

2. Project Description

The Auburn-Bowman Community Plan has been under preparation for the past year-and-a-half. The planning process included an issues identification phase through a number of community meetings and comparative analysis of a number of land use plan alternatives. The draft Plan which resulted from this process includes a Land Use Map and four policy elements addressing the following issues:

Community Development Element

Population and Housing
Land Use Plan
Community Design
Public Services
Parks and Recreation
Noise

Resource Management Element

Natural Resources/Conservation
Open Space
Cultural Resources

Transportation and Circulation Element

Implementation Element

A Zoning Map to implement the Land Use Plan and the overall Community Plan also resulted from the process and is to be adopted concurrently.

LAND USE PLAN / ZONING MAP

A critical aspect of the environmental review of the updated Plan is its variation from the previous Plans. Figures 9 and 10 show the Previous Auburn and Bowman Area General Plans. Table 2 compares the holding capacities of the previous Plans with the updated Plan. Figure 12 calls out the key differences in the two land use maps. The updated Land Use Plan is located on the following page (Figure 1). The implementing concurrent Zoning Map to be adopted follows (Figure 6).

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 updated 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 existing 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 of the north Auburn/Highway 49 corridor the Plan proposes relatively few changes as compared with the previous general plans for these areas.

**Table 2
AUBURN/BOWMAN COMMUNITY PLAN
HOLDING CAPACITY SPREADSHEET**

| UPDATED PLAN | |
|---|--------------|
| LAND USE DESIGNATIONS | ACRES |
| HIGH DENSITY RES. (10-15 DU/AC) | 41 |
| MEDIUM DENSITY RES. (5-10 DU/AC) | 425 |
| MIXED-USE RESIDENTIAL | (130) |
| LOW MED. DENSITY RES. (2-5 DU/AC) | 1219 |
| LOW DENSITY RES. (.4-.9 AC) | 366 |
| RURAL LOW DENSITY RES. (.9 2.3 AC) | 1380 |
| RURAL RESIDENTIAL (2.3-4.6 AC) | 9031 |
| RURAL ESTATE (4.6-10 AC) | 3566 |
| AGRICULTURAL (10-80 AC) | 3299 |
| MIXED-USE AGRICULTURAL | (8) |
| OPEN SPACE | 3312 |
| MIXED-USE OPEN SPACE | (43) |
| OPEN SPACE/BUSINESS PARK | 197 |
| PROFESSIONAL OFFICE | 100 |
| MIXED-USE PROFESSIONAL OFFICE | (68) |
| COMMERCIAL | 612 |
| MIXED-USE COMMERCIAL | (63) |
| INDUSTRIAL | 558 |
| MIXED-USE INDUSTRIAL | (14) |
| MIXED-USE | 372 |
| RIPARIAN/DRAINAGE | 559 |
| TOTAL | 25037 |
| HOLDING CAPACITY @ 2.69 RESIDENTS/D.U. | 40672 |

ASSUMPTIONS AND NOTES:

1. Holding capacity numbers assume that residential development will not occur on land designated Commercial or Professional Office.
2. Existing land use patterns used in holding capacity calculations for the following areas: Christian Valley; Saddleback north of Dry Creek and west of Hwy. 49; Copper Penny and Bell; Martin and Edgewood; Auburn Greens & Apartments; Luther Road; Sullivan Ranch; and, North Park Subd.
3. Holding capacity figures only partially take into consideration existing land use patterns (see #2 above) and assume maximum use of remaining land at the following densities:

 HDR = 15 DU/AC; MDR = 10 DU/AC; LMDR = 5 DU/AC; LDR = 1 DU/.4 AC;
 RLDR = 1 DU/.9 AC; RR = 1 DU/2.3 AC; RE = 1 DU/4.6 AC; AG = 1 DU/10 AC;
 MU Residential = 10 DU/AC
4. Multi-family residential densities could increase by 25% for low/moderate income housing projects and/or 225% for Senior Independent Living Centers (SILC'S) and Senior Apartment Projects.
5. Mixed Use acreage figures shown in parenthesis are a breakdown of the total mixed-use acreage.