



COUNTY OF PLACER
Community Development/ Resource Agency

ADMINISTRATION

Michael J. Johnson, AICP
Agency Director

MEMORANDUM

TO: Honorable Board of Supervisors
FROM: Michael J. Johnson, AICP
Agency Director
DATE: June 2, 2015
SUBJECT: Placer Ranch Project Status Update

ACTION REQUESTED

1. Receive a status update on the Placer Ranch project currently being processed by the City of Roseville.

BACKGROUND

The Placer Ranch Specific Plan area, located immediately north of the City of Roseville, is a 2,213-acre parcel within the County's larger Sunset Industrial Area. The Placer Ranch Specific Plan project has an extended history with both Placer County and the City of Roseville. In 2005, a land development application was submitted with Placer County for a Specific Plan centered around a new satellite campus for California State University, Sacramento. After several years of processing the application, the then-property owners decided to withdraw their application from the County, and instead file an application with the City of Roseville for the same project. In April 2008, because of changes in the economy, the then-property owners requested that the project application being processed through the City be placed on hold.

In 2011, as part of annexation requests for the Sierra Vista development and Reasons Farms, the City of Roseville agreed to remove its Sphere of Influence from the Sunset Industrial Area, thereby making the Sphere boundary co-terminus with the current northerly boundary of the City. With this action, Placer County retained total control over all lands within the Sunset Industrial Area, including the Placer Ranch property.

2014 Development Application – City of Roseville

After discussions with both Placer County and the City of Roseville, Westpark Communities MPC 5, LLC, the new owners of the Placer Ranch project, formally submitted an application to the City of Roseville in April 2014 for the processing of the Placer Ranch project. Included with the application is a General Plan Amendment, a Specific Plan, Rezone and Sphere of Influence Amendment, Annexation and Development Agreement for the development of the entire 2, 213-acre project area. Similar to the original project proposal submitted in 2005 to Placer County, land uses are centered around a 300-acre site that is proposed to serve as a satellite campus of California State University, Sacramento. Land uses within the project include:

- Approximately 5,400 residential units in a mix of low, medium and high densities;
- Approximately 318 acres (4.8 million square feet) of Commerce Park/Light Industrial land uses;
- Approximately 82.5 acre (1.1 million square feet) of Regional Commercial land uses; and
- Approximately 73 acres (1 million square feet) of Community Commercial land uses.

The project would also include associated schools, parks and open space areas needed to mitigate for potential impacts to wetland and vernal pool resources.

The proposed Sacramento State satellite campus is located on the easterly side of the project site, and will be served by an extension of Sunset Boulevard into the project area. As proposed, the campus would accommodate up to 30,000 students, including up to 5,000 students associated with a collaborative effort between Sacramento State and Sierra College. Sierra College intends to concentrate on the academic needs of students intending to transfer to Sacramento State, thereby providing a seamless educational experience on the co-located campus.

Because the Placer Ranch project site is wholly outside of the current Sphere of Influence for the City of Roseville, part of the proposal includes an application to the Placer County Local Agency Formation Commission (LAFCo) to undo the action by the City in 2011 and amend the City's Sphere of Influence to allow the Placer Ranch property to be annexed. Because the tax-share agreements for the Sierra Vista, Creekview and Reasons Farms were predicated upon the withdrawal of the City's Sphere of Influence from the Sunset Industrial Area, the County has advised the City that the annexation of this area into the City will impact these previously negotiated tax-share agreements.

Placer County Involvement

County staff have been included in discussions with the property owner and the City of Roseville regarding the proposed project. Because the Placer Ranch project site occupies more than 25 percent of the land area of the Sunset Industrial Area, County staff has worked to diligently monitor the application as implementation of the project though the City of Roseville could adversely impact the future of the Sunset Industrial Area.

County staff has identified the following threshold issues to be addressed by the City of Roseville:

- Ensuring the integrity of the Sunset Industrial Area as a regional job center that supports the tax base for Placer County;
- Recognizing and supporting the County's priority for updating the Sunset Industrial Area Specific Plan and its associated zoning to position the area in today's regional marketplace;
- Assuring the feasibility of financing critical infrastructure to serve the Sunset Industrial Area;
- Assisting with advanced planning for and implementing the Placer Parkway and its interchanges;
- Protecting the long-term viability of the County-operated West Placer Waste Management Authority's landfill and Material Recovery Facility and associated operations;
- Coordinating with the County on the ultimate boundaries of the Placer Ranch project and the proposed phasing of the project;
- Identification of a timeline for the processing of an annexation application through the Local Agency Formation Commission;
- Assistance from the Westpark team with the County's preparation of the Sunset Industrial Area update;
- Coordinating with the Placer County Water Agency on County-wide water supply and storage infrastructure; and
- Coordinating with the County on the future alignments for and improvements to Sunset Boulevard, Foothills Boulevard and Fiddymont Road.

In discussing these threshold issues, the County and the City continue to work through a variety of land use/planning adjacency issues, existing infrastructure constraints and how the future development of the Placer Ranch project can assist in extending infrastructure to the Sunset Industrial Area, and how the County and City can cooperatively address the existing roadway system, including connectivity to the Sunset Industrial Area. As an example, County staff is working with City staff to identify the preferred alignment for Foothills Boulevard as it traverses the southeasterly section of the Placer Ranch project.

This roadway is critical to the future development of the Sunset Area, and identifying an alignment that minimizes impacts to existing businesses and environmental resources is critical to both agencies.

More recently, the City of Roseville has requested discussions with the County regarding potential tax-sharing should the proposed project be approved by and annexed into the City of Roseville. Representatives from the County Executive Office and from the Community Development/Resource Agency have met with City representatives to discuss points of interest associated with the development of a tax-sharing agreement.

NEXT STEPS IN THE PROCESS

The City has commenced the preparation of the Environmental Impact Report for the Placer Ranch project, and the technical studies needed to assess the project are being prepared. The City anticipates that a Draft EIR may be ready for public review in late 2015.

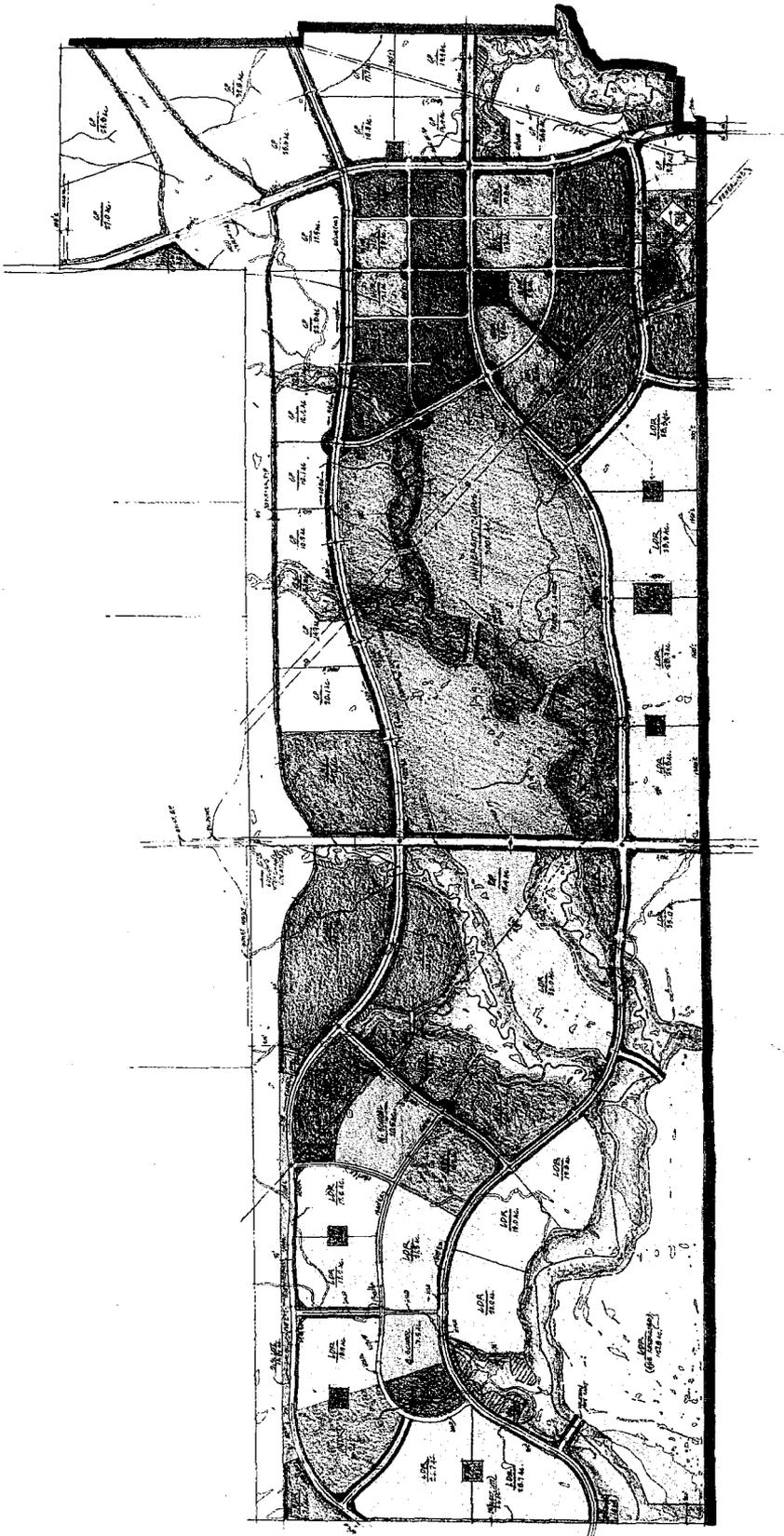
County staff will continue to meet with the City to ensure that any development within the Placer Ranch project area is consistent and compatible with the County's vision for the future of the Sunset Area. Supervisors Duran and Weygandt have also been involved in ad hoc preliminary discussions with City representatives to represent the County's policy interests.

As new issues are identified with the Placer Ranch project, staff will bring those issues forward for the Board's consideration.

FISCAL IMPACT

None.

Attachment 1: Draft Site/Land Use Plan for the Placer Ranch Specific Plan Project



SCALE: 1" = 100'

LAND USE MAP

PLACER RANCH

Westpark Communities • Mackay & Somp's Civil Engineers, Inc.



Specific Plan Land Use Summary
3/2/2015

Land Use Designation		Applied Zoning Districts	Acres	% of Total Acres	Units	% of Total Units
Residential Uses						
LDR	Low Density Residential	RT & RS/DS	489.8 ac	22.1%	2,513 du	45.9%
MDR	Medium Density Residential	R1 & RS/DS	136.3 ac	6.2%	1,161 du	21.2%
HDR	High Density Residential	R3	79.1 ac	3.6%	1,653 du	30.2%
<i>Subtotal</i>			705.2 ac	31.9%	5,327 du	97.3%
Commercial and Employment Uses						
RC	Regional Commercial	RC, CC, & GC	82.0 ac	3.7%		
CC	Community Commercial	CC	25.2 ac	1.1%		
CC	Community Commercial (Mixed Use)	CMU/SA	60.4 ac	2.7%	151 du	2.7%
CP	Commerce Park (Mix of BP, R&D, & LI)	MP & MMU	313.6 ac	14.2%		
BP	Business Professional	BP	15.4 ac	0.7%		
P/QP	Public/Quasi-Public (University)	P/QP	300.0 ac	13.6%		
<i>Subtotal</i>			796.6 ac	36.0%	151 du	2.7%
Open Space and Public Uses						
P/QP	Public/Quasi-Public (Schools)	P/QP	31.0 ac	1.4%		
P/QP	Public/Quasi-Public (City Facilities)	P/QP	20.3 ac	0.9%		
PR	Parks	PR	45.2 ac	2.0%		
OS	Open Space	OS	219.5 ac	9.9%		
<i>Subtotal</i>			316.0 ac	14.3%		
Other						
ROW	Placer Parkway		157.5 ac	7.1%		
ROW	Major Roadways & Landscape Corridors		238.0 ac	10.8%		
<i>Subtotal</i>			395.5 ac	17.9%		
Total			2,213.3 ac	100.0%	5,477 du	100.0%



Fiddlyment Road Alt. 2b

DRAFT

Land Use Summary Comparison

3/2/2015

Land Use Designation	NOP Acres	Current Acres	Difference	NOP % of Total Acres	Current % of Total Acres	Difference	NOP Units	Current Units	Difference	NOP % of Total Units	Current % of Total Units	Difference
Residential Uses												
LDR Low Density Residential	446.8 ac	489.8 ac	43.0 ac	20.2%	22.1%	1.9%	2,282 du	2,513 du	230 du	42.5%	45.9%	3.4%
MDR Medium Density Residential	147.7 ac	136.3 ac	-11.4 ac	6.7%	6.2%	-0.5%	1,228 du	1,161 du	-67 du	22.8%	21.2%	-1.6%
HDR High Density Residential	57.7 ac	79.1 ac	21.4 ac	2.6%	3.6%	1.0%	1,467 du	1,653 du	186 du	27.3%	30.2%	2.9%
Subtotal	652.2 ac	705.2 ac	53.0 ac	29.5%	31.9%	2.4%	4,977 du	5,327 du	350 du	92.6%	97.3%	4.7%
Commercial and Employment Uses												
RC Regional Commercial	105.3 ac	82.0 ac	-23.3 ac	4.8%	3.7%	-1.1%						
CC Community Commercial	22.3 ac	25.2 ac	2.9 ac	1.0%	1.1%	0.1%						
CC Community Commercial (Mixed Use)	49.9 ac	60.4 ac	10.5 ac	2.3%	2.7%	0.5%	399 du	151 du	-249 du	7.4%	2.7%	-4.7%
CP Commerce Park (Mix of BP, R&D, & LI)	434.8 ac	313.6 ac	-121.2 ac	19.6%	14.2%	-5.5%						
BP Business Professional	0.0 ac	15.4 ac	15.4 ac	0.0%	0.7%	0.7%						
P/QP Public/Quasi-Public (University)	300.4 ac	300.0 ac	-0.4 ac	13.6%	13.6%	0.0%						
Subtotal	912.8 ac	796.6 ac	-116.2 ac	41.2%	36.0%	-5.3%	399 du	151 du	-249 du	7.4%	2.7%	-4.7%
Open Space and Public Uses												
P/QP Public/Quasi-Public (Schools)	32.0 ac	31.0 ac	-1.0 ac	1.4%	1.4%	0.0%						
P/QP Public/ Quasi-Public (City Facilities)	16.3 ac	20.3 ac	4.0 ac	0.7%	0.9%	0.2%						
PR Parks	50.4 ac	45.2 ac	-5.2 ac	2.3%	2.0%	-0.2%						
OS Open Space	185.0 ac	219.5 ac	34.5 ac	8.4%	9.9%	1.6%						
Subtotal	283.8 ac	316.0 ac	32.2 ac	12.8%	14.3%	1.5%						
Other												
ROW Placer Parkway	157.5 ac	157.5 ac	0.0 ac	7.1%	7.1%	0.0%						
ROW Major Roadways & Landscape Corridors	207.1 ac	238.0 ac	31.0 ac	9.4%	10.8%	1.4%						
Subtotal	364.5 ac	395.5 ac	31.0 ac	16.5%	17.9%	1.4%						
Total	2,213.3 ac	2,213.3 ac	0.0 ac	100.0%	100.0%	0.0%	5,376 du	5,477 du	101 du	100.0%	100.0%	0.0%

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