

County of Placer
Planning Department

BOARD SUBMITTAL COVER SHEET

TO: Board of Supervisors

FROM: Fred Yeager, Planning Director

F.Y.

DATE: May 5, 2004

SUBJECT: West Placer County Major Project Updates

SUMMARY:

The Board of Supervisors held a workshop on October 20, 2003. The Board heard presentations and provided direction relative to Placer Parkway, De La Salle University and Community, Placer Ranch, and the Habitat Conservation Plan/Natural Communities Conservation Plan work program. The Board also directed staff to report back with a work program, schedule, and budget for the possible preparation of a community plan for the area west of Roseville and south of Pleasant Grove Creek. The staff will be providing status reports on Placer Parkway, Placer Ranch, and De La Salle, as well as requested information relative to a community plan effort for the west Placer area.

In addition, the Board acknowledged that the staff would be reporting back on these issues in 6-9 months. Although the Habitat Conservation Plan/Natural Communities Conservation Plan program was also discussed on October 20th, the Board has scheduled a separate workshop, on May 18, 2004, for that continued discussion and update.

The accompanying report updates the Board and public on these proposals as well as some of the issues which have arisen as a result of consideration of the projects.

RECOMMENDATION:

It is recommended that the Board provide direction relative to the Curry Creek Community Plan proposal; that the Board consider scheduling another status report/workshop discussion of the proposed west Placer major projects in December 2004, and that any additional direction regarding the Placer Ranch or De La Salle projects, prompted by this update, be provided as well.

**MEMORANDUM
PLACER COUNTY
PLANNING DEPARTMENT**

TO: Board of Supervisors
FROM: Fred Yeager, Planning Department
DATE: May 5, 2004
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SUMMARY:

The Board of Supervisors held a workshop on October 20, 2003. The Board heard presentations and provided direction relative to Placer Parkway, De La Salle University and Community, Placer Ranch, and the Habitat Conservation Plan/Natural Communities Conservation Plan work program. The Board also directed staff to report back with a work program, schedule, and budget for the possible preparation of a community plan for the area west of Roseville and south of Pleasant Grove Creek. The staff will be providing status reports on Placer Parkway, Placer Ranch, and De La Salle, as well as requested information relative to a community plan effort for the west Placer area.

In addition, brief status reports on other major projects proposed in the west Placer area, as well as a new major proposal west of Placer Ranch, will be provided.

BACKGROUND:

At the October 20th workshop the Board provided specific direction on a number of issues.

1. "The County is very supportive of locating one or more universities in western Placer County. It is possible to resolve many of the issues identified by modifying the current project proposals."
2. "Amendments to the General Plan will be entertained in order to accommodate one or more universities."
3. "Existing planned development can provide much of the support uses, in immediately adjacent areas, especially housing, for both proposed universities. The proposed sphere expansion area can provide an opportunity for the private endowment needed for the private university and this alternative should be considered."
4. "Infrastructure needs must be met including the funding and construction of adequate sewers, water infrastructure from a surface water supply and roads."
5. "The landfill must be protected from encroachment of incompatible uses including most types of residential uses. The one-mile buffer for residential uses is generally supported, however an alternative form of buffering and/or a different standard will be explored and considered as a part

of the project review. Consultation with the adjoining cities and the Landfill Authority will be a part of the review process. The County would consider a project that placed the campus as far from the landfill as possible on the same ownership, and would consider on-campus housing if appropriately buffered."

6. "New development that uses agricultural lands and removes suitable wildlife habitat must be responsible for creating and financing a program that permanently protects other areas within Placer County."

7. "The Placer Parkway routing process must be considered concurrently with the planning for new development within the corridor being studied."

8. Finally, the staff has also been asked to bring forward a proposal for a new community plan to be prepared for the area south of Pleasant Grove Creek and west of the City of Roseville.

In addition, the Board acknowledged that the staff would be reporting back on these issues in 6-9 months. Although the Habitat Conservation Plan/Natural Communities Conservation Plan program was also discussed on October 20th, the Board has scheduled a separate workshop, on May 18, 2004, for that continued discussion and update.

This report will update the Board and public on these proposals as well as some of the issues which have arisen as a result of consideration of the projects. Because some of the issues are common to many of the projects to be discussed we have elected to address traffic and water availability separate from the discussion of individual projects; recognizing that these issues are bigger than the individual projects alone.

Related Projects - Status Reports:

PLACER VINEYARDS SPECIFIC PLAN

Placer Vineyards Specific Plan includes 5,158 acres located in the southwest corner of Placer County. The Plan Area is bounded on the north by Baseline Road, on the south by the Sacramento County line, on the west by Sutter County and Pleasant Grove Road, and on the east by Dry Creek and Walerga Road as shown in Attachment 4. Most of the Plan Area consists of undeveloped grazing and agricultural land with approximately 100 residences located primarily in the northwest corner of the Plan Area referred to as the Riego area.

The applicant's have prepared a draft Specific Plan that includes:

- A maximum of 14,132 dwelling units with a wide range of residential densities.
- The designation of a 100±-acre Town Center located near the center of the Plan area on Baseline Road at 16th Street.
- Neighborhood commercial centers dispersed throughout the Plan Area at key intersections, with each surrounded by higher intensity land uses to encourage pedestrian use.

- The co-location of parks and school facilities in the middle of each neighborhood creating a central gathering place.
- A network of open space corridors that will allow off-street trail connections, convey drainage, and preserve or allow the re-creation of wetlands.

The EIR Consultant, Quad Knopf, is currently working on providing the County with the third administrative draft Environmental Impact Report (EIR) for the Placer Vineyards Specific Plan. Some of the outstanding issues that still need to be resolved are the open space and biological mitigation measures for the Specific Plan area. It is anticipated that the third administrative draft EIR will be submitted to the County by May 5, 2004.

WEST ROSEVILLE SPECIFIC PLAN AND SPHERE OF INFLUENCE

The West Roseville Specific Plan was approved by the Roseville City Council in February 2004. An application for annexation to the City has been filed with the Local Agency Formation Commission, and is now under study by the LAFCo staff. Annexation could occur as soon as late 2004.

The WRSP comprises an area of 3161 acres located west of Fiddymont Road, north of Baseline Road, and south of Pleasant Grove Creek. An additional 2365 acres are proposed as a part of the City's sphere of influence, implying that annexation will be requested in the future. The WRSP includes 8400+/- residential units plus 163 acres of commercial and industrial uses, and open space as well as infrastructure uses. (See attachment 4)

Regional Transportation Issues:

The regional transportation system will need major expansion and significant upgrades in order to accommodate the proposed projects in the West Placer area. Among the roads that will need to be improved or extended are Baseline Road, Watt Ave., Sunset Blvd. and Foothills Blvd. In addition, major improvements will be necessary on Interstate 80 and State Route 65 to handle increases in traffic from regional growth. New and innovative approaches to transit will be needed such as Bus Rapid Transit in order to address the air quality implications of the expanded transportation system.

The financing of transportation infrastructure is the most critical issue in providing for the future transportation needs in the west Placer area. The current revenue sources fall well short of being able to provide the necessary highways, interchanges and transit system that will be needed to serve the new growth areas. The projected cost of these facilities is rising at a high rate due to the cost of materials, environmental mitigation and right of way. As an example, the cost of the Hwy. 65 Lincoln Bypass has risen from \$40 million to \$250 million and may even go higher. The project has contributed to the current financial situation by allocating such a large share of our local and regional funds to this one project. Major unfunded projects include improvements to I-80 through Roseville and the Hwy. 65 widening from Lincoln south to I-80.

The rate of growth in the region could well result in the need for transportation improvements much sooner than anticipated. The construction of the Placer Parkway has been looked at as a long term project, but the need for this route could come much sooner depending on the rate and location of new development.

When transportation revenue is compared to the cost of needed improvements, there is a major disparity. While local and regional traffic fees are a significant source of revenue, they are currently not adequate to fund the long term transportation infrastructure that will be needed to serve the region.

PLACER PARKWAY

The Placer Parkway project is a key regional transportation facility in the West Placer area. The alternative alignments for Placer Parkway traverse the area of the proposed universities as well as the proposed new community plan area (referred to in this report as the Curry Creek Community Plan area). The processing of the two university proposals are moving faster than the Parkway route alignment process. This means that the Placer Parkway final alignment will not be selected by the time that the De La Salle and Placer Ranch projects are ready for consideration by the Board. Therefore, we will need to reconcile the entitlements that are being requested with the need to maintain viable Parkway alignments under study during the route alignment process. Actions that compromise the ability to select alternative alignments could put the route selection process and the Parkway itself at risk. This is because Federal and State agencies would not recognize a newly approved project as a reason to give up an otherwise feasible alignment. The final selection of the Parkway alignment is not solely under local control but must receive approval from a number of agencies.

The alternative alignments are currently being refined to reflect the latest information available with respect to environmental constraints. At the same time certain routes are being eliminated that do not meet the need and purpose of the Parkway project. The alignments will be refined further but the latest version of the routes to be studied further in the EIR will be presented at the meeting.

Water Availability:

The availability of surface water for new development in the west part of the County has been an area of concern for many years. The Placer County General Plan requires new development to be served with surface water in this part of the County. The Placer County Water Agency has repeatedly stated that their water "budgeting" has identified adequate surface water supplies for development within their service area that is consistent with the PCGP. General Plan amendments that increase densities, thus water use, therefore create concerns about water supplies and the ability of new development to be supported with surface water.

Recently, the City of Rocklin approved a general plan amendment and incorporated the Sunset Ranchos area. Working with PCWA, the City identified conservation projects that the project could fund that would make additional surface water available to the project, thus avoiding any reliance on groundwater, despite the increase in the general plan holding capacity.

With the construction of the new Lincoln and Pleasant Grove Wastewater treatment plants, substantial quantities of reclaimed water will be available to the west part of the County. The use of reclaimed water can account for 25% of the demand for water created by new urban development. In addition, PCWA is discussing additional methods of obtaining additional surface water and has recently successfully negotiated a trade of service area within Lincoln. This releases PCWA supplies by increasing NID deliveries to Lincoln.

By combining new sources (or trades as mentioned above), conservation projects, maximizing use of reclaimed water, and reallocation of "budgeted water" within the Sunset Industrial Area, PCWA is confident that the Placer Ranch project can be supplied with surface water. A portion of the proposed Placer Ranch project is within the industrially designated portion of the Sunset Industrial Area and thus has some water "budgeted" for use in that area. What still remains to be addressed are impacts on the extent or type of industrial uses or limitations that may be necessary if the "budgeted" water is reallocated to the entire Placer Ranch Specific Plan project area. This issue will be studied further in the coming months.

The De La Salle project presents somewhat different issues since it is in an area which has had no surface water "budgeted" to it. In order to address this issue the staff has worked with PCWA to assess the agencies land use assumptions that were used in determining their water budget. That study did not reveal any overly conservative estimates being used by PCWA, thus did not result in uncovering any over- budgeting of water within the service area. The De La Salle applicants have proposed the use of ground water until the new extraction from the Sacramento River is complete, when they would convert to that source of water. PCWA has confirmed that none of the water from the planned Sacramento River diversion is available to the De La Salle project. Thus the remaining options, not including ground water due to the PCGP and Board direction, are additional conservation, maximum use of reclaimed water, purchase of surface water from a new source, or reallocation from some other potential development area. These same options would be those explored for the community plan in this area, should the Board direct staff to prepare one.

Cumulative Issues:

The on-going review of the De La Salle and Placer Ranch projects, as well as consideration of other large regional projects has lead to several general observations about impacts that are likely to result from such uses and about the differences in the projects being considered.

As could be expected, these projects have stimulated other development proposals. For example, a large project has been proposed to the west of the Placer Ranch site, being called the University Park Specific Plan. This proposal reinforces concern over the impact of the County considering significant changes to the General Plan. Because of the County's willingness to consider the Placer Ranch project, this new proposal has now been submitted for consideration. Similarly, because of the County's consideration of the De La Salle project, a new community plan for the area and subsequent development of the adjoining lands, largely in the same ownership, is also up for discussion. Although such considerations are not illogical, they clearly raise questions about the long term sustainability of agricultural uses and the viability of successfully completing the HCP/NCCP, as addressed at the October 20, 2003 workshop.

The University Park property, controlled by Brookfield Land Co., is immediately west of the proposed Placer Ranch project and extends in three separate parcels along West Sunset Boulevard to Brewer Road on the west. The properties abut the east and north boundary of the proposed City of Roseville Reason Farms Stormwater Detention Facility. The project development area addressed in the project description includes 680 acres of the total 1,365 acres controlled by Brookfield Land Company. Of the 680 acres, approximately 84 acres is designated as open space and 596 acres is designated for mixed-use urban development. Of 596 acres, approximately 480 acres is designated for the development of 3,304 residential units and 20 acres for mixed use commercial.

The County staff has held two pre-development meetings with the applicant, the latest being on May 3, 2004.

Another observation is the significant difference in the two proposed universities, and how those differences will affect the adjoining development. In the case of the private university, there is considerable concern about the need to provide a secure campus environment and separating campus uses from outside uses. In the case of the public university the issue is the opposite; a clear desire to integrate the campus with surrounding housing, commercial, and business park development. These differences have lead to somewhat different discussions with the applicants about how the projects and the campuses will be integrated.

CURRY CREEK COMMUNITY PLAN

On October 20, 2003 the Board of Supervisors directed staff to prepare a work plan, budget, and schedule for the preparation of a new community plan that would address the area north of Placer Vineyards (Baseline Road), south of Pleasant Grove Creek, and west of Roseville's proposed annexation area. This proposal was prompted by the Board's direction to proceed with the review and consideration of the De La Salle University and Community project, the Phase 1 HCP/NCCP and the Placer Parkway project. Curry Creek traverses the area to be considered, thus the staff has recommended the name "Curry Creek Community Plan", should the Board of Supervisors decide to proceed.

Schedule: Once initiated, such a project, assuming a community plan level of detail, would take an estimated 36 months if sufficient staff and resources were made available. The initial phase of research, preliminary investigation into infrastructure, public outreach and data collection would take 12 months. The preparation of a draft plan another 12 months and completion of an EIR and public hearings the last 12 months.

Plan area: One of the first tasks would be to establish a boundary for the Plan area. An area of study, not necessarily an area to be developed, has been depicted on a regional map of the area. (See proposed plan area boundary map-attachment 5). The recommended study area would extend from the Placer Parkway alignment, just north of the De La Salle University site, south to Baseline Road, east from the City of Roseville's new sphere of influence and west to roughly Country Acres Lane. The proposed boundary specifically leaves an open space and agricultural buffer between the Sutter County line and the Curry Creek Community Plan area, is bounded by the Placer Parkway study alignment to the north, and does not extend north of the West Roseville Specific Plan area.

Preliminary concepts:

1. Incorporate smart growth principles in all phases of planning and development.
2. Identify any significant constraints or infrastructure limitations early in the planning process.
3. Ensure consistency with the HCP/NCCP
4. Plan all necessary transportation facilities, with an emphasis on transit facilities and operations.
5. Provide a plan compatible with the De La Salle and Placer Vineyards Specific Plans, as well as agricultural and environmental uses located to the north and west.
6. Respect the City of Roseville's westerly open space buffer.
7. Consider higher densities than previously found in the region.

8. Address phasing of infrastructure and a logical pattern of development.
9. Achieve a development pattern and phasing program that is fiscally sound and balanced.

Fiscal considerations: Although no detailed budget needs have been determined, based on previous efforts, the availability of a significant amount of resource information about the area, the lack of any available infrastructure, thus the need for in-depth studies in this area; it is estimated that the project would cost between \$500,000 and \$750,000, phased over a three year period. An option for funding the effort is a County general fund allocation as a part of the 04-05 fiscal year budget. Some portion of that cost could be recouped from future development as authorized by state law, or could be funded by existing landowners in the area. If the effort is to proceed, staff time would need to be budgeted within the land development departments, APCD, County Counsel, CEO, and the BOS offices.

Initial investigation: Because of the Board's direction to consider such an effort, some initial work is underway.

The staff is working with PCWA to refine and check previous water budgeting data, investigating with Roseville and Lincoln the availability of reclaimed water, analyzing the savings that could result from additional conservation methods, and looking into alternative sources of surface water.

The County is contracting with a traffic consultant to address long-term transportation needs and opportunities that could guide the development of plans for the area.

The HCP/NCCP alternatives have been developed to encompass the possibility of development in the Curry Creek Plan area. Discussions with state and federal resource agencies have included the possibility of such a plan.

The review and discussions regarding the De La Salle project have also considered possible additional development to the north and south of that project.

Request for direction: Should the Board decide that they have sufficient information to provide direction to staff on this issue, responses to the following questions would provide that direction.

1. Does the Board wish the staff to initiate the preparation of a Curry Creek Community Plan?
2. Should the land development departments and County Executive's Office further develop a budget, schedule, and funding proposal for the Board's consideration with the 04-05 fiscal year budget?
3. Is the proposed boundary an appropriate study area for a Curry Creek Community Plan?
4. Are the preliminary concepts on target for such a study?
5. Should the County not entertain new major development proposals, outside the new community plan area, or in designated agricultural areas?

PLACER RANCH SPECIFIC PLAN

The Placer Ranch Specific Plan project is proposed on 2200 acres located on both sides of Fiddymont Road, north of the City of Roseville, west of the Sunset Industrial Area, and south of the Western Placer Regional Landfill. The project proposed 5000+/- residential units, 200 acres of commercial use, 200 acres of office uses, 550 acres of industrial uses, a 240 acre public university campus, 105 acres of open space, and additional roadways, schools and infrastructure.

The County and Placer Ranch applicants have entered into a contract with Northfork Associates to complete a pre-EIR constraints analysis and assist in the development of the Placer Ranch Specific Plan. Their assigned tasks include project management, review of background information and documents, peer review of applicant-prepared studies (drainage, water, wastewater, geotechnical, Phase 1 environmental, biology and dry utilities), preparation of new studies (traffic, cultural, fiscal), resolution of critical issues and review of the Specific Plan to be developed by the applicant.

Before embarking on new studies it was determined appropriate for the County to work with the applicant in terms of exploring alternative project components and design. There have been numerous meetings involving the County, the applicant, and the consultants to evaluate and seek revisions to the draft land use map. The County encouraged the applicant to reduce the amount of housing, particularly within one mile of the landfill, and recommended that the university be moved to the western edge of the site. Numerous draft maps have been produced, however the latest version is fairly similar to the one presented to the Board of Supervisors in October. As a result of these extended discussions, the Kick-Off meeting for the preparation of new studies did not occur until April 7, 2004. The Work Program and schedule envision a six-month timeframe from the beginning of the studies to preparation of the Draft Specific Plan for submittal, which would conclude in October of 2004. The applicant is again revising the draft land use map, however, which could result in a longer period of study. Furthermore, the applicant must complete all the studies they will be submitting to Northfork Associates for peer review. Therefore, the timing of the submittal of the formal Specific Plan application has not yet been determined.

From the County's perspective, the goal was to seek a Draft Plan that would be as consistent as possible with the General Plan and Sunset Industrial Area Plan as well as implement Board direction from the October 20, 2003 meeting. Therefore, staff sought to substantially reduce residential uses, particularly those proposed within one mile of the landfill and expansion area. Staff also encouraged increases in higher density housing units and decreasing or eliminating lower density housing since so much of that type is available nearby in Roseville, Rocklin, and Lincoln. In addition, staff recommended that the applicant consider locating the campus to the far west portion of the site. This would place it further from the landfill and would make a logical outside boundary beyond which additional urban development would not be considered. It would also be considered a better neighbor to agricultural uses and it would be easier to make the necessary findings to cancel the Ag. Preserve/Williamson Act contract. Such an alternative would also allow for possible expansion of the university site in the future.

Other recommendations included placing the University Commercial Center where it would be close to the campus and easily accessible to major roadways.

The applicant indicated a willingness to consider alternate project designs. However, they have not reduced the amount of housing, or increase the distance of that housing from the landfill. At the time of the October 20 Board meeting, 4794 residential units were proposed; the latest draft presented to staff contains 5112 residential units. In the October 20 plan, 2610 (54%) were single family residential. In the latest plan, 2514 (49%) are single family residential. Staff supports the increased proportion of higher density housing, but is still recommending a reduction in single family housing, particularly within the one mile buffer from the landfill. It is important to note that the Western Placer Waste Management Authority (WPWMA) continues to be concerned about incompatible development impacting the viability and longevity of both the landfill and associated uses of this important regional facility. This includes siting the Campus within the buffer area. At this time the Authority is consulting with member agencies prior to considering a formal response and Authority staff have participated in the ongoing meetings conducted by the Planning Department relative to the processing of this application.

In terms of providing a buffer along the western edge of the project site, to the agriculturally zoned land to the west, the current plan is an improvement in that it shows a 400 foot buffer (34 acres) as well as a larger retention basin in the southwest corner. However, as indicated above, County staff continues to be concerned about locating housing and the campus within the one-mile buffer, and relatively close to the landfill expansion area as currently proposed. The staff continues to recommend that the campus and open space be located on the western side of the project. It appears that staff and the applicant are reaching a point where we will agree to disagree and move on with the project into the pre-EIR study phase. Other alternatives will be considered during the EIR process.

One other issue has arisen with regard to the Placer Ranch project design. As currently proposed, the water and sewer lines will be sized to preclude extension to the west in order to avoid growth-inducing impacts. In addition, arterial roadways are located within the project, but will not extend to the west. The property owner to the west is now proposing a major urban development which would require extension of sewer and water lines as well as roadways. This would require major revisions to the assumptions to be studied during the pre-EIR and EIR phases of the Placer Ranch project. It is important to determine very soon whether this is likely to occur, so that the Placer Ranch studies can move forward.

Board Direction Requested: Should the Placer Ranch project move forward with the assumption that water and sewer lines should be sized to preclude westward extension and without roads extending to the western edge to accommodate development to the west?

DE LA SALLE UNIVERSITY AND COMMUNITY

The De La Salle University and Community is proposed on 1100 acres to the west of the West Roseville Specific Plan area, south of Pleasant Grove Creek, east of Brewer Road, and approximately 3 miles north of Baseline Road. The proposed project includes 2350+/- residential units, 73 acres of commercial uses, a 600 acre campus, 20 acres of open space, plus schools, parks, and infrastructure.

The County has entered into a contract with EIP Associates to begin a pre-EIR analysis and assist with evaluating and refining the De La Salle Specific Plan. The consultants assigned tasks include project management, review of background information and documents, peer review of applicant-prepared studies (preliminary traffic analysis, Water Master Plan, Sewer Master Plan,

Drainage Master Plan, Public Facilities Master Plan, Biological Resources) updates as necessary, and preparation of a Market Analysis and Initial Transportation Analysis, resolution of critical issues and evaluation of the De La Salle Specific Plan including an initial Environmental Scan. The three party contract between the County, applicant and consultant has not yet been fully executed as of the date of this report.

Similar to the Placer Ranch project, the County has been working with the applicant to explore alternative project locations and project design. There have been numerous meetings involving the County, the applicant, and the consultants to evaluate and seek revisions to the draft land use map. These discussions have been ongoing but the applicant has made no substantial revisions and has moved forward with the preparation of the specific plan documents. They submitted a Draft Specific Plan on February 23, 2004, and the County's initial comments were provided to the applicant at the beginning of April. The tentative schedule for the pre-EIR and EIR process, as proposed, is approximately two years, beginning October of 2003, although the applicant did not submit a Specific Plan document until February of 2004. This schedule allows 12 months for Phase 1 (pre-EIR) which would conclude with the completed project description and refined draft Specific Plan (October 2004). Phase 2 would begin with the Notice of Preparation and end with the beginning of public hearings for the project and would take approximately 12-13 months concluding in October of 2005. This is an ambitious schedule, however the applicant is hoping to further reduce this timeframe. In an effort to move things forward as quickly as possible, the applicant has agreed to take the lead in resolving a number of project related issues. (See attachment 6.)

From the County's perspective, the goal was to seek a Draft Plan that would be as consistent as possible with the current General Plan, minimize intrusion into agricultural lands and habitat, and implement Board direction from the October 20, 2003 meeting. County staff has suggested that the Community portion of the project be relocated to the proposed expanded sphere of Roseville and the University be moved to the east adjacent to the West Roseville Specific Plan. This would limit westward expansion into the agricultural area and implement Board policy directives 1 and 3, as noted in the beginning of this report. The applicant maintains, that there were no alternative sites that property owners were willing to donate to the Christian Brothers, therefore no consideration would be given to alternate sites. Staff asked for ownership records in the area, as there appear to be other properties with the same owners nearby. As the applicant has not supplied this information, the County researched and prepared an ownership map - see attachment 7.

Within the boundaries of the project site, staff made several suggestions for revisions to road access, location of commercial areas, and density of housing. In addition, the County suggested adding a quarter-mile open space buffer along the eastern edge to mirror that proposed by the City of Roseville in the West Roseville Specific Plan and suggested that the University site plan be rearranged to allow more interaction between the campus and the Community. Minimal changes have been made to the proposed land use map in response to these recommendations.

The County's comments on the Draft Specific Plan included some suggestions for restructuring, requests for greater specificity including infrastructure phasing plans, specific editing comments and some larger issues that bear discussion here.

Affordable Housing - Project applicants propose providing as affordable 10% of the residential units (calculated by excluding on-campus student residents), or 311 units, many of them located

on the university campus. In addition, they indicate that alternatives may be allowed including construction of affordable units on another site, dedication of land to an affordable housing non-profit corporation, and payment of an in-lieu fee. It is staff's opinion that given that this project is a significant departure from the General Plan, provisions for affordable housing should be maximized. Furthermore, it does not appear appropriate to include on-campus student housing as part of the required affordable units and the specific plan should provide assurances that low, very low, and moderate income housing is constructed as a part of the project development and phased commensurate with the phasing of the project.

Water - The applicants propose to utilize groundwater on an interim basis for the project and then propose to utilize PCWA water that is anticipated to be diverted from the Sacramento River in the next few years. There are two problems with this strategy. First, General Plan policy prohibits the use of groundwater to support urban development. Further, PCWA has clearly indicated that the water to be obtained from the Sacramento River is already allocated for development that is anticipated consistent with the County General Plan. PCWA is currently studying their water budget to determine whether water conservation measures and some potential new sources of water may provide enough water to serve the De La Salle project.

Roseville Buffer - The West Roseville Specific Plan includes a quarter mile (1320 foot) open space buffer on its western edge which abuts the De La Salle site. When the WRSP was drafted, this was intended to provide a western edge and buffer to the agricultural lands to the west. Since growth is now proposed to the west in the form of the De La Salle project and potentially the Curry Creek Community Plan, a matching quarter mile buffer would provide a half mile open space separation between Roseville and the new community to the west. However, the De La Salle applicants propose to extend a major thoroughfare (extension of Watt Ave.) to be located between the WRSP and De La Salle and provide a 75 foot greenway buffer.

Program vs. Project EIR - The applicants are unable to provide the level of detail that the County's Environmental Review Ordinance requires (Section 18.04.070(A)(5) for environmental documents that include a Tentative Map. The County's Environmental Review Ordinance requires that an application must include the level of detail required by the Subdivision Ordinance. In this case, the applicants do not wish to provide small lot subdivision Tentative Maps at this time because it is intended that large lot units will be sold to developers to fund the University and the developers will want flexibility in determining the precise layout of lots they would like to sell. The Subdivision Ordinance does not appear to have anticipated "large lot" tentative subdivision maps, which is a common practice today. In addition, the California Environmental Act anticipates program level EIR's for Specific Plans, as Section 15182 of the CEQA guidelines addresses subsequent environmental reviews for projects consistent with a Specific Plan for which an EIR was prepared. This would mean that when the small lot tentative maps are submitted, the County would evaluate the project to determine whether all impacts had been adequately evaluated in the Program EIR. If they are, no further environmental review would be necessary. If not, a new environmental document would need to be prepared. With the pending modification of the Subdivision Ordinance the staff will propose changes to address large lot vs. small lot tentative maps. Pending such changes, since the Subdivision Ordinances not address large lot maps, the staff will proceed as noted above with the EIR on the Specific Plan, including the ability to address large lot maps.

Recommendations:

The information in this report is presented primarily for the Board's information and as an update on the projects addressed herein. However, it is recommended that the Board provide direction relative to the Curry Creek Community Plan proposal; that the Board consider scheduling another status report/workshop discussion of the proposed west Placer major projects in December 2004, and that any additional direction regarding the Placer Ranch or De La Salle projects, prompted by this update, be provided as well.

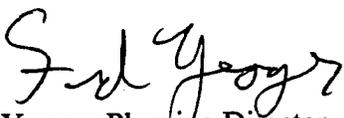
Direction on the following 6 questions, asked earlier in the staff report, would be helpful.

1. Does the Board wish the staff to initiate the preparation of a Curry Creek Community Plan?
2. Should the land development departments and County Executive's Office further develop a budget, schedule, and funding proposal for the Board's consideration with the 04-05 fiscal year budget?
3. Is the proposed boundary an appropriate study area for a Curry Creek Community Plan?
4. Are the preliminary concepts on target for such a study?
5. Should the County not entertain new major development proposals outside the new Community Plan area, or in other designated agricultural areas?
6. Should the Placer ranch project move forward with the assumption that water and sewer lines should be sized to preclude westward extension and without roads extending to the western edge to accommodate development to the west?

Attachments:

- Attachment 1 - Minutes from 10/20/03
- Attachment 2 - Summary of direction from 10/20/03
- Attachment 3 - Copy of power point presentation 5/11/04
- Attachment 4 - Key Properties & Proposed Roadways
- Attachment 5 - Curry Creek Community Plan proposed boundary map
- Attachment 6 - Letters dated April 2, 2004, April 9, 2004 regarding DeLaSalle Project
- Attachment 7 - Placer Ranch current land use plan
- Attachment 8 - De La Salle current land use plan
- Attachment 9 - Correspondence

Respectfully submitted,



Fred Yeager, Planning Director

FKY/kh
cc: CEO

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BWG
Resources Law Group
Cities - Roseville, Rocklin, Lincoln
Landfill Authority
DFG
USFWS
ACOE
Sacramento County
Sutter County
Diepenbrock

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PLACER COUNTY BOARD OF SUPERVISORS MINUTES

The Placer County Board of Supervisors met in a special session at 9:00 a.m. Monday, October, 20, 2003, at the Placer County Administrative Center, Board of Supervisors Chambers, 175 Fulweiler Avenue, Auburn, CA. Supervisors Santucci, Weygandt, White, Gaines and Bloomfield present. Chairman Bloomfield presiding; Ann Holman, Clerk of the Board. Also present were County Executive Jan Christofferson and County Counsel Anthony J. La Bouff.

PUBLIC COMMENT – None received.

PLANNING/CONSIDERATION OF WEST PLACER COUNTY DEVELOPMENT, TRANSPORTATION, AND CONSERVATION ISSUES - Public workshop to consider providing direction to staff relative to a number of issues related to land use, transportation/circulation, conservation, infrastructure, and development processing, including discussion of Placer Ranch General Plan Amendment (GPA), De La Salle University GPA, Habitat Conservation Plan and Placer Parkway. Continued to 2:00 p.m.

Chairman Bloomfield advised that the Board would be considering two university proposals, to be located in Western Placer County. He announced that the speaker sign up period starts at 1:00 p.m.

Jan Christofferson, County Executive Officer, stated that the workshop promises to be a historic discussion regarding the future of Western Placer County. Staff is seeking clear policy direction as to the Board's vision for this portion of the County. The Board will focus on taking a comprehensive look at the diverse land use considerations affecting Western Placer County. The workshop was widely noticed, including the universities, organizations and all of the cities within Placer County. Ms. Christofferson acknowledged the enormous effort put forth by Fred Yeager and his Planning staff. Also acknowledged was Holly Heinzen, County Executive Office, for coordinating the effort.

Fred Yeager, Planning Department, stated that the intent today was for the Board to be able to focus on the "big picture", to look at the big issues and also think about the long-term issues. In order to accomplish this task, the Board will be looking at development proposals, infrastructure issues that need to be addressed as well as quality of life issues. Staff does not want to focus on conflicts with existing policies but rather make the Board aware of the issues that will have to be dealt with. The Board's direction will guide the on-going development review, infrastructure planning and the conservation planning process that will be occurring over the next several years. The four major proposals for discussion are: Placer Ranch, De La Salle University and Community, Placer Parkway and the Natural Communities Conservation Plan (NCCP) and Habitat Conservation Plan (HCP).

Melanie Heckel, Planning Department, described two of the four major proposals:

- Placer Ranch (Cal State University) is proposed on 2,200 acres within the Sunset Industrial Area, west of Highway 65 and bisected by Fiddymont Road. West of Fiddymont Road is the proposed 245-acre branch campus of the Cal State University located in Sacramento. The proposed university would allow an enrollment of up to 15,000 students. West of that location is a commercial center and multi-family residential area. Along the west side, single-family residential uses are proposed. Along the north, three roadways are proposed, Sunset Boulevard, Sunset Boulevard West and Placer Parkway. Land uses in the area would include industrial, business park and highway serving commercial. Along the south side of the site, single-family residential uses are proposed. On the east side, uses include multi-family residential, two commercial centers, office professional, business professional and industrial uses, for a total of 4,794 residential units, 1.4 million square feet of commercial uses; 1.9 million square feet of office professional and 6.1 million square feet of industrial. Forty percent of the Placer Ranch site is designated industrial, a small area commercial, with 60% designated agricultural. In order for the proposal to proceed, it would be necessary to process a General Plan Amendment, a Sunset Industrial Plan Amendment, a Specific Plan rezoning, subdivision use permit and design review.
- De La Salle University & Community is proposed on 1,100 acres, located west of the West Roseville Specific Plan and north of Baseline Road. The university is proposed on the western 600 acres. The plan includes university housing, open space, future university uses, with the main campus located to the east. The east side of the site is proposed as the De La Salle Community, which the proceeds from these uses would create an endowment to support the university. Low density residential is proposed in the center with medium and high density to the east, and a commercial center on the southeast corner. Totals, in addition to the university, are 2,362 residential units and 954,000 square feet of commercial uses. The entire site is designated Agricultural on the General Plan. In order to proceed, it would be necessary to process a General Plan Amendment, a Specific Plan, rezoning, subdivision use permit and design review.

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Celia McAdam, Placer County Transportation Agency, provided the following information:

- Placer Parkway Project is a planned multi-modal transportation corridor that will serve as a high-speed connector between Highway 65 and Highway 99/70. Some of the key principles included in the planning documents are to maximize travel speed; minimize environmental impacts; reduce the impact on the local road system and to avoid growth-inducement in areas currently zoned for agriculture. In order to accomplish these tasks, it is necessary to have a 500-foot right-of-way on the east (between Fiddymont Road and Highway 65) and on the western portion in Sutter County (between 99/70 and Pleasant Grove). In the central segment, there would be a 1,000-foot right-of-way, with no connections allowed with the exception of a Watt Avenue extension. The agency is currently working on an environmental document to determine where corridors will be established. One of the key issues is the growth inducing issue. The need for the facility is based on existing plans. If the route goes through a proposed developed area, there are going to be issues. There was discussion regarding the Lincoln By-Pass impacts.

Chairman Bloomfield questioned if the Board did not choose the routes for the projects until 2006, how would the Parkway right-of-way be preserved? Also, how will we make sure the route goes in an area with the least impact if we have already approved the projects where the Parkway is proposed to go? Ms. McAdam replied that was part of the problem. The regulatory agencies are not concerned if there are land use approvals at that location. This problem was also encountered with the Lincoln By-Pass. Chairman Bloomfield inquired if the Transportation Agency could provide some direction regarding which route would be the least environmentally damaging. Ms. McAdams advised that their consultants have been gathering information on the various environmental impacts, but will not have information until they are further along in the process. Ultimately, the decisions will be made by the regulatory agencies.

Loren Clark, Planning, utilizing a power point presentation, discussed the following:

- Natural Communities Conservation Plan/Habitat Conservation Plan - In 2000, the Board directed the Planning Department to initiate the Placer Legacy Open Space and Agricultural Conservation Program. This direction included the preparation of a Natural Communities Conservation Plan (NCCP) and a Habitat Conservation Plan (HCP) to address regulations associated with endangered species. The NCCP/HCP is intended to improve our ability to adequately compensate for losses to our biological resources, and to add certainty and streamlining to the development process. The NCCP/HCP efforts are divided into three phases. The first phase encompassing western Placer County (essentially the unincorporated area west of Meadow Vista/Christian Valley. Some important conclusions of the NCCP/HCP, Conservation Strategy Overview for Phase 1 include:
 - The Western Placer County area has limited capacity for further urbanization.
 - All of the present biological, not necessary in all of the present land acreage, will need to be conserved in order to meet the conservation goals and regulatory requirements of the Conservation Plan.
 - The majority of the Conservation Plan will have to be put in place through fees or "in-lieu" land dedications with endowments.
 - Conservation of agricultural lands and provisions of low intensity public recreation has broad public support in the County and will be included in the Conservation Plan.
 - The large scale of conservation needed cannot be accomplished solely by preserving biological values on the site of land development projects.

During the power point presentation, Mr. Clark indicated four geographical alternatives, highlighting Alternative 4, Lincoln growing to the north, up to Wise Road. There was discussion on finding land to compensate for development.

Fred Yeager, Planning Department, spoke about other major development proposals:

The West Roseville Specific Plan - The City of Roseville is proposing the annexation of 3,160 acres to be added to the City of Roseville, along with proposing to add another 2,365 acres to the City sphere. The plan is proposing 8,400 residential units and 163 acres of commercial and industrial, with a focused town center. The City is proposing to begin to establish a quarter-mile open space buffer between development occurring within the City of Roseville and other activities. County staff has been in discussions with the City regarding fiscal considerations, transportation issues, etc.

The Placer Vineyards Specific Plan - This project was generated by the 1994 Placer County General Plan. This area was designated as a new growth area for urbanization. Total site consists of approximately 5,200 acres, much of which is located in a farm zone with an 80-acre minimum parcel size. The project proposes 14,000 residential units, as well as approximately 6,600,000 square feet of additional area for commercial, office and other types of non-residential uses. The proposed Specific Plan is tentatively scheduled for presentation to the Board of Supervisors in 2004.

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Mr. Yeager presented issues regarding the proposed universities:

- The Placer Ranch and De La Salle proposals would create substantial new growth areas beyond those addressed in the existing County General Plan.
- The projects are proposing to bring a large public university and a smaller private university to the region.
- A number of studies have demonstrated the impact of and need for higher education facilities in this region.
- The beneficial impacts of having a university located in Placer County have been addressed in various studies.
- Few institutions have more to offer in propelling economic development on both a national and local basis than our nation's colleges and universities. They are the creators and disseminators of knowledge and understanding that can help address urban challenges. As leading institutions in their communities, they are powerful economic drivers, technology centers, developers and investors.
- University staff and students become involved in the community; local government; the private sector, as well as non-profit organizations.

Mr. Yeager continued identifying issue areas to be considered including: review of the existing General Plan, the Sunset Industrial Area Plan; the Roseville/County Memorandum of Understanding; Infrastructure Plans; Transportation Plans; City General Plans, etc. There was discussion about the 1994 General Plan regarding the West Placer Specific Plan area, the future study area (everything south of Pleasant Grove Creek, west of Fiddymont Road, north of Baseline all the way to the Sutter County Line). The De La Salle University is proposed within the future study area. The Placer Ranch University is proposed entirely outside of the future study area. According to the General Plan, prior to consideration to general plan amendments, the following should have occurred or should have been demonstrated: "There is a market demand for additional urban or suburban development within the area the County proposed for such development, followed by an examination of current growth projections, available land and existing development". There was discussion regarding the future growth of the cities and unincorporated areas. The total build out of the County is 704,000 residents.

Ms. Heizen, County Executive Office, addressed the fiscal issues. Development of a university could bring broad, although potential indirect, economic benefit to the community. The location of the universities has the ability to increase the number and the quality of the workforce in the region. These benefits must be weighed against the cost to the County as the service provider. There would be a potential loss of property tax and a residential population would be incorporated in areas where there is currently not a residential population. Residential areas come with increased service costs. The mix and the uses both on and off campus have the ability to mitigate some of the fiscal consequences. Additional fiscal studies are needed in order to quantify the impacts of the proposals. A capacity study would also be required to look at the ability of the land uses to support the services and the infrastructure that would be required if the projects proceed. The projects, if considered, should be designed to minimize the fiscal impacts on the County while maximizing potential economic benefits.

Chairman Bloomfield inquired if the property and sales taxes generated from The Vineyards was going to cover the cost of the County services. Ms. Heizen responded that the property and sales taxes alone would not support the Placer Vineyards Project. Special assessments or other types of financing mechanisms would be needed to support the services for that area.

There was discussion regarding economic development and job creation as a result of a university.

Melanie Heckel, Planning Department, spoke about the goals and policies of the General Plan regarding the preservation of agricultural lands. She focused on four goals: (1) The County shall maintain agricultural-designated areas for agricultural uses and direct urban uses to designated urban growth near and/or in the cities. (2) The County shall seek to ensure that new development and Public Works projects do not encourage expansion of urban uses into designated agricultural areas. (3) To provide for long-term conservation and use of agriculturally designated lands. (4) The County shall protect agriculturally designated areas from conversion to non-agricultural uses. Sixty percent of the Placer Ranch site is designated agricultural and 640 acres of the site are within a Williamson Act Agricultural Preserve contract. The De La Salle site is designated agricultural, with a large portion of the acreage planted with rice. The undeveloped land in Western Placer County totals 130,000 acres. Of that total, 103,506 are agricultural or suitable for grazing land. Land identified as grazing land includes grassland, oak woodlands and vernal pool complex.

Heckel discussed the various alternatives. Alternative 1 would develop existing spheres of influence and Placer Vineyards. There would be 9,225 acres of agricultural land converted, with a loss of 8 percent of the agricultural land base. Alternative 2 would include the development of Alternate 1, along with an expanded Roseville sphere including the West Roseville Specific Plan. There would be 14,510 acres of agricultural land conversion, with a loss of 14 percent of the agricultural land base.

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Alternative 3 includes Alternate 1 and 2 adding Placer Ranch and De La Salle and an expanded Lincoln sphere. The result is an 18 percent conversion of the land base and loss of agricultural-related income of \$24.6 million. Alternative 4 includes Alternatives 1, 2 and 3 along with more expansion of the Lincoln sphere and development north and south of the De La Salle site. This plan would result in 24,635 acres of agricultural land conversion, with a loss of 23 percent of the agricultural land. Melanie Heckel continued on additional impacts:

Williamson Act - Another impact is the immediate cancellation of the agricultural preserve contract on the westerly 640 acres of the Placer Ranch site, known as the Williamson Act. The program provides tax incentives for retaining agricultural land and uses. The Williamson Act allows for a ten-year phase out period to remove the land from the contract. In this particular case, the phase out was started in 2002. In order to accommodate this development, the applicant has requested an immediate cancellation of the contract. State law and County administrative guidelines allow for an immediate cancellation only under extraordinary circumstances and certain findings must be met.

Buffers - The next topic discussed was the issue of buffers between incompatible land uses. The General Plan speaks to buffers between agricultural and non-agricultural uses of 100-800 feet. Both the General Plan and the Sunset Industrial Plan call for a one-mile buffer between the landfill and expansion area and residential uses. Letters supporting the retention of the one-mile residential landfill buffer have been received from the cities of Roseville and Rocklin. The General Plan does not designate set back standard for universities. Both universities are proposed on agricultural lands; therefore, buffers will need to be considered.

Preservation of Industrially Zoned Land - The General Plan includes a number of policies intended to foster job creation/retention in Placer County to encourage a job/housing balance. The Placer Ranch proposal differs from the policy direction by converting a large segment of the Sunset Industrial Plan Industrial Reserve Area to a variety of uses including business park, industrial park, office professional, multi-family, residential, single-family residential and commercial uses. The loss of the County's industrial areas, and therefore future industrial uses, could tip this economic balance upon which many of the fiscal decisions of the county have been based.

Fred Yeager, Planning Department, spoke about orderly growth indicating the General Plan includes numerous policies that encourage urban growth to be directed to the cities or to existing community plan areas and to support logical growth patterns. Most of the new growth in the western part of the County has occurred by annexations to cities or development occurring within cities. The Plan also states that development should be concentrated into higher density residential areas with appropriate support services with good road and transit connections. Neither university proposals are located on a major transportation route.

Mr. Yeager covered the following topics:

Infrastructures - Infrastructures and the balance between the types of uses and services to be provided to support the uses and the revenues generated were discussed. There was also discussion of the impact on the landfill and the potential need to expand the landfill. The ability of the County to provide police, fire protection and emergency services will be tied to an economic analysis to insure that these developments generate revenues to cover the costs of providing such services.

Wastewater - There are a numbers of ways in which wastewater from any large development project in the western portion of County can be accommodated: Expansion of Roseville's facilities; expansion of Lincoln's new facility; development of new treatment facilities and transport of wastewater to Sacramento County for treatment. The wastewater plans will have to be amended for whichever treatment plant is selected. The Roseville and Lincoln plants were discussed for possible service.

Water Availability - Placer County Water Agency (PCWA) has consistently indicated that there is enough water available to service anticipated development. The Agency's projection that supply and demand are based at the build out of the existing general plans within the PCWA Service area has several major assumptions built into it: Placer County Water Agency's projection that supply and demand are balanced at the build out of the existing general plans within their service area has several major assumptions built into it including:

- The existing general plans can/will build out to 80% of their maximum;
- There will be no increase in conservation/water use efficiency in either the Agency's treated or raw water systems
- There will be no increase in supply of reclaimed water
- Roseville and San Juan Water Districts will require 100% of their contract/option quantities to supply the build out needs
- There will be no change in the current amount of water needed to supply agriculture and there will be no increase in use of groundwater.

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1997 Memorandum of Understanding (MOU) between Placer County and the City of Roseville - The MOU addresses a number of issues such as: the City and County supporting the one-mile landfill buffer; development occurring within an expanded area of the City or within the unincorporated area outside the City must meet certain development standards, and that the City and County agree to cooperate on mitigation measures and improvements necessary to accommodate development. The City/County will cooperate in the review of the development of projects. Lastly, in conjunction with the processing of a General Plan Amendment application for development located within the future study area, the County will enter into an agreement with the adjoining city that would specify acceptable levels of service (including police, fire, park, programs, etc.) and measures to mitigate impacts to municipal facilities (transportation, circulation, park, libraries, etc.). Indicating via a power point map, Mr. Yeager stated the specific area the MOU addresses is Baseline Road and Fiddyment Road.

Loren Clark, Planning Department, spoke about the Conservation Strategy Overview conclusions, which stated the cumulative impacts of urban development and other activities have degraded natural resources in Western Placer County. In order to be successful, the Conservation Plan will have to ensure no net loss of natural resources in Western Placer. Further urbanization is possible, if adequate mitigation is provided. No specific area of Western Placer is essential for the long-term conservation of natural resources but conservation must be focused primarily outside the urban area.

Chairman Bloomfield referenced language included in the staff report regarding the preservation of some areas for habitat conservation. He stated, "all the present biological value will need to be conserved in order to meet conservations goals". The projects, as currently proposed will displace substantial additional natural communities including vernal pools, grasslands, wetlands and riparian areas. Mr. Bloomfield inquired if an analysis of these sites has been conducted. Mr. Clark replied that an analysis has been done at a broader landscape level.

Rick Dondro, Public Works, addressed the Placer Parkway issue, stating that this road issue involves a Federal process. The main focus is to select the least environmentally damaging alternative. The effort to identify a corridor between Highway 65 and Highway 99/70 for the Placer Parkway is underway. Federal funding will be needed to plan and construct the route. Transportation planning in West Placer region has forecasted the need for major transportation improvements and new facilities. Funding for the regional system falls short of available revenue. The new land development proposals will exacerbate the problem. Mr. Dondro proposed two alternatives for the Board to consider. Alternative 1: wait for Placer Parkway alignment studies to be completed, which is what staff recommends. Alternative 2: proceed concurrently, which involves risks. Staff proposed a process where an alignment would be identified during the project approval process. Once that is accomplished, the land development and university process would be structured around the alignment. The next three major regional improvements that will be needed are the widening of Highway 65, construction of Placer Parkway and improvements to Highway 80 through Roseville. The South Placer Regional Transportation Authority (SPRTA) has provided \$50 million in funding for Placer Parkway. The cost of the facility will exceed \$300 million. The remainder of the funding for the facility has not been identified. The cost of widening Highway 65 has not been determined and there are no fees currently being collected for this work. The Highway 80 project is the County's number one priority for Federal funding; however, no construction funds have been identified (at a cost of \$100 million plus). The funding for all three of these regional projects goes beyond the current capacity of Federal, State and local funding programs.

Fred Yeager briefly discussed alternative project sites that included the Sunset Industrial Plan area; the Placer Vineyards Specific Plan area; the West Roseville Specific Plan and Sphere of Influence Expansion area; adjacent to the West Roseville Specific Plan area. Listed below are the Planning staff's recommendations included, along with the Board member's vote:

1. The County is very supportive of locating one or more universities in western Placer County. It is possible to resolve many of the issues identified by modifying the current project proposals. *All Board members agreed.*
2. Amendments to the General Plan will be entertained in order to accommodate one or more universities. *All Board members agreed.*
3. Existing planned development can provide much of the support uses, in immediately adjacent areas, especially housing, for both proposed universities. The proposed sphere expansion area can provide an opportunity for the private endowment needed for the private university and this alternative should be considered. *All Board members agreed.*

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4. Infrastructure needs must be met including the funding and construction of adequate sewers, water infrastructure from a surface water supply and roads. *Supervisor Weygandt stated he was confident that both projects could go forward on surface water. He would not want to change that standard. Mal Toy, Placer County Water Agency stated his agency has sufficient water to meet the needs of the General Plan. His agency will need studies to expand the water use. Supervisor White stated that although Placer County has a lot of water, it is not being conserved. She stated that we should not be wasting it. Supervisor Santucci advised he has had conversations with De La Salle regarding groundwater versus surface water. He is not concerned about water becoming an issue later on. These projects need to go through the Planning process where these issues will be addressed.*
5. The landfill must be protected from encroachment of incompatible uses including most types of residential uses. Although the one-mile buffer for residential uses is appropriate, the County would consider a project that placed the campus as far from the landfill as possible and would consider on-campus housing if appropriately buffered. *Fred Yeager summed up the Board's comments regarding the one-mile buffer issue stating there was general support. However, an alternative form of buffering and/or different standard will be explored and considered as a part of the project review process and consultation with the cities and the Landfill Authority will be a necessary part of the review process.*
6. New development that uses agricultural lands and removes suitable wildlife habitat must be responsible for creating and financing a program that permanently protects other areas. *Supervisor White added "within Placer County" to the recommendation. Supervisor Gaines asked to have more information on what the adequate amount of open space acreage involved is.*
7. The Placer Parkway routing process must be considered concurrently with the planning for new development within the corridor being studied. *All Board members agreed.*

Mr. Yeager thanked his staff, County departments and outside agencies for their help on the project.

Supervisor Weygandt also thanked staff for the presentation. In his opinion, the Board should "bite the bullet" and related their visions to staff. He reminded the Board that the General Plan calls out for the protection of enough open space and should have enough density mass to preserve agriculture in this County forever. Neither the Federal nor the State mandate that mitigation or preservation occur in our County for habitat requirements. There was discussion about maximum growth in Placer County. Supervisor Weygandt urged the Board to step back and look at what impact urbanization would have on Placer County.

Supervisor White spoke about moving forward with Placer Legacy. She stated we need to plan well for the approximately one-half million people that are expected to be in Placer County in twenty or thirty years. She felt that if the County could continue on its present course and provide funding needs for Placer Legacy and our conservation plans, we would have a place where people will want to live and work. She also thanked staff for such a comprehensive report.

Eric Bryant, Placer Ranch, provided a power point presentation. He stated that there is no zoning designation for a university. His agency would support the effort to find the least environmentally damaging alignment by working with the transportation agencies. The Placer Ranch project is proposed on a 2,213-acre parcel within the Sunset Industrial Area that borders the City of Roseville and is located partially within the City of Roseville sphere of influence. The landfill borders a portion of the site on the north, Fiddymont Road bisects the property and Sunset Boulevard currently terminates near the east end of the site. The proposed project has recently been revised to incorporate higher residential densities, pocket parks, a pedestrian orientation and two Village Commercial Centers. The proposed plan includes 9-10 million square feet of industrial, commercial and office zoning. The campus itself consists of 245 acres.

Robert Jones, Vice President, California State University at Sacramento, CSUS, described the Sacramento College and its impact on Sacramento County. Over time, they hope to have a significant residential component on the proposed campus.

Rick Brown, Vice-President of Academic Affairs, CSUS, spoke in favor of the De La Salle University and stated their mission: they are a regional comprehensive university focusing on careers and applied research.

Robert Jones, De La Salle, stated that the university is within the Sunset Industrial Community Plan area. A lot of the infrastructure planning is already in place such as sewer and water. It was his belief that the concerns that have been raised can be resolved.

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Chairman Bloomfield inquired if the eastern portion of their property had been considered. Mr. Jones replied they did, but they felt there would not be any industrial left to develop. Mr. Bloomfield pointed out that they are looking at an area that is under the Williamson Act contract, which takes 10 years to roll out unless the Board determines it is an emergency. He expressed concern about the possibility of a less than one-mile buffer around the landfill and the impact of adding 5,000 homes on our roads.

Jonathan Brown, President of the Association of Independent California Colleges and Universities, spoke of how he was approached several years ago about a new private university in Placer County. He stated that three things are needed for a university: resources, community support and a need in the area. In his opinion, De La Salle University has all three components. He urged the Board to seize the opportunity and approve the university.

Jim Williams, spoke on behalf of the De La Salle project, stating that the university proposals present a tremendous opportunity for the Board to leave a lasting legacy to Placer County. The proposed campus has the potential to include 2,900 housing units, for an average of 8.2 units per acre. In his opinion, the university plan can be adapted to meet the concerns of the County.

Marcus De Luca stated that De La Salle is proposing over 250 acres of open space, meeting the Placer Legacy goals. He indicated that the University, at no taxpayer's expense, addresses open space preservation, higher education and provisions for housing and future jobs. In his opinion, there are no alternative locations. The 1,100 acres of donated property sites the university at this location. In his opinion, the Placer Parkway is the least environmentally damaging practical alternative.

Supervisor Weygandt stated that Board members are very excited about the two universities; however, they need to keep in mind the best land use standards for our vision. Build out of the County is a major consideration. He stressed the preservation of enough open space for a viable agricultural community, the highest level of planning, which includes preservation of habitat requirements, public safety and recreational issues. The proposed location for Placer Ranch is in the Sunset Industrial Area, which is marked for urbanization. The De La Salle Project is proposed in the "potential" future growth area, pending certain standards being met. What the Board needs to consider is how these two projects will interface with the community. De La Salle University would immediately pre-empt intense agricultural use. Residential urbanization and genuine agricultural cannot coexist. Mr. Lucas indicated that at the Agricultural Commission Meeting, the land was described as some of the worst farm land in the region.

Supervisor Bloomfield was concerned about De La Salle having 80 percent of the student population housed on campus. This statement indicates that the University will be providing education to those living outside the area. He inquired how many students live within the County in which St. Mary's University operates. There was discussion that a large percentage of students that come from out of the area tend to stay in the community after they graduate. Brother Craig will come before the Board at a future date to discuss operation of St. Mary's University and to answer related questions.

Agency/Elected Officials Public Comment - Terry Richardson, City of Rocklin, said that Rocklin has a vested interest on how the West Placer area is developed. Concerns include: The County enforcement of the one-mile buffer; adequate infrastructure be provided such as water and sewer; Placer Parkway is a major part of the regional roadway system and there needs to be a functional road and the County's ability to provide urban services. Paul Richardson, City of Roseville, referred to his letter of October 20, 2003 and urged the Board to work with the cities to develop guiding principles for development in the unincorporated areas of the County. Mr. Richardson encouraged the Board to utilize a Memorandum of Understanding, similar to one used for the West Roseville Specific Plan. Perry Beck, Town of Loomis, felt the Board should take the testimonies and discuss them at a Blueprint Meeting in January in order to allow more time to study the proposals. Lori Riwek, U.S. Fish & Wildlife Service, expressed concern regarding endangered species and addressed a conservation strategy. It was her opinion that there was not enough information to measure impacts on landscape. Tom Miller, Western Placer Waste Authority, spoke about the two key facilities in the Fiddyment Road area: The Regional Landfill and the Regional Materials Recycling Facility. Mr. Miller spoke about the extreme importance of the one-mile buffer and that his Board endorsed the retaining of the buffers. Dave Vintze, Placer County Air Pollution expressed concern about the growth planned for Western Placer County and the impacts on health quality standards, encroachment into the one-mile buffer around the landfill and emission offsets. Miguel Ucovich, Town of Loomis, addressed the goal of quality of life in Placer County and the effects of Placer Parkway development, stating we do not have the infrastructure to accommodate the growth. Christine Turner, Placer County Agricultural Commissioner, stated that the Commission voted on three issues for the Board's consideration: (1) Reaffirm the commitment to the existing General Plan; (2) Reaffirm the commitment to the Williamson Act; (3) Reaffirm the Board's policy for not approving development that uses ground water. Cindy Fake, UC Cooperative Extension cautioned the Board that they will never get the agricultural land back once they go out of agricultural production. While Ms. Fake supports the idea of universities, she urged the Board to look at alternative locations. If there are no alternative sites, she suggested using very strong mitigation measures. Roger Ingram, UC Cooperative Extension, spoke in support of using agricultural land mitigation.

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Individual Speakers Public Comment - Ed Pandolfino, Sierra Foothills Audubon Society, spoke in concern over habitat conservation and grasslands. He felt the negative impacts outnumber the positive impacts of the universities. Jane Tahti, WPCARE, stated the colleges are so embedded in housing, residential and commercial use. The existing goals of the General Plan should be followed to maintain a civilized plan for orderly development. Gaynelle Gleason urged the Board not to forget about the people who live in the area and expressed concern about the effects of Placer Parkway. Alan Green, City Advisory Committee for Placer Parkway, spoke about the criteria of the proposed parkway. There will be no off and on ramps in the center section of the Parkway, as at least one effort to not induce growth and to facilitate rapid transit. He spoke in favor of both universities. He is concerned that the De La Salle University is proposed in agricultural land and, therefore, should be situated somewhere else. Terry Davis, Sierra Club, suggested the Board hold out for a better location. Sharon Cavallo felt the General Plan should not be amended. Ms. Cavallo supports the universities, but in areas already zoned for them. Ray Vatne stated the land is poor for farming; he supports the projects. Paul Ferrari stated the land is not agricultural land. Janine Lendl spoke in favor of the De La Salle Project. She hoped that the planning would be done wisely. Harry Crabb supports the projects, stating there is a need in the community. Faith Galati spoke in support of the universities. Renee Bonzell is in favor of the De La Salle University. Brian Brennan urged the Board to support De La Salle University. Marissa Betts asked the Board to support De La Salle. Roger Smith stated the Board of Supervisors is the County's control on growth. Stay with the General Plan and scrutinize smaller developments. Chris Love urged the Board to work within the General Plan. Rod Thayer spoke in support of the projects.

Ed Graves, Economic Development, spoke about the origin of the Economic Development Plan.

Fred Yeager, Planning, spoke about Placer Ranch proposal using some portion of industrial land. The project has approximately 1,100 acres in agricultural designation; about 400 acres in an industrial designation and a little over 600 acres in an industrial reserve.

Supervisor Gaines inquired about tax revenue. There was discussion about universities not paying taxes. They do generate huge economies, attract specific types of industries and attract the higher technology business. The end result is the businesses generate sales tax.

Supervisor Santucci stated that the Board has an opportunity to do something remarkable, truly worthwhile. The Board has the privilege and responsibility to decide whether to accept an offer of donated land and the Christian Brothers' offer to build a prestigious university. He urged the Board to move forward with the De La Salle project. He reaffirmed that they are not approving any plans today; they are merely accepting an application and asking staff to move forward.

Supervisor Gaines expressed how interesting this process has been. He is very excited about the prospect of universities in Placer County. It's visionary; it will make an impact on future generations. It's good for the State that we build more colleges and universities. It is also our civic duty that we provide higher education. He again stated he wanted to know what the adequate amount of open space for Placer County is. Mr. Gaines stated he was in favor of moving forward with the university proposals given that there is balance with open space and agricultural programs.

Supervisor White stated that the County could protect and manage lands through good planning for future development while providing for conservation in Western Placer County. She thanked the public for all the comments and letters of concern. She stated that the present Board has always been visionary. It was her belief that the General Plan policy and guidelines could be met by these projects. She urged staff to work with the university proponents and, at the same time, protect the interests of Placer County residents.

Supervisor Weygandt stated that our General Plan is halfway through its life cycle. No one anticipated a university proposal would be part of the General Plan consideration. We are very fortunate that we have proposals for a private university and public university. He asked the Board members to support him in requesting staff to prepare a proposal for a community plan, south of Pleasant Grove Creek, separate from this issue. Mr. Weygandt stated that the County could still negotiate a habitat conservation plan and focus on the remaining open space for agriculture.

Chairman Bloomfield agreed with Supervisor Weygandt's proposal. He stated that there is a need for universities in Placer County. There are families who cannot afford to send their children to college unless there is one in their backyard. It is important to help families in Placer County by giving them an option so their children can advance their education. He stated that while he is very supportive of these plans, he would like to see them done a little differently. Going into the agricultural land is something, which changes the policy and direction of the County. Mr. Bloomfield suggested that the De La Salle University be located south of the West Roseville Specific Plan. The area is close to infrastructure and is more of an appropriate urban use area. He would like to follow the West Roseville Specific Plan on the western boundary. The Specific Plan provides an open space buffer between agricultural and urban uses. If this cannot be done and the project is built on the proposed site, the

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Board will have to consider the possibility that County the will end up with a peninsula reaching way out to the agricultural lands. If this occurs, the County will have to work diligently to protect the rest of the agricultural lands. He added that he didn't want to see another big Placer Vineyards Project just south of the De La Salle site. Some of these issues will have to be addressed because Placer County cannot be sacrificed in the process. He supported the proposals going forward but wanted the Board to continue to consider the need of the agricultural community, open space and habitats.

Fred Yeager, Planning Department, noted that the Board provided direction to look at some alternative designs for the project. One of the alternatives provides for endowment land that will obviously take time. Staff will bring on the extra staff necessary to process the applications as quickly as possible. As of today, neither application is complete. Mr. Yeager expressed concern about the two-year time frame in which to process the applications. Staff will do whatever the Board allows by way of spending funds to make it happen. The task is ambitious with a very quick time frame, especially with consideration for some alternatives and redesigns of the projects. These things do take a lot of time and are very complicated. Staff has made the Board aware that there are a lot of issues they have to work through. There have been a number of comments from Board members about a plan that could be put together that allows for the successful completion of a HCP or NCCP. Staff will make this their goal and will move forward with that idea in mind while also looking at projects and alternatives. In light of these outstanding issues and changes to the projects, Mr. Yeager stated that it may be necessary to return to the Board at some point in the next six or nine months, and report back on progress made.

Supervisor Santucci stated that he didn't think it would be inappropriate to go to the developers of the property and ask for assistance and funding.

Supervisor White agreed with Mr. Santucci stating that it would behoove them to help work on resolving the concerns stated today.

Supervisor Weygandt offered his assistance to staff and that he is more than willing to bring both sides together and take a look at schedules. Mr. Weygandt requested feed back from his colleagues regarding his proposal for a community plan.

Mr. Yeager, Planning Department, replied that staff is ready and able to work on a community plan. Mr. Yeager suggested waiting a while until they can work on some of the alternatives suggested. Staff will then come back with a proposal as to which area should be looked at first.

Supervisor Santucci inquired about the applications. Mr. Yeager advised an application was submitted for the De La Salle project; however, it was incomplete. The applicants are aware and are working on the required information. The Placer Ranch project submitted a great deal of information but no formal application has been submitted.

Supervisor White stated that it is important to preserve the agricultural land, open space and habitat as much as possible.

COUNTY COUNSEL/CLOSED SESSION REPORT:

(A) §54956.9 - CONFERENCE WITH LEGAL COUNSEL - *The Board did not discuss any of the litigation items.*

(1) Existing Litigation:

(a) County of Orange, et al. vs. The Superior Court of Orange County, et al., Fourth District Court of Appeal Case No.: GO32843.

(b) Residents Against Inconsistent Development vs. County of Placer, Placer County Superior Court Case No.: SCV13229.

(c) Sierra Club vs. Placer County, et al., Placer County Superior Court Case No.: 12789

(d) Bickford Ranch Heritage Coalition vs. County of Placer, et al., Placer County Superior Court Case No.: 12793.

(e) Residents Against Inconsistent Development vs. County of Placer, Placer County Superior Court Case No.: SCV1540.

(B) §54957.6 - CONFERENCE WITH LABOR NEGOTIATOR - *The Board took up discussions.*

(a) Agency negotiator: CEO/Personnel Director
Employee organization: DSAPPEO

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**PLACER COUNTY BOARD OF SUPERVISORS
MINUTES**

**ADJOURNED AS THE PLACER COUNTY BOARD OF SUPERVISOR AND RECONVENED
AS THE PLACER COUNTY IN-HOME SUPPORTIVE SERVICES PUBLIC AUTHORITY**

- (A) §54957.6 - CONFERENCE WITH LABOR NEGOTIATOR - *The Board met with its Labor Negotiators.*
(a) Authority negotiator: Executive Director, Employee organization: United Domestic Workers of America.

**ADJOURNED AS THE PLACER COUNTY IN-HOME SUPPORTIVE SERVICES PUBLIC AUTHORITY
AND RECONVENED AS THE PLACER COUNTY BOARD OF SUPERVISORS**

**PLANNING/CONSIDERATION OF WEST PLACER COUNTY DEVELOPMENT, TRANSPORTATION,
AND CONSERVATION ISSUES** - Public workshop to consider providing direction to staff relative to a number of issues related to land use, transportation/circulation, conservation, infrastructure, and development processing, including discussion of Placer Ranch General Plan Amendment (GPA), De La Salle University GPA, Habitat Conservation Plan and Placer Parkway.
MOTION Weygandt/White/Unanimous to adopt staff recommendations with modifications.

ADJOURNMENT - There being no further business, the Board adjourned. Next regular meeting is Tuesday, October 21, 2003.

ATTEST:

Ann Holman
Clerk of the Board

Rex Bloomfield, Chairman
Placer County Board of Supervisors

Kathy Zick
Supervising Board Clerk

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MEMORANDUM
PLANNING DEPARTMENT
COUNTY OF PLACER

TO: Board of Supervisors

FROM: Fred Yeager, Planning Department

DATE: November 3, 2003

RE: West Placer County Land Development Issues

On October 20, 2003, the Board of Supervisors (BOS) held a lengthy workshop and provided direction to staff relative to a number of related proposals including the Placer Ranch and De La Salle projects, Placer Parkway route selection issues, and the HCP/NCCP project. This memo prepared following a review of the minutes and video of the meeting, is simply to memorialize the Board's direction to staff.

The specific direction provided by unanimous votes of the BOS was as follows:

1. The County is very supportive of locating one or more universities in western Placer County. It is possible to resolve many of the issues identified by modifying the current project proposals
2. Amendments to the General Plan will be entertained in order to accommodate one or more universities.
3. Existing planned development can provide much of the support uses, in immediately adjacent areas, especially housing, for both proposed universities. The proposed sphere expansion area can provide an opportunity for the private endowment needed for the private university and this alternative should be considered.
4. Infrastructure needs must be met including the funding and construction of adequate sewers, water infrastructure from a surface water supply and roads.
5. The landfill must be protected from encroachment of incompatible uses including most types of residential uses. The one-mile buffer for residential uses is generally supported, however an alternative form of buffering and/or a different standard will be explored and considered as a part of the project review. Consultation with the adjoining cities and the Landfill Authority will be a part of

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the review process. The County would consider a project that placed the campus as far from the landfill as possible on the same ownership, and would consider on-campus housing if appropriately buffered.

6. New development that uses agricultural lands and removes suitable wildlife habitat must be responsible for creating and financing a program that permanently protects other areas within Placer County.

7. The Placer Parkway routing process must be considered concurrently with the planning for new development within the corridor being studied.

In addition to these specific and explicit statements adopted by the BOS, the following direction was provided in subsequent discussion:

The staff may come back to the Board in the next several months (6-9) for additional review and direction as the proposed university projects are further defined, as the alternative locations, especially for the residential components are identified and as the necessary acreage of resource/habitat areas becomes more definite.

The staff is to ensure that the project designs and locations are such that the viability of the proposed HCP/NCCP is maintained and strategies identified that allow the two development projects to assist in the implementation of the program.

Finally, the staff has been directed to bring forward a proposal for a new community plan to be prepared for the area south of Pleasant Grove Creek and west of the City of Roseville.

The Planning Department will be organizing meetings in the next few weeks to discuss this recent direction from the Board of Supervisors and to solicit comments on what steps need to be taken to move this process forward as rapidly as is reasonable. Those meetings will involve both staff and project proponents.

Should there be any questions about this summary, please do not hesitate to contact our office.

cc: Board members
CEO
County Counsel