



PLACER COUNTY GOVERNMENT CENTER MASTER PLAN UPDATE HOUSING DEVELOPMENT FACT SHEET

INTRODUCTION

The County of Placer is in the process of developing a new master plan for the Placer County/DeWitt Government Center in North Auburn, California, that charts the course for potential governmental and private development, including potential housing, for the next 20 years. Many of the goals and objectives were achieved in the 1993 Comprehensive Facilities Master Plan (CFMP) and now a new plan is intended to guide future infrastructure and county facility projects for the next two decades.

When complete, staff expects that the Placer County Government Center (PCGC) Master Plan Update will provide direction for potential County and private development planning through 2037.

Like most counties in the state, achievable housing availability is a significant issue in Placer County. To address this need, many residential opportunities are being studied, including in North Auburn. The Placer County Government Center has many inherent attributes that make it a good candidate for potential housing. Access to a wide array of services and retail, employment opportunities, public transportation, proximity to schools and recreation make the site uniquely qualified for a mix of housing types.

On June 27, 2018, the Placer County Board of Supervisors authorized County staff to move forward with a proposed multi-family, workforce housing development at the PCGC. The Board unanimously approved an option to ground lease agreement with Mercy Housing California that could lead to the development of an approximately 79-unit apartment and townhouse project on 3 acres of county property.

With the public interest generated by this potential facility, the County has generated responses to some frequently asked questions:

PCGC MASTER PLAN UPDATE – HOUSING FAQs

How was the PCGC chosen as a location for housing?

Placer County housing needs are identified, in part, in the Placer County Housing Element, the State's Regional Housing Needs Allocation and Plan (RHNA, RHNP), and Sacramento Area Council of Governments (SACOG) planning documentation. Specific to North Auburn and the PCGC, the Auburn-Bowman Community Plan and Draft Placer County Government Center (PCGC) Master Plan Update Draft Strategic Vision Housing Opportunities Study identifies various housing opportunities for the site.

When it comes to the PCGC, as a part of previous action by the Board of Supervisors when the Bell Garden housing facility was closed several years ago, the campus was determined to be a viable and appropriate area for potential achievable housing.

PCGC Master Plan Update Draft Strategic Vision, Housing Opportunities Study, page 282 of the appendix:

<https://www.placer.ca.gov/departments/facility/capitalimprovements/callouts/placercountymasterplan>

How does potential new housing support employment in the North Auburn area?

Placer County is currently working on an employment analysis for the foothills region and expects a final report in the next few months. Once the document is complete it will be made available to the public.

Is the County selling property at the PCGC to private developers for housing?

A potential long-term ground lease is being considered as an appropriate approach to utilization of the County property. To date, the Board of Supervisors has not considered selling PCGC land to private entities.

How are impact fees for achievable housing being addressed?

The Bell Garden apartments, prior to it being closed, had active traffic and sewer impacts associated with it. New residential projects, as a form of replacement for the Bell Garden apartments, may potentially see a partial credit of their impact fees based on replacing previous similar impacts at the PCGC. In addition, the Board of Supervisors may provide land development service or mitigation fee adjustments for achievable housing projects in the county where an alternate fee payment source is available. The exact amounts, if any, of credits and adjustments remains to be determined.

How many and what type of achievable housing is currently in the North Auburn area?

Specific locations of potential achievable housing facilities in the North Auburn area are available and can be found through the link below.

Housing Resources in Placer County

<https://www.placer.ca.gov/~media/hhs/hhs%20adult%20system%20of%20care/housing/placer%20county%20housing%20resource%20guide%205-11-18.pdf?la=en>

Does the PCGC Master Plan Update study potential traffic impacts to the area as the plan is implemented?

As part of the Placer County Government Center Master Plan Update Environmental Impact Report, major transportation issues are being studied, including potential traffic impacts of the master plan over the next twenty plus years. The master planning team is working closely with the County's Department of Public Works and Facilities Transportation Division in studying the potential impacts, including in relation to other planned projects in the area. Planning outcomes from this process will be documented in the Draft EIR expected to be released to the public later this year.

How will the community be engaged in the planning process and how do I stay informed?

While community outreach has occurred and will continue to occur for the PCGC Master Plan Update, upcoming proposed private development, including for a potential housing project, will have a separate public engagement process.

Periodic email updates are sent out with information regarding the PCGC Master Plan Update and the most recent housing development proposal. Placer County will continue to widely publicize any and all opportunities for community input as this housing proposal develops. If interested, and you would like to be added to the distribution lists, please email Paul Breckenridge, Senior Architect, DPWF Capital Improvements at pbrecken@placer.ca.gov or 530-889-6892.