HA CY 2015

Annual General Plan Progress Report

Housing Policy Department
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City or County Name: City of Auburn

Reporting Period by Calendar Year: January 1, 2015 to December 31, 2015

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Forms must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1st of each year. Submit separate reports directly to both HDC and OPR (Government Code Section 65400) at the addresses listed below:

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

- and –

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

City of Auburn
Implementation Work Program
Annual Review – Calendar Year 2015

TABLE XII-1
IMPLEMENTATION WORK PROGRAM
AUBURN GENERAL PLAN 1992-1997

Work Task	Policies	Responsibility	Time Frame	Comments/Status
LAND USE				
1. The City shall prepare design guidelines for commercial and industrial development proposals.	1.1, 1.2, 7.1, 7.2, 8.1	CD	1994	Airport Industrial Park standards adopted 1975 and updated in 1993; Old Town and Downtown Historic Preservation Guidelines established 1988 and last updated in 2007
2. The City shall prepare and adopt a hillside development ordinance to address disturbance to the terrain including elements such as "pads" on steep slopes, roads to follow topography, and fencing on steep slopes.	3.1, 3.2, 3.3, 3.4, 6.2	CD, PW	1994	Joint workshop and discussions held April/May 2008; tabled for future consideration. Hillside development standards included in the BRSP Design Guidelines (adopted February 2011)
3. The City shall update the Zoning Map to conform to the adopted General Plan.	5.1, 5.2, 5.3	CD	1994	Ongoing as zoning changes
4. The City shall adopt Landscape and Lighting Districts in residential and commercial areas	6.4, 7.2	CD, PW, Fi	1994	Past City Councils chose not to move forward in existing areas
5. The City shall update the phased Capital Improvement Program based upon the adopted General Plan.	9.1, 9.2, 10.1	CM, CD, PW	1993	Updated annually
6. The City shall continue the Annexation Program based upon the adopted General Plan.	9.2, 10.1, 10.2, 10.3, 10.4	CD, CM	1993-1997	2015 - City Council appoints an ad hoc annexation committee to evaluate annexation opportunities Jan 2000 – Annexation Committee study adopted. 1994 - Annexation of North Auburn area unsuccessful; City Council updated annexation policy (Resolution 99-64).

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7. The City shall pursue funding sources to support cultural activities and programs.	11.1	CD	Immediate and ongoing	Arts Commission established May 1995; responsibilities include identifying and pursuing funding sources.
8. The City shall, in cooperation with the school districts, prepare a school facilities plan which addresses siting criteria, joint school/park sites, safety, access and funding.	12.1, 12.2, 12.3, 12.4, 12.5, 12.6, 12.7, 12.8, 12.9, 12.10	CD, ARD, School Districts	1994-1997	Ongoing as needed.
9. The City shall pursue implementation of Auburn Urban Development Authority Redevelopment Plan	1.1, 6.1, 6.2, 6.3, 6.4, 7.3, 8.1	Auburn Urban Development Authority, CD, PW, CM	Ongoing	2012 –Discontinued; AUDA disbanded by the State; Streetscape Phase 2 completed.
10. The City shall prepare a proposal for a new Sphere of Influence and submit to LAFCO	2.1, 9.2, 10.1, 10.2, 10.3, 10.4	CD, LAFCO	1993	Completed
11. Implementation Measures for Goal 4, Air Quality Enhancement, are provided in a number of implementation measures in the General Plan including, but not limited to, the land use, circulation, and open space conservation elements.	4.1, 4.2, and related policies noted in other elements	CD, PW	Varies	Ongoing
CIRCULATION				
1. The City shall develop a Transportation System Management (TSM) Program to address General Plan circulation policies.	1.1, 1.2, 1.3, 1.4, 1.5, 1.6, 1.7, 1.8, 1.9, 1.10, 3.8	PW, CD	Ongoing/ Annual update	To do.
2. The City shall develop a Trip Reduction Implementation Program.	3.3, 3.5, 3.8	PW	1992-1997	Ordinance adopted March 8, 1993
3. The City shall prepare a Transit Master Plan.	3.2, 3.4, 3.6, 3.8	CD, PW	1993	Short Range Transit Plan adopted August, 2011; Long Range Transit Plan adopted by PCTPA June 2007

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4. The City shall update the Comprehensive Land Use Plan for the Auburn Airport.	4.1, 4.2, 4.3, 4.4	CD, PW	1993	2015 - Planning & Public Works staff are currently working on the Airport Layout Plan with Narrative Report that will evaluate the compatible land uses as it relates to the projected airport growth and capital projects. This effort will likely initiate required revisions to the CLUP for adoption in 2017/2018. 2014 – Airport Land Use Compatibility Plan updated and adopted. 2007 - Airport Master Plan updated
5. The City shall prepare a phased 5-year Capital Improvement Plan for street, traffic, and transportation improvements.	2.1, 2.2, 2.3, 2.4, 2.5, 2.6, 3.8, 4.3, 5.1, 5.2	PW	Annually	CIP updated annually
6. The City should implement the Auburn Park Conservancy Non-Auto Circulation Plan and the Auburn Ravine Trail Master Plan (ARTMP).	2.2, 3.8	CD, PW	Immediate and ongoing	Ongoing Bike Master Plan adopted 6/28/04. ARTMP – First 2 segments completed.
7. The City shall coordinate with Placer County on the Regional Transportation Plan and the Congestion Management Plan.	1.6, 1.7, 3.3, 3.4, 3.7, 3.8	PW	Immediate and ongoing	Ongoing coordination with SACOG.
8. The City should adopt the street standards contained in the General Plan (Figures V-10 and V-11).	1.1, 1.2, 1.3, 1.4, 1.5, 1.6, 1.7, 1.8, 1.9, 1.10	CD, PW, F	1994	Completed New street standards adopted - 3/13/06
9. The City shall utilize Auburn Urban Development Agency powers and funding to contribute to the funding of circulation improvements.	1.3, 2.3, 2.4, 3.8, 5.1, 5.2	AUDA, CD, PW, CM	Ongoing	2012 – Discontinued; AUDA disbanded by the State
10. The City shall promote the establishment of Rail Transit Station in Auburn.	3.4, 3.6, 5.2	CD, PW, AUDA	1992-1995	Rail Transit Station completed February, 2004
11. The City shall require the appropriate technical analysis of actions which affect the existing and future improvements of Highway 49 and I-80	1.2, 1.4, 1.6, 1.7, 2.5; 3.1, 5.1	CD, PW	Ongoing	Ongoing as needed.
12. Create and implement a joint City/County Traffic Mitigation Fee Program	1.11	CD, PW	1994	To Do (as a City fee; not joint with Placer County)

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HOUSING				
A. Pursue available and appropriate State and Federal funding sources to support efforts to meet new construction needs of extremely low-, very low-, low-, and moderate-income households and assist in addressing the needs of households overpaying for housing costs and/or living in an overcrowded situation.		CD	Ongoing	Awarded funding via 2014 HOME NOFA. Consultant contract to manage HOME programs approved by City Council on January 25, 2016. Staff and Consultant finalizing program documentation for approval by HCD. Anticipate releasing the FTHB and Rehabilitation programs April 2016; first to existing waiting list, then to new applicants.
B. Continue implementing residential zoning and development standards with appropriate design review in multi-family zoning districts to insure compatibility of housing with neighborhood character, appropriate open yard space, and streets that are safe for alternative means of travel.		CD	Ongoing	Ongoing
C. As funding permits, the City will provide housing rehabilitation assistance to extremely low-, very low- and low-income homeowners and to rental property owners with extremely low-, very low- or low-income tenants.		CD	Ongoing	Ongoing; City has been awarded rehabilitation funding in conjunction with the 2014 HOME NOFA. Staff and Consultant currently finalizing program documentation for approval by HCD. Anticipate releasing the Rehabilitation program April 2016; first to existing waiting list, then to new applicants.
D. As funding permits, the City will implement its first-time homebuyers program for low- and moderate-income households.		CD	Ongoing	Ongoing; City has been awarded FTHB funding in conjunction with the 2014 HOME NOFA. Staff and Consultant currently finalizing program documentation for approval by HCD. Anticipate releasing the FTHB program April 2016; first to existing waiting list, then to new applicants.
E. Preserve existing affordable housing stock by taking actions to alleviate the loss of units at risk due to conversion to market rate units.		CD	Annual & ongoing	Annual report completed by housing consultant. No units at risk of converting.

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F. Facilitate the construction of affordable rental housing for extremely low-, very low- and low-income seniors. The City will support the construction of additional rental housing for older adults through density bonuses, applying for or assisting developers in applying for state and federal funding; and identifying suitable sites for such development.		CD	Ongoing	Ongoing as opportunities occur
G. In order to promote equal housing opportunities for all persons, the City provides means for the resolution of housing complaints and fair housing issues by continuing to refer phone inquiries to Placer County Department of Health and Human Services (PCDHHS). The PCDHHS promotes fair housing opportunities through various financial assistance initiatives and affordable housing/neighborhood revitalization programs. The City makes PCDHHS information regarding fair housing, tenant rights, rehabilitation grants, rehabilitation loans, first-time homebuyer programs, and Section 8 programs available at the Auburn customer service counter and the City website.		CD	Ongoing	Staff to post brochures and update City website.
H. The City will continue to work with the Placer County Department of Health and Human Services, as well as participate in and support the efforts of the Placer Collaborative Network and Placer Consortium on Homelessness, to address the homeless needs in the county. The City may contribute to the cost of maintaining emergency shelter programs, including consideration of funding for programs developed through inter-jurisdictional cooperation.		CD	2013-2021	Ongoing. City staff participating in ongoing discussions for an Auburn 24/7 homeless shelter. Panhandling education program ongoing by Police Department.

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I. The City shall review the Housing Element annually to monitor the City's progress in implementing its housing programs. The results of the review will be presented to the City Council and Planning Commission and submitted to the State Department of Housing and Community Development (HCD) and the Governor's Office of Planning and Research (OPR).		CD	2013-2021	Annual reports provided to Planning Commission and City Council each February/March
J. The City shall continue to work with the Sacramento Council of Governments to review and update the existing Housing Needs Allocation Plan as appropriate.		CD	2013-2021	Ongoing as necessary
K. The City will encourage the development of housing for extremely low-income households through a variety of activities such as coordinating with potential housing developers, providing financial assistance (when feasible) or in-kind technical assistance or land write-downs, providing expedited processing, identifying grant and funding opportunities, applying for or supporting applications for funding on an ongoing basis, considering local funding, and/or offering additional incentives beyond the density bonus.		CD	Ongoing	Ongoing
L. The City will work with the Alta California Regional Center to implement an outreach program that informs families within the City on housing and services available for persons with developmental disabilities. The program could include the development of an informational brochure, including information on services on the City's website, and providing housing-related training for individuals/families through workshops.		CD	February 10, 2015	To be done.

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M. The City will amend the Zoning Ordinance to clarify that transitional and supportive housing are permitted as a residential use in all zones allowing for residential and are only subject to those restrictions that apply to other residential uses of the same type in the same zone without undue special regulatory requirements.		CD	February 10, 2015	To be done.
OPEN SPACE				
1. The City shall prepare and adopt a Tree Ordinance.	1.2	CD	1993	Adopted 6/23/03
2. The City shall prepare and adopt an Open Space Ordinance to zone open space use in perpetuity.	3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 5.4	CD	1993	To do
3. The City shall prepare and adopt a Stream, Canal and Waterway Protection Ordinance/	7.4, 7.6	CD	1993	To do
4. The City shall prepare and adopt a Habitat Management Plan (HMP) based upon the natural resources constraints maps of the General Plan. The HMP is a program which provides protection to sensitive species and their habitat, while accommodating planned growth and land uses. The HMP therefore integrates biological, planning, and economic components into a single comprehensive framework that includes not only the plan, but an implementation program.	1.1, 1.3, 1.4, 1.5, 1.6, 1.9, 2.6, 5.4, 7.6	CD	1995	To do; participated in discussions with Placer Legacy.
5. The City shall continue to utilize the Quimby Act (GC §66477) to require the dedication of land and/or payment of fees for the creation of recreational facilities.	3.6, 5.1, 5.2, 5.3, 5.4, 5.6, 6.7	CD, ARD	Ongoing	Ongoing 2012 – City adopted updated park fee schedule.
6. The City shall maintain the Parks Standard of five acres of parkland minimum for every 1,000 population.	3.6, 6.7	CD, ARD	1992-1997	Ongoing 2012 – City provides over 10 acres per 1,000 population
7. The City shall include measures to protect visual resources along scenic corridors in the update of the Zoning Ordinance.	5.4, 6.1, 6.2, 6.3, 6.4, 6.5, 7.6	CD	1993	To do

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8. The City shall provide for recreational opportunities in the Baltimore Ravine Area as part of the Southwest Specific Plan.	3.6, 5.1, 5.2 5.3, 5.4, 5.5, 6.7	CD	1992-1993	BRSP adopted February 2011; Park site provided in phase 2; open space trails provided in Phases 1 and 2.
9. The City shall prepare a Household Hazardous Waste Ordinance (see Safety Element Implementation Measure K)	2.5	PW	1992-1993	Ordinance not adopted; however, State laws and policies were adopted subsequent to the 1993 General Plan which reflect the intent of the HHW ordinance. City participates with Western Placer Waste Management Authority and supports regional programs, including HHW collection events and a permanent HHW facility
10. The City shall amend the Landscape Ordinance to establish a maintenance and enforcement program.	6.6	CD	1993-1994	To do. Project conditions of approval insure compliance.
11. Implementation measures for Policy 7.3 (Water Conservation) are included in the implementation of the Land Use Element.	7.3	CD, PW, B	Ongoing	Ongoing
NOISE				
1. Develop and utilize procedures to ensure that noise mitigation measures required pursuant to an acoustical analysis are implemented in the project review and building permit processes.	1.1, 2.1, 2.2, 2.3, 2.4, 2.5, 2.6	CD	Immediate and ongoing	Done/ongoing
2. Develop and utilize procedures to monitor compliance with the standards of the Noise Element after completion of projects where noise mitigation measures were required.	1.1, 2.1, 2.2, 2.3, 2.4, 2.5, 2.6	CD	Immediate and ongoing	Done/ongoing
3. Enforce the State Noise Insulation Standards (California Code of Regulations, Title 24) and Chapter 35 of the Uniform Building Code (UBC)	1.2, 2.3, 2.4, 2.5, 2.6	CD, B	Immediate and ongoing	Ongoing
4. Actively enforce the California Vehicle Code sections relating to vehicle mufflers and modified exhaust systems.	General Plan Guidelines	CD, P	Immediate and ongoing	Ongoing

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5. Purchase only new equipment and vehicles which comply with noise level performance standards based upon the best available noise reduction technology.	General Plan Guidelines	CD, P, F, PW, CM	Immediate and ongoing	Done/Ongoing
6. Periodically review and update the Noise Element to ensure that noise exposure information and specific policies are consistent with changing conditions within the community and with noise control regulations or policies enacted after the adoption of the Element.	General Plan Guidelines	CD	Immediate and ongoing	To do
SAFETY				
1. The City shall review all new development for conformance to fire safety standards	1.1, 1.2, 1.3	CD, F	Ongoing	Ongoing
2. The City should work with the Fire Department to prepare an educational brochure which fosters public awareness of local fire hazards and promotes use of smoke detectors.	1.4, 1.5	CD, F	1993	Done
3. The City shall identify high flood risk areas and update the zoning ordinance to prohibit development in flood prone areas.	2.1, 2.2, 2.3	CD, PW	1994	Flood Damage Prevention ordinance adopted July 1998.
4. The City should coordinate efforts with Placer County to keep current and periodically improve the Solid Waste and Hazardous Waste Management Plans.	3.1, 4.1, 4.2, 4.3, 4.4	CD, PW	Annually	Ongoing
5. The City shall review all new development proposals for conformance to standards for environmental protection, air pollution control, water quality, and hazardous waste disposal.	3.2, 3.3, 3.4, 3.5, 3.6	CD, PW, F, P	Ongoing	Ongoing
6. The City shall periodically update the Emergency Services Plan.	5.1, 5.2, 5.3, 5.8	P, F, PW, CM	Ongoing	Ongoing 2015 - Emergency Services Department and Planning & Public Works Department coordinated with Placer County on the update of the Local Area Hazard Mitigation Plan.

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7. The City shall continue and expand Crime Prevention Programs.	5.5, 5.6	P	Ongoing	Ongoing
8. The City should include emergency access for development projects.	3.6, 5.1, 5.7	CD, PW, B	Ongoing	Ongoing
9. The City shall include legible sign and street number requirements in the development review process.	5.1, 5.2, 5.4	CD, PW, B	Ongoing	Ongoing
10. The City shall require all new buildings to be constructed to the Uniform Building Code Standards for protection from seismic events.	3.1, 3.3, 3.4, 3.5, 5.2	CD, PW, B	1992-ongoing	Ongoing
11. The City shall prepare a Household Hazardous Waste Ordinance (see Open Space and Conservation Implementation Measure I).	4.5	PW	1992-1993	Ordinance not adopted; however, State laws and policies were adopted subsequent to the 1993 General Plan which reflect the intent of the HHW ordinance. City participates with Western Placer Waste Management Authority and supports regional programs, including HHW collection events and a permanent HHW facility
ECONOMIC				
1. The City should host an annual seminar with the Chamber of Commerce, Main Street, and the Merchants Associations to develop mutual strategies to attract industry, business, and tourism.	1.1, 1.2, 1.3, 1.4, 1.5, 1.6, 2.1	CM, CD	1st Annual 1994	2015 - Economic Development Commission in the process of developing an economic development strategy. August 2014 - Economic Development Commission initiated workshop series to develop an economic development strategy.
2. The City will continue to identify areas suitable for redevelopment and coordinate planning and public works with redevelopment project proposals.	2.2, 3.2	CD, PW, AUDA	Immediate and ongoing	2011/2012 – State disbands redevelopment agency 2007 - Auburn Redevelopment Area updated
3. The City shall promote the establishment of a rail station to encourage the tourist industry and identify Auburn as a destination attraction.	4.1, 4.2, 4.3	CD, AUDA, PW	Immediate and ongoing	Rail Transit Station completed February, 2004

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4. The City should, as feasible, retain the services of an economic redevelopment specialist to assist with business retention/expansion and to attract new job generating uses.	1.1, 1.2, 1.3, 1.4, 2.1, 2.2, 3.1, 3.2	AUDA, CM, CD	1993	Position eliminated; functions handled by the Economic Development Commission
HISTORIC				
1. The City shall prepare and adopt Historic District designation for the Old Town and Downtown Areas.	1.1	CD	1994-1998	Done
2. The City should implement the Historic District Development Guidelines and continue implementation of the Auburn Main Street Architectural Design Guidelines.	1.1	CD	1993-1995 and ongoing	Ongoing Historic Preservation Architectural Design Guidelines updated in 2004 and 2007
3. The City shall continue to update the inventory of historic sites.	1.2	CD	1994-1996	May 2013 – amended process to nominate historic resources.
4. The City shall prepare an historic site Ordinance.	1.2	CD	1994-1996	Completed - 11/15/04
5. The City shall prepare design guidelines for residential structures.	1.2	CD	1994-1996	Completed – 11/15/04; Design review for single-family residential was not required; however, design guidelines were included for SFR should a SFR owner opt to have their property designated historic.
6. Encourage the establishment and maintenance of a Auburn Historic Trust Fund to support the maintenance and enhancement of Auburn's Historic Structures and Historic neighborhoods.	1.1, 1.2	CD	1994-1996	2014/2015 - HDRC reviewing options.

LEGEND:

CD	Community Development Department	F	Fire Department	AUDA	Auburn Urban Development Authority
P	Police Department	CM	City Manager	ARD	Auburn Recreation District
PW	Public Works Department	CC	City Council	B	Building Department
PC	Planning Commission	Fi	Finance Department	LAFCO	Local Agency Formation Commission