indirect impacts which would result including increased traffic. Countywide Housing Element provisions listed above will partially mitigate.

5. **Housing Land Use Mix, Cumulative City and County Buildout. No additional mitigation measures needed beyond those contained in the ABCP.**

Effectiveness of Measures/Relevant Plan Provisions: Less than significant impact. Relevant Plan provisions include County-wide Housing Element Policies A5, A12, A13 and Programs 1,2,9.

Implementation: N/A

6. **Mineral Resources - None recommended for this less than significant impact.**

Effectiveness of Measures/Relevant Plan Provisions: Less than significant impact. No relevant Plan provisions. Countywide Mineral Resource Conservation Plan applies.

Implementation: N/A

7. **Agricultural land uses, The Plan. No additional mitigation measures needed beyond those contained in the ABCP.**

Effectiveness of Measures/Relevant Plan Provisions: Less than significant impact. Relevant Plan provisions which ensure a less than significant conclusion include county-wide Agricultural Element Goals A2,3,4,5 and 6, and ABCP Community Development measures a,f and j as well as location of the Rural Estate and Rural Residential land use designations.

Implementation: N/A

8. **Agricultural land uses, City land use designations within the Sphere of Influence - No additional measures beyond those contained in the ABCP.**

Effectiveness of Measures/Relevant Plan Provisions: Less than significant impact. Relevant Plan provisions which ensure a less than significant conclusion include county-wide Agricultural Element Goals A2,3,4,5 and 6, and ABCP Community Development measures a,f and j as well as location of the Rural Estate and Rural Residential land use designations.

Implementation: N/A

9. **Timber resources. None recommended for this less than significant impact.**

Effectiveness of Measures/Relevant Plan Provisions: Less than significant impact. No relevant Plan measures.

Implementation: N/A

10. **Land Use Compatibility, Bell Road Mixed Use Area. No additional mitigation measures needed beyond those contained in the ABCP.**

Effectiveness of Measures/Relevant Plan Provisions: Less than significant impact. Applicable Plan provisions which ensure a less than significant conclusion include Community Design Policies 1 and 18, Vegetation Goal 2 and Vegetation Policy 11. In addition, Placer County Landscape Design Guidelines General Requirements 12,15 and 7 will also address these concerns.

Implementation: N/A

11. Land Use Compatibility, Dewitt Center Mixed Use Area. No additional mitigation measures needed beyond those contained in the ABCP.

Effectiveness of Measures/Relevant Plan Provisions: Less than significant impact. Applicable Plan provisions which ensure a less than significant conclusion include Community Design Policies 1 and 18. In addition, Placer County Landscape Design Guidelines General Requirements 12,15 and 7 will also address these concerns.

Implementation: N/A

12. Land Use Compatibility, Plaza Way Property. No additional mitigation measures needed beyond those contained in the ABCP.

Effectiveness of Measures/Relevant Plan Provisions: Less than significant impact. Applicable Plan provisions which ensure a less than significant conclusion include Community Design Policies 1 and 18, Vegetation Goal 2 and Vegetation Policy 11. In addition, Placer County Landscape Design Guidelines General Requirements 12,15 and 7 also apply.

Implementation: N/A

13. Land Use Compatibility, Drive-In Way Industrial Area No additional mitigation measures needed beyond those contained in the ABCP.

Effectiveness of Measures/Relevant Plan Provisions: Less than significant impact. Applicable Plan provisions which ensure a less than significant conclusion include Community Design Policies 1 and 3 and Land Use Policy u. In addition, Placer County Landscape Design Guidelines General Requirements 12,15 and 7 also apply.

Implementation: N/A

14. Land Use Compatibility, Bohemia Area. No additional mitigation measures needed beyond those contained in the ABCP.

Effectiveness of Measures/Relevant Plan Provisions: Less than significant impact. Applicable Plan provisions which ensure a less than significant conclusion include Community Design Policy 18 and other Community Design Element provisions.

Implementation: N/A

15. Land Use Compatibility, South Highway 49 Area. No additional mitigation measures needed beyond those contained in the ABCP.

Effectiveness of Measures/Relevant Plan Provisions: Less than significant impact. Community Design Element provisions apply.

Implementation: N/A

16. Land Use Compatibility, Bowman Mixed Use Area No additional mitigation measures needed beyond those contained in the ABCP.

Effectiveness of Measures/Relevant Plan Provisions: Less than significant impact. Requirement for specific plans and specific text in Plan related to this area (Land Use Policy 4o).

Implementation: N/A

17. Land Use Compatibility, Auburn Airport. None recommended for this less than significant impact.

Effectiveness of Measures/Relevant Plan Provisions: Less than significant impact. Land Use Implementation Measure q.

Implementation: N/A

18. Other Potential Land Use Compatibility Concerns. No additional mitigation measures needed beyond those contained in the ABCP.

Effectiveness of Measures/Relevant Plan Provisions: Less than significant impact. Applicable Plan provisions which ensure a less than significant conclusion include Land Use Policy u. In addition, Placer County Landscape Design Guidelines General Requirements 7,11,12 and 15 also apply.

Implementation: N/A

19. Growth Inducing Impacts. Phasing program/market analysis:

Phasing of industrial area buildout should be delineated on the Land Use Map and related policies created to encourage an orderly pattern of development.

Effectiveness of Measures/Relevant Plan Provisions: These measures could assist in reducing the impacts of Plan growth inducement not discussed elsewhere in this EIR though growth inducing impacts would still be expected to be significant and unmitigable as described throughout this EIR. However, this measure was not adopted in the updated Plan, though a measure calling for market and fiscal impact analysis of large-scale commercial projects was adopted (Land Use Policy 3s). Phasing was considered infeasible and unnecessary because of the low commercial/industrial/office absorption rate expected over the Plan period. Impacts would be unmitigable regardless. Land Use Policy 3s partially mitigates this impact by requiring market and fiscal impacts of proposed large-scale commercial projects; implemented by Land Use Implementation Measure r.

Implementation: N/A. This measure was not adopted because it was considered infeasible and because a relatively low commercial/industrial/office absorption rate is projected which will control phasing to some degree.