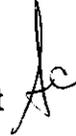


**MEMORANDUM**  
OFFICE OF THE  
COUNTY EXECUTIVE  
COUNTY OF PLACER

To: The Honorable Board of Supervisors  
From: David Boesch, County Executive Officer  
By: Allison Carlos, Principal Management Analyst  
Date: November 20, 2012  
Subject: West Placer Land Use Update



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**REQUESTED ACTION**

Receive an update on western Placer County land use and provide direction for future actions.

**BACKGROUND**

Your Board last received an update on the status of growth in unincorporated western Placer County in 2005 as large, urban specific plans were being evaluated. County policies were affirmed with emphasis on services and financing expectations for the new developments. Currently, there is renewed interest by the real estate development community of now-approved specific plans to proceed with implementation. Given emerging issues and post recession economic realities, staff is providing a brief overview of West Placer with recommendations for future discussions with your Board to obtain additional direction.

The western portion of Placer County (unincorporated and incorporated) is a geographic area that has long been recognized as a region that would contain more dense population. This area, referred to in this report as the West Placer Study Area includes the cities of Auburn, Rocklin, Lincoln, Roseville, and the Town of Loomis, and is bounded by El Dorado, Sutter and Sacramento counties with North Auburn to the east (Figure 1). The area is characterized by a mix of land uses with the unincorporated area containing agricultural, rural/low density residential, higher density residential and commercial and industrial uses. There are also key regional and inter-regional transportation corridors that traverse the area with Interstate 80 and State Route 65. Historically, planning documents guiding development have established policy and implementation measures that refined and characterized growth expectations consistent with the quality of life elements for which Placer is well known.

Within the West Placer Study Area is the 8,000 acres of industrially-zoned land in the unincorporated Sunset Industrial Area (SIA) that has the capacity to accommodate 50,000 jobs at build out and serves as a key element for achieving a job-housing balance in western Placer County. Over the years, your Board has taken action to protect this area from encroachment of residential development and to plan infrastructure to facilitate its build out.

**Status**

Between 1990 and 2010, the West Placer Study Area population more than doubled with the incorporated cities accounting for almost all (95 percent) of the increases. This growth occurred as infill development within jurisdictional boundaries or expansion through annexation of unincorporated land. Growth rates as experienced in recent years may not be on the immediate horizon; however, post-recession urban development is projected.

Over time, policy development and work programs within the County have been overall consistent in planning for the West Placer Study Area, including for urban growth in the southwestern unincorporated area, referred to as the West Placer Planning Area (Figure 2). This area contains entitled development plans covering almost 7,000 acres, including almost 20,000 dwelling units, and about 4 million square feet of non-residential development and one university campus site. In addition to the SIA mentioned above, there remains another 3,000 acres of land with potential capacity for 25,000 additional dwelling units and 2 million square feet of non-residential development, known as Curry Creek.

Given the scope and scale of the existing approved projects and the significant amount of growth capacity that remains in the area, including substantial employment generating land uses in the SIA, staff is recommending your Board receive current information and provide direction as appropriate.

**RECOMMENDATION**

The County Executive Office and departments with land development responsibilities are proposing a series of meetings as follows:

November 2012

West Placer Study Area, past growth trends, and forecasts for future years.

January 2013

Historic and current land development policy affecting the West Placer Study Area, project entitlements, and implementation challenges.

February 2013

Service levels and land development costs in a post-recession era, and the potential fiscal implications.

March 2013

Options and recommendations regarding West Placer projects

**FISCAL**

This item will require staff time and intermittent use of consultants. To the extent specific projects are addressed, consistent with typical approaches, direct charges to developers would in part offset costs to the General Fund.

Attachments: Figure 1 West Placer Study Area  
Figure 2 West Placer Planning Area

# West Placer Study Area

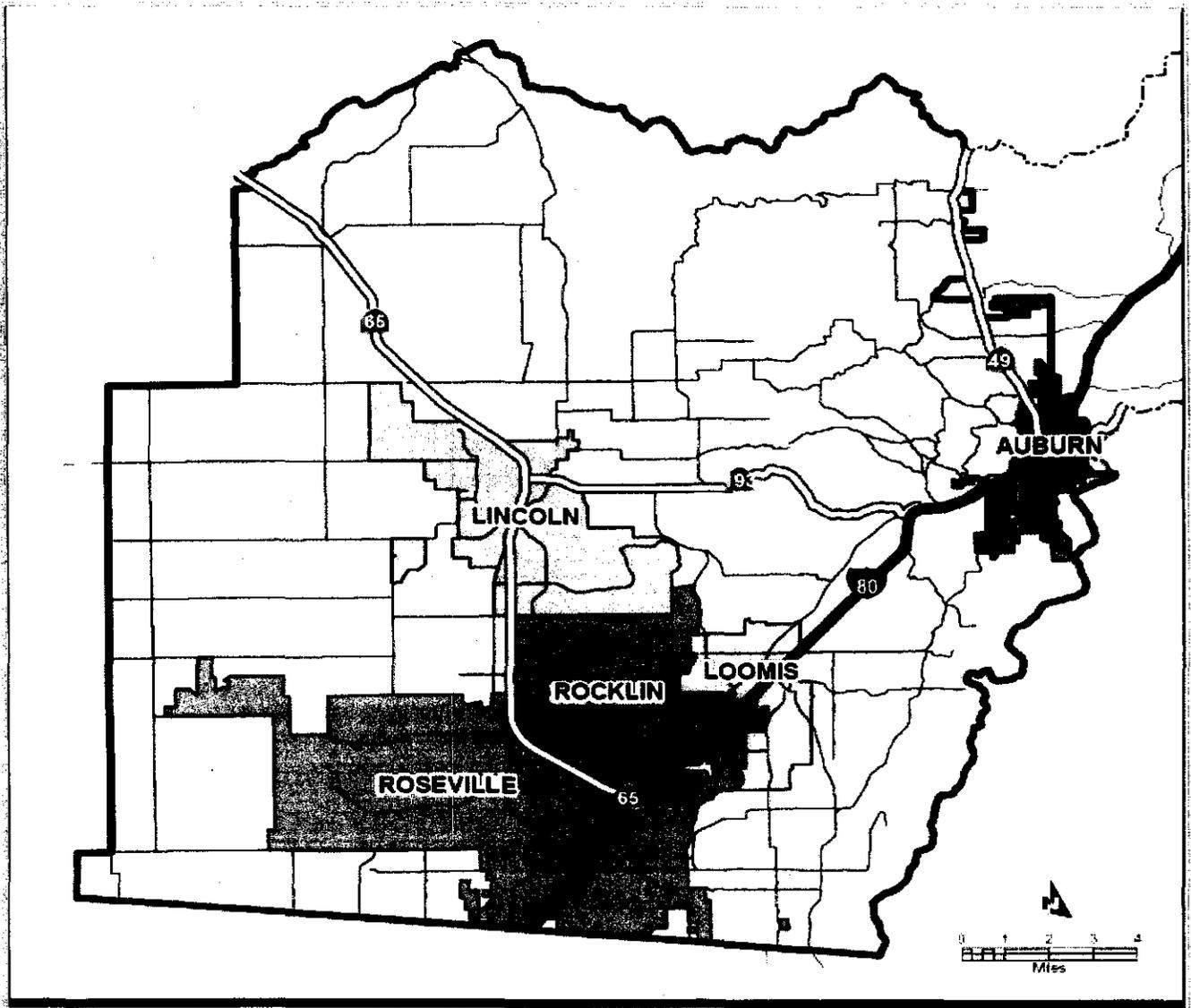


Figure 2

# West Placer Planning Area (Unincorporated territory only within circle)

