TABLE 1 <u>Draft Base Case Projection 2005-2050</u> Population

	2005	2010	2015	2020	2025	2030	2035	2040	2045	2050	NET CHANGE 2005-2050
Placer County											
Total Population	299,000	334,100	369,300	404,500	439,700	474,900	510,100	545,300	580,500	616,000	317,000
Household Population	295,600	330,400	365,200	400,000	434,800	469,600	504,400	539,200	574,000	609,000	313,400
Group Quarters Population	3,400	3,700	4,100	4,500	4,900	5,300	5,700	6,100	6,500	7,000	3,600
West Placer Study Area Total House	sehold Popu	ılation by Sı	<u>ıbarea</u>								
West Placer Planning Areas*	4,300	5,600	10,500	16,800	24,200	33,200	44,000	57,200	71,300	85,900	
Other Unincorporated Areas	65,000	70,900	77,200	83,100	89,100	94,500	99,300	104,100	108,900	113,800	
Lincoln Planning Area	27,200	33,700	41,900	51,500	61,500	72,200	82,700	92,600	103,900	115,000	
Other Cities**	170,200	189,000	202,500	213,700	223,700	232,100	239,900	246,000	250,100	254,300	
Total Household Population	266,700	299,200	332,100	365,100	398,500	432,000	465,900	499,900	534,200	569,000	
Group Quarters Population	3,000	3,400	3,700	4,200	4,500	4,900	5,200	5,700	6,100	6,500	
Total Population	269,700	302,600	335,800	369,300	403,000	436,900	471,100	505,600	540,300	575,500	
		2005-2010	2010-2015	2015-2020	2020-2025	2025-2030	2030-2035	2035-2040	2040-2045	2045-2050	2005-2050
West Placer Study Area Household	l Population	Growth by	Subarea								
West Placer Planning Areas*		1,300	4,900	6,300	7,400	9,000	10,800	13,200	14,100	14,600	81,600
Other Unincorporated Areas		5,900	6,300	5,900	6,000	5,400	4,800	4,800	4,800	4,900	48,800
Lincoln Planning Area		6,500	8,200	9,600	10,000	10,700	10,500	9,900	11,300	11,100	87,800
Other Cities**		18,800	13,500	11,200	10,000	8,400	7,800	6,100	4,100	4,200	84,100
Total Study Area		32,500	32,900	33,000	33,400	33,500	33,900	34,000	34,300	34,800	302,300

NOTES:

Total population includes group quarters and household population.

Group quarters population is projected to remain a constant share of total population over time; therefore group quarters population increases proportional to the overall increase in population.

Total County population estimates for 2005 are based on a projection from a 2002 base year and are lower than estimated now by the California Department of Finance for Januar 2005. The difference is concentrated in Lincoln and Roseville, so the population estimates for the Lincoln Planning Area and the Other Cities have been adjusted to account for updated DOF 2005 information. The estimates for unincorporated areas have been adjusted so that there is no change in the total population for the West Placer Study Area or th County overall.

Household population growth is based on the following assumptions:

- ▶ About two-thirds of the residential development potential in the West Placer Planning Areas would be built and occupied by 2050
- ▶ Development in the rest of unincorporated West Placer County continues at a pace similar to past trends; this area would have the most development capacity remaining in 2050.
- ▶ About 85 percent of the residential development potential in the Lincoln Planning Area would be built and occupied by 2050.
- ▶ About 95 percent of the residential development potential in the Other Cities would be built and occupied by 2050.
- * Includes the Regional University & Community, Curry Creek, Placer Ranch, and Placer Vineyards planning areas.
- ** Auburn, Loomis, Rocklin, and Roseville

Source: Placer County Planning Department

TABLE 8

<u>Draft Base Case Projection 2005-2050</u>
(Employment-Jobs by Place of Work)

	2005	2010	2015	2020	2025	2030	2035	2040	2045	2050	NET CHANGE 2005-2050
Placer County Total Employment	169,000	197,000	225,000	253,000	281,000	309,000	337,000	365,000	393,000	421,000	252,000
West Placer Study Area Total Employ	ment By Su	barea									
Unincorporated Areas*	33,790	37,570	42,295	48,505	56,205	65,385	75,465	86,535	99,275	112,435	
Lincoln Planning Area	7,060	11,380	17,455	24,205	31,905	40,815	50,895	59,535	68,495	77,175	
Other Cities**	120,150	139,050	155,250	169,290	181,890	190,800	198,640	205,930	212,230	218,390	
Total Study Area	161,000	188,000	215,000	242,000	270,000	297,000	325,000	352,000	380,000	408,000	
		2005-2010	2010-2015	2015-2020	2020-2025	2025-2030	2030-2035	2035-2040	2040-2045	2045-2050	2005-2050
West Placer Study Area Employment	Growth by S	Subarea									
Unincorporated Areas*		3,780	4,725	6,210	7,700	9,180	10,080	11,070	12,740	13,160	78,645
Lincoln Planning Area		4,320	6,075	6,750	7,700	8,910	10,080	8,640	8,960	8,680	70,115
Other Cities**		18,900	16,200	14,040	12,600	8,910	7,840	7,290	6,300	6,160	98,240
Total Study Area		27,000	27,000	27,000	28,000	27,000	28,000	27,000	28,000	28,000	247,000

NOTES:

Source: Placer County Planning Department

^{*} Includes the Regional University & Community, Curry Creek, Placer Ranch, and Placer Vineyards planning areas, as well as the rest of the Sunset Industrial area and all other unincorporated areas in West Placer County. Includes campus employment at the Regional University & Community and at Placer Ranch.

^{**} Auburn, Loomis, Rocklin, and Roseville

TABLE 9.A

New Dwelling Units in the West Placer Planning Areas Project Applicants' Alternative

										CHANGE
	2005-2010	2010-2015	2015-2020	2020-2025	2025-2030	2030-2035	2035-2040	2040-2045	2045-2050	2005 - 2050
West Placer Planning Areas										
Regional University & Community	1,740	2,647	-	-	-	-	-	-	-	4,387
Curry Creek*	-	1,080	1,160	1,400	1,720	2,240	2,840	2,880	2,880	16,200
Placer Ranch	900	2,600	2,253	300	356	384	-	-	-	6,793
Placer Vineyards	2,000	5,000	5,000	2,132	-	-	-	-	-	14,132
Total	4,640	11,327	8,413	3,832	2,076	2,624	2,840	2,880	2,880	41,512

NOTES:

Average household size is 2.5 persons per unit.

The number of dwelling units includes student housing and faculty housing at Placer Ranch and Regional University & Community.

Projection Alternative (± 22,000 more people and ± 9,000 more dwelling units in this subarea) implies that there is more total growth in the West Placer Study Area or that growth is redirected from Lincoln and/or Roseville.

- ► Regional University & Community construction starts in 2008 (University in 2009) and reaches buildout in 2014, including campus housing.
- ▶ Placer Ranch construction starts in 2008 (University in 2008) and reaches buildout of residential uses, including student and faculty housing, in 2035.
- ▶ Placer Vineyards construction starts in 2009 and reaches buildout in 2022.
- ► Curry Creek construction starts in 2012.

*Not including Regional University & Community

Source: Placer County Planning Department 10/06/05

TABLE 9.B Household Population Growth in the West Placer Planning Areas Project Applicants' Alternative

			,							CHANGE
	2005-2010	2010-2015	2015-2020	2020-2025	2025-2030	2030-2035	2035-2040	2040-2045	2045-2050	2005 - 2050
West Placer Planning Areas										
Regional University & Community	4,350	6,618	-	-	-	-	-	-	-	10,968
Curry Creek*	-	2,700	2,900	3,500	4,300	5,600	7,100	7,200	7,200	40,500
Placer Ranch	2,250	6,500	5,633	750	890	960	-	-	-	16,983
Placer Vineyards	5,000	12,500	12,500	5,330	-	-	-	-	-	35,330
Total	11,600	28,318	21,033	9,580	5,190	6,560	7,100	7,200	7,200	103,780

NOTES:

Average household size is 2.5 persons per unit This is a simplifying assumption; there would be a range of unit sizes and household sizes in all planning areas. Projection Alternative (± 22,000 more people and ± 9,000 more dwelling units in this subarea) implies there is more total growth in the West Placer Study Area or that growth is redirected from Lincoln and/or Roseville.

- ▶ Regional University & Community construction starts in 2008 (University in 2009) and reaches buildout in 2014, including campus housing.
- ▶ Placer Ranch construction starts in 2008 (University in 2008) and reaches buildout of residential uses, including student and faculty housing, in 2035.
- ▶ Placer Vineyards construction starts in 2009 and reaches buildout in 2022.
- ► Curry Creek construction starts in 2012.

*Not including Regional University & Community

Source: Placer County Planning Department 10/06/05

TABLE 12.A

Absorption of Non-residential Development in the West Placer Planning Areas (gross sq. ft.)

Project Applicants' Alternative

										CHANGE
	2005-2010	2010-2015	2015-2020	2020-2025	2025-2030	2030-2035	2035-2040	2040-2045	2045-2050	2005 - 2050
West Placer Planning Areas*										
Regional University & Community	-	132,622	99,466	-	-	-	-	-	-	232,088
Curry Creek**	-	278,000	295,000	360,000	440,000	573,000	726,000	738,000	738,777	4,148,777
Placer Ranch	600,000	1,600,000	1,850,000	1,875,000	1,830,865	1,500,000	1,081,700	329,626	-	10,667,191
Placer Vineyards	120,000	1,000,000	1,000,000	1,000,000	499,618	-	-	-	-	3,619,618
Total	720,000	3,010,622	3,244,466	3,235,000	2,770,483	2,073,000	1,807,700	1,067,626	738,777	18,667,674

NOTES:

Non-residential development includes office, industrial, business park, commercial, and commercial mixed-use building space. The amount of non-residential development does**not** include building space devoted to campus uses in either the Regional University & Community or Placer Ranch.

Average employment density is 500 gross sq. ft. per employee.

Absorption based on project applicant information and slower Curry Creek absorption

Estimate of non-residential development for Curry Creek based on ratio of non-residential space to dwelling units in the Placer Vineyards Specific Plan (about 256 sq. ft. of non-residential space per dwelling unit).

* Only the planning areas listed here. Does not include the Sunset Industrial area outside Placer Ranch or other parts of unincorporated West Placer County.

Source: Placer County Planning Department

^{**} Not including Regional University & Community.

TABLE 12.B

Employment Growth in the West Placer Planning Areas

Project Applicants' Alternative

										CHANGE
	2005-2010	2010-2015	2015-2020	2020-2025	2025-2030	2030-2035	2035-2040	2040-2045	2045-2050	2005 - 2050
West Placer Planning Areas*										
Regional University & Community	-	665	599	-	-	-	-	-	-	1,264
Curry Creek**	-	556	590	720	880	1,146	1,452	1,476	1,478	8,298
Placer Ranch	1,920	4,400	4,900	4,950	4,342	3,000	2,163	659	-	26,334
Placer Vineyards	240	2,000	2,000	2,000	999	-	-	-	-	7,239
Total	2,160	7,621	8,089	7,670	6,221	4,146	3,615	2,135	1,478	43,135

NOTES:

Average employment density is 500 gross sq. ft. per employee.

Absorption based on project applicant information and slower Curry Creek absorption

Any differences from the draft base case employment projection by period imply that there is more total growth in the West Placer Study Area or that growth is redirected from Lincoln and/or Roseville.

The employment estimate for the Regional University & Community includes an estimate of campus employment assuming enrollment of 6,000: 400 faculty and 400 staff.

The employment estimate for Placer Ranch includes an estimate of campus employment assuming enrollment of 25,000: 5,000 faculty and staff (based on the average of UC Davis and CSU Sacramento student to faculty/staff ratios).

Source: Placer County Planning Department

^{*} Only the planning areas listed here. Does not include the Sunset Industrial area outside Placer Ranch or other parts of unincorporated West Placer County.

^{**}Not including Regional University & Community.