

**MEMORANDUM
DEPARTMENT OF FACILITY SERVICES
COUNTY OF PLACER**

To: Honorable Board of Supervisors
From: Ken Grehm, Facility Services Interim Director
Subject: Placer County Government Center – Update of Master Plan

Date: June 2, 2015

ACTION REQUESTED:

1. Present an update on the Placer County Government Center Master Planning Process and provide public forum on proposed scope and process and receive direction from Board.

BACKGROUND:

History

In the early 1970's the County took possession of the "Dewitt Center". The County chose to occupy the property to "...insure the immediate availability of the facility for use by other public entities. It will also preserve the development potential for long term public and private uses beneficial to the community" (The Dewitt Report, March 1972). The 1972 Dewitt Report also recognized then current limitations on private uses at the Dewitt Center which were subsequently removed by the State. In 1978, Assembly bill 1943 was approved by the Governor which removed the restriction in exchange for a quitclaim deed back to the State of 18 acres of land which were subsequently sold for private development. After this legislation the County, as owner of the Dewitt Center was free to consider private uses.

In July, 1993, the Comprehensive Facilities Master Plan for Placer County considered various alternatives for providing County government facilities, including at the Dewitt Center. All of the alternatives anticipated the conversion of some Dewitt property for private use on the site. The proceeds of any private use of Dewitt property would offset some of the cost for developing public facilities on the remaining portion of the site.

In 1994, the County approved the Auburn/Bowman Community Plan, which was subsequently updated in 1999. The Dewitt Center was envisioned with an "appropriate mix of commercial, industrial, residential, open space and professional office uses" (Auburn/Bowman Community Plan 1999 – Community Development Element). Two different possible vision maps were included in the Community Plan for how the various uses may be divided.

Over the next 15 years the County proceeded to demolish many of the old Dewitt Center buildings that had many deficiencies outlined in the 1993 Facilities Master Plan. New County buildings were constructed at the Dewitt Center, including the Finance Administration Building (1999), Juvenile Detention Facility, Auburn Justice Center (2007) and the Community Development Resource Center (2006). In addition the County leased ground on Dewitt Center property for the development of a Home Depot store that opened in 2009.

Placer County Government Center Master Plan Update

The Board approved funding for a master plan update for the government center starting in Fiscal Year 2006-07. The intent of the update is to incorporate the progress from the original master planning completed in 1993 and chart the needs of the government center for the next 20 years.

The current proposed focus is planning for the future County government needs on the Dewitt property including:

1. Reaffirm what functions and space needs are required at the government center; and,
2. How might those facilities fit on the property; and,
3. What support infrastructure would be necessary to support the future facilities; and,
4. What the government campus could look like; and,
5. What additional issues may need to be resolved?

The process would culminate in Board consideration of a Placer County Government Center Master Plan including any necessary environmental review required to support approval.

There has been substantial community interest, particularly in the potential future private uses of lands at the Dewitt Center. The master plan process could be extended in the future to include planning of lands identified as not necessary for future County government needs. All of the previous studies have identified substantial areas of the Dewitt property that will not be needed for County services. Regardless of any potential future planning your Board may direct, any project could be proposed, reviewed and perhaps approved on its own merits. Whether additional planning is desired, beyond the proposed master plan update, the previous 1993 Facilities Master Plan and the Auburn/Bowman Community Plan, could be considered in the future by your Board.

The Department intends to continue performing the following tasks:

1. Solicit proposals from qualified professional consultants to help prepare an updated Placer County Government Center Master Plan, which will include a community outreach component; and,
2. Continue assisting tenants in their moving efforts; and,
3. Continue to evaluate demolition of antiquated buildings on the Dewitt Center over time; and,
4. Construct building improvements to open a new Dewitt Museum; and,
5. Conduct feasibility study on potential new Multi-Generational Community Center.

ENVIRONMENTAL CLEARANCE: The proposed action is exempt from environmental review pursuant to California Environmental Quality Act (CEQA), Section 15306 "Information Collection". Future approval of a Master Plan Update or individual projects will require appropriate environmental review pursuant to CEQA.

FISCAL IMPACT: The effort to update the Master Plan is estimated to cost \$800,000. This estimate will be refined when actual consultant costs have been determined. Funding for this effort, in the amount of \$1,674,909, is included in the FY 2015-16 Proposed Budget.