

**MEMORANDUM  
PLANNING DEPARTMENT  
COUNTY OF PLACER**

**TO:** Board Of Supervisors

**DATE:** March 21, 2006

**FROM:** Michael J. Johnson, AICP, Director of Planning

**SUBJECT:** WEST PLACER DEVELOPMENT UPDATE

---

**BACKGROUND:** The last overview of the status of the West Placer projects was present to the Board of Supervisors at its November 29, 2005 meeting. A series of general issues was discussed, along with a project update of each of the three major projects (Placer Vineyards, Regional University and Placer Ranch). After discussing each of the projects, the Board directed staff to provide quarterly updates on the status of each project. This is the first quarterly report.

As directed by the Board, County Staff continues to meet on a weekly basis with representatives from the City of Roseville to assure that there is continued coordination in the preparation of the various environmental documents and Specific Plans being prepared for the respective projects. In addition, representatives from the County and the cities of Roseville, Lincoln and Rocklin meet on a monthly basis to discuss issues of common interest.

This report is divided into the following subsections:

- **General Overview:** A general discussion of the issues common to the Placer Vineyards, Regional University, and Placer Ranch Specific Plan projects.
- **Project Status:** Information on project status and schedules for the three projects.

**General Overview of West Placer Projects**

As was discussed at the last presentation to the Board, the three primary issues that each of the West Placer projects continues to address are traffic (and the development of a comprehensive roadway system), the provision of water to each of the project sites (addressing both short- and long-term supplies), and the availability of wastewater service. An overview of each of these topic areas is provided below.

**Traffic/Regional Circulation System**

As the Board is aware, a Super Cumulative traffic model has been prepared that not only addresses the long-term traffic issues for each Specific Plan, but also takes into account existing and proposed projects in the cities Roseville and Lincoln (including build-out of the proposed Lincoln General Plan Update). The purpose of this Super Cum model is to provide the necessary framework to plan for the ultimate roadway system that will be required to serve the entire West Placer area at build-out. While the analysis included in the Super Cum model is in excess of that required for the environmental documents being prepared for the projects, each of the local agencies has agreed that this is an appropriate time to create a large-scale traffic model for the region that will allow decision-makers to better understand possible long-term traffic and circulation issues that will need to be resolved as development continues to occur. As previously presented to the Board, the Super Cum model has verified the need for the Placer Parkway, as well as the widening of Interstate-80 and Highway 65. Based upon the projections provided with the Super Cum model, County staff

235

continues to meet with representatives from the City of Roseville to plan for and develop a roadway network for the existing and future arterial roadways located north of Baseline Road and west of Fiddymment Road (both in the City of Roseville and in Placer County).

Based upon the modeling done by the Super Cum program, daily traffic on the southern end of State Route 65 would increase by 60 percent over current levels, while Interstate 80 would increase by 50 percent. Even with major upgrades to these two highways, both would operate at Level of Service F for many hours of the day. Projected traffic levels on Placer Parkway show that the demand for the roadway, at build-out, will be a six-lane freeway. Local roadways that show high levels of usage include Watt Avenue, Fiddymment Road, Baseline Road, Sunset Boulevard, Blue Oaks Boulevard and Walerga Road. It is anticipated that traffic levels within the new land development projects can be more easily accommodated as new internal roads can be added at the planning stage.

As was discussed at the November 29, 2005 meeting, many of the regional and local-serving roadways identified in the Super Cum model are not currently provided for in the County's Traffic Fee Program (or any other financing mechanism). The Financing of major transportation infrastructure is an important component in planning for the future. Current funding programs are inadequate to finance the necessary improvements. A regional approach to address this issue is underway by the Placer County Transportation Planning Agency in conjunction, with local cities (Roseville, Rocklin, Lincoln) and the County. A Transportation Funding Workshop was held on February 22, 2006 with representatives from all the jurisdictions in attendance. The program under discussion includes major fee increases for new development, as well as a sales tax measure for transportation purposes. A detailed proposal has been prepared that includes additional funding for new roadways like Placer Parkway and highway upgrades for Interstate 80 and State Route 65. Transit, passenger rail and local roadway improvements are an integral part of the program. It should be pointed out that the cost of the necessary transportation infrastructure is over \$3 billion. The long preparation time to deliver major projects shows that serious work should begin as soon as possible to finance and implement the program.

At the March 9, 2006 Planning Commission meeting, Rick Dondro of the Public Works Department provided an overview of the proposed transportation network for the larger West Placer area. Issues discussed with the Planning Commission included current and future plans for the West Placer roadway network, as well as the anticipated funding difficulties associated with constructing these roadways.

#### Wastewater

Results from a consultant's (RMC) study for the South Placer Wastewater Authority indicates that there will be sufficient hydraulic capacity for the three proposed specific plan areas, in addition to other Urban Growth Areas analyzed. However, these developments will need to study the impacts to the treatment process due to the higher concentration of the waste stream.

The City of Roseville is agreeable to be the retailer of recycled water to the specific plan areas; however, it should be noted that the demand for recycled water may be greater than the available supply. Roseville's policy is that a project's entitlement for recycled water should not exceed the amount of wastewater supplied for treatment.

Sacramento River Water Reliability Study

In order to provide water to new urban development in western Placer County at full build-out, it will be necessary for the Placer County Water Agency (PCWA) to obtain water from the Sacramento River. Currently, the PCWA and a number of other local agency partners are engaged in a process known as the Sacramento River Water Reliability Study. The purpose of the study is to find an efficient and cost effective means of providing up to 35,000 acre feet of water to the western Placer County area by 2012 (although concerns have recently been raised that this timeline may be too optimistic). The year 2012 has been identified as the date that water needs to be available to the West Placer area to assure that there is no disruption in service to western County projects.

As noted in the discussion below for the Regional University project, it appears that there will be only be enough water available to serve somewhere between 5,000 and 8,000 residential units in the West Placer area until the Sacramento River water diversion and/or other water resources are identified). This development capacity is based upon the amount of water that can be "wheeled" through the existing PCWA/City of Roseville infrastructure. It should be noted that this amount of available water is also anticipated to be desired for use by the Riolo Vineyards, Morgan Place, and Silver Creek projects. Accordingly, until such time that additional water sources are provided to the West Placer area, there will be great demand for the limited amount of available water.

In order to proceed with these projects, it is necessary to have a biological opinion issued by the U.S. Fish and Wildlife Service (FWS) and NOAA Fisheries. Concerns have been raised by FWS about the indirect and growth-inducing impacts of providing treated surface water to western Placer County. The FWS has requested that PCWA address these impacts or provide an acceptable alternative that would include a Memorandum of Agreement (MOA) with the local governments that have permitting authority over the projects that will need the Sacramento River water. At this time, Placer County, along with other local agencies (including Cities of Lincoln and Roseville), are working with PCWA and the FWS on the language of an MOA.

Financing and Service Delivery

Level of Service

At November 29, 2005 Board meeting, staff presented an overview of studies that evaluated service levels in comparable and adjacent jurisdictions in order to define municipal service level targets for the proposed specific plan areas. At that time, the Board affirmed a number of policy objectives, including a desire to have services for new development in the West Placer area provided at an urban level, and that financing plans should be developed to ensure that services and infrastructure would be in place in a timely manner to serve new and existing residents. The proposed levels of service would be planned for within the range of those provided in surrounding jurisdictions. Primary urban services studied, and those that are most material in terms of cost, include:

□ PARKS AND RECREATION

The study evaluated the facility and operational needs for urban park and recreation services. The primary change in service from current County standards of active park development is found in the provision of recreation services and level of requirements for active park and recreation facilities. Examples of the types of facilities that may be needed and/or desired include an aquatic center, an amphitheater, community centers, youth center, skate parks and a senior center. Staff continues working with developers to affirm the park and recreation details for each of the project areas.

❑ LAW ENFORCEMENT

Operations and facilities for law enforcement services were evaluated using a combination of public safety standards in the Placer County General Plan, operations standards expressed by the Sheriff's Department, and comparisons with area urban police department operations. The increased municipal level service standard identified in the study provides for community-based policing, a high priority identified by the Sheriff's Department.

❑ FIRE PROTECTION

Fire protection services within the specific plan areas incorporate a regional response and system approach. Notwithstanding that general approach, the geographic location of each of the three projects increases the need for a higher number of responders and equipment to provide a response within the time frames that are similar to surrounding communities.

❑ TRANSIT

The four basic components of transit services for the three projects areas include local service within the proposed projects, suburban connections, regional service that connects to Sacramento and, commuter buses to downtown Sacramento. A combination of suburban and regional transit could evolve into a higher level of service in the future, which is known as Bus Rapid Transit.

Status of Financing and Phasing Studies

The West Placer Finance Group, along with project proponents and a range of fiscal, land use, economic and other technical consultants, continue to work together to provide for appropriate financing and phasing plans for the West Placer projects. The financing and phasing plans are intended to:

- ❑ Demonstrate the feasibility of financing/funding public improvements and infrastructure required for the projects;
- ❑ Delineate phasing of improvements; and
- ❑ Detail funding mechanisms for construction.

The financing and phasing plan is the first in a series of financial documents that will delineate the costs, financing mechanisms and financial issues associated with construction of infrastructure and other public improvements. The financing and phasing plan provides the first opportunity for staff to review, evaluate and respond to financial issues associated with the project. In addition, a fiscal study for each project articulates the ongoing operations and maintenance costs and revenues associated with the specific project and identifies potential shortfalls. The service plan, a separate document, will evaluate the ability of the project to deliver necessary services and identifies mechanisms for funding identified service levels. These documents to a large extent will provide the basis for negotiation of elements of the development agreements. Material progress in negotiation relies on the submittal of these documents.

The Administrative Draft Financing Plan for the Placer Vineyards project has been submitted and reviewed by County staff, and comments have been provided back to the project proponents. Staff and the project proponents are currently addressing remaining issues primarily related to the timing of construction of municipal facilities. The Placer Vineyards Financing Plan proposes a single phase, as opposed to multiple phases, with construction of backbone infrastructure for the entire project occurring at one time. The Draft Financing Plan relies on a myriad of regional and local overlapping fee programs and assessments to fund capital facilities and infrastructure, financing through a Mello-Roos program, and significant reliance on the developer to provide up-front private funding.

Based upon the first review of the Plan, staff comments have focused on the planning and delivery of County facilities at a municipal level, financing for the core infrastructure needed early within the project development, and timing for facilities construction to ensure availability when needed. The administrative draft fiscal study has not yet been submitted but should be available within the week. While the complete information is not yet available, it should be noted that the low property tax base in the area creates significant challenges for funding ongoing maintenance, operations and delivery of countywide and municipal services to the area.

The Regional University and Placer Ranch Finance Plans are being prepared by Economic Planning Systems, consultants for the developers. The Plans are scheduled to be provided to the County within the next eight weeks. The Finance and Phasing Plans for Regional University and Placer Ranch will be followed by related financing documents outlined above.

Assuming the continued implementation of Board direction regarding urban service levels and facilities, staff will continue to work with project proponents to ensure that services, facilities, and infrastructure are provided in a fiscally responsible manner, are sustained over time and that the County's economic health is protected.

### **Placer Vineyards Specific Plan**

#### **Project Status:**

Placer Vineyards, located on the south side of Baseline Road and west of Fiddymont Road, is a 5,148-acre, mixed-use development project that includes two different development scenarios: Scenario One is for the development of 14,132 residential units and up to an assortment of retail commercial and office floor area. County staff and the City of Roseville have completed the review of the 2<sup>nd</sup> Administrative Draft of the Specific Plan for the Placer Vineyards project. These collective comments have been provided to the EIR consultant and the applicant.

The second development scenario, known as the "Blueprint Alternative", proposes the development of up to 21,631 residential units and retail commercial and office floor area. The purpose of the Blueprint Alternative is develop a project that reflects and is consistent with the level of development envisioned by the Sacramento Area Council of Government's Regional Blueprint project. On February 21, 2006, the applicant submitted to staff the 1<sup>st</sup> Administrative Draft of the Blueprint Alternative. The document has been circulated to the City of Roseville, and staff is awaiting comments from the City.

In addition to the Specific Plan documents, the applicant has submitted a draft of the Design Guidelines and Development Standards for staff review. Staff has also reviewed a draft Financing Plan for the project, and initial comments have been returned to the applicant. Based upon the first review of the Financing Plan, staff comments have focused on the planning for County facilities, financing for the core infrastructure needed for the project, and possible "triggers" for the timing of construction of the various facilities (including County buildings and parks).

Based upon its review of the project, the City of Roseville has submitted a series of comment letters identifying various issues and areas of concern with the proposed project. The County has provided a formal response to each comment letter. At the same time, County staff and representatives from the City of Roseville continue to meet on a weekly basis to discuss issues associated with utility coordination. The purpose of these weekly meetings, which each agency believes are quite valuable and productive, is to identify solutions for the provision of utility service to the West Placer area, both for County and City projects.

Recent land use discussions have centered around the Special Planning Area (SPA) and the allocation of units for potential future development in this area. The SPA designation is located on approximately 795 acres at the western portion of the Plan Area and includes the existing Riego area. Currently, there are 150 existing residences located within the SPA, and the Placer Vineyards Specific Plan is allocating an additional 261 "new" residential units that will be available on a first-come, first-serve basis. The Specific Plan is designing its infrastructure (sewer, water and storm drainage) to accommodate the existing and proposed residences within the SPA. Any development above-and-beyond the 261 additional units identified for the SPA will require the processing of a General Plan Amendment.

#### Environmental Impact Report Status and Scheduling

The environmental analysis for the Placer Vineyards project continues to move forward. Staff has completed its review of the 2<sup>nd</sup> Administrative Draft of the Environmental Impact Report. County staff and the EIR consultant met with representatives of the City of Roseville on February 28, 2006 to discuss the City's comments on the EIR, as well as to discuss ongoing issues associated with utility coordination.

Since the last presentation before the Board, the tentative timeline for this project has slipped by approximately one month. The size and complexity of this project, in addition to traffic models and biological studies being delayed, have resulted in the project delays. That being said, staff and the applicant continue to work diligently towards the completion of an environmental document that is accurate and complete.

At the time of the preparation of this report, staff is working with the EIR consultant on the "screen-check" copy of the Draft EIR, and it is anticipated that the Draft EIR will be ready for circulation and public review starting on March 27, 2006. The Draft EIR will be circulated for a 45-day review period, during which time a series of meetings will be scheduled with the West Placer Municipal Advisory Committee and the County Planning Commission (tentatively scheduled for April 27, 2006). Based upon the current schedule, the project is anticipated to be presented to the Board of Supervisors in November 2006.

Development Agreement Status

The County Executive's Office continues to meet with representatives of the applicant to discuss the form and content of the proposed Development Agreement. At this time, the discussions are focused on road improvements and the timing/triggers for various improvements, as well as the logistics of possibly having as many as 24 separate agreements for each of the 24 participating property owners.

Regional University

Project Status:

The Regional University project is a mixed-use development on an 1,136-acre site located west of the West Roseville Specific Plan area. The Regional University project is proposed to be anchored by a private university with an anticipated enrollment of up to 6,000 students. In addition, the project includes 4,387 residential units. The intent of the project is to use the proceeds from the sale of the residential properties to fund the endowment for the development of the university.

Staff continues to hold weekly issue resolution meetings to address issues raised from the comments on the first administrative draft specific plan. Recent meetings have centered around land use, public services, circulation, wastewater, and water/recycled water. The City of Roseville has also provided comments on the specific plan. County staff are currently in the process of responding to those comments, as well as scheduling meetings with Roseville to discuss their issues.

Separate weekly meetings continue to be held between the applicant, staff, and project consultant regarding to the development of design guidelines and development standards for the Specific Plan. Discussions recently have centered around the design guidelines and development standards for the University Village, which is an area of approximately 82 acres located in the south central portion of the plan area near the entrance of the university. The guidelines and standards that are created for the University Village are intended to ensure that the commercial mixed-use and higher density residential developments complement an active pedestrian environment.

Environmental Impact Report Status and Scheduling

The EIR consultant (EIP Associates) has been diligently working on the preparation of the environmental document for this project. The biological, cultural resources, and geotechnical analyses have been completed, and the EIR consultant is incorporating the information into the environmental document. The traffic analysis was recently completed, but the recycled water master plan analysis will not be completed until later this month. At this time, the Administrative Draft EIR is anticipated to be completed by mid-April 2006, at which time County staff and the applicant will review the document. The Draft EIR is scheduled to be released for public review by late May/early June 2006, which will allow the project to be considered by the Board of Supervisors by late Fall 2006.

Development Agreement Status

The County Executive's Office has initiated preliminary Development Agreement discussions with the applicant. These discussions have been centered around phasing of the project and provisions for domestic water supply, as well as timing of infrastructure improvements and a mechanism to guarantee that the endowment raised from the sale of the community portion of the plan area is reserved for a private university.

Surface Water/Groundwater Issues

One of the critical issues associated with the development of the Regional University project is how, and in what manner, water service can and will be provided to the project site. While the applicant is aware of the existing General Plan policies regarding that discourage the use of groundwater for new developments, there is a concern that the necessary infrastructure may not be available or in place to allow for the initial development of the Regional University project. To address this concern, the applicant is proposing to, initially, exclusively utilize groundwater as the sole water source for the project. The proposed system would consist of a series of wells (including any treatment necessary), storage facilities, booster pumps and distribution facilities. The distribution pipeline system would be designed in a manner to ultimately accept and distribute surface water supplies as they become available to the site.

To assure that groundwater will not be permanently used as the primary water source for the project, that applicant is proposing that, prior to the approval of the improvement plans for the 2,000<sup>th</sup> residential lot, the project would be required to construct and/or connect to a surface water pipeline that would commence at the intersection of Fiddymont Road and Baseline Road. It is applicant's desire to have this pipeline construction and/or proportional contribution be eligible for credit against the transmission component of the Placer County Water Agency's Water Connection Charge in affect at the time of construction.

From the applicant's point-of-view, the need to initially utilize groundwater is a matter of timing. As the cost and infrastructure needed to extend water service from its existing terminus at the intersection of Baseline and Fiddymont roads will be quite costly, the applicant desires to use groundwater as an interim source and, as new development occurs, assess a fee to all new development to fund the needed extension of water service to the project site. Additionally, if groundwater is not utilized, the potential exists for the three West Placer projects to be "competing" for the limited amount of surface water that will be available until such time that the Sacramento River Water diversion project is in place. At this time, based upon existing infrastructure and water availability, it appears that there will be only be enough water available to serve somewhere between 5,000 and 8,000 residential units (until the Sacramento River water diversion and/or other water resources are identified), based upon the amount of water that can be "wheeled" through the existing PCWA/City of Roseville infrastructure.

The Placer County Water Agency (PCWA) continues to have concerns with the use of groundwater as the primary water source for any of the projects in West Placer County. The concerns of PCWA are centered around three specific issues:

- Ensuring the Construction of Off-Site Infrastructure: Of concern to PCWA is determining how PCWA ensures that off-site infrastructure needed to serve the build-out of the Regional University project is built in a timely manner. It is PCWA's desire not to have to collect a fee and be responsible to build the necessary infrastructure, because such a program runs the risk that the cost of the facilities will exceed the funds that are available.

The alternative to the above, which would require the conditioning of projects with the responsibility to build the needed facilities at a later date, has been problematic for the Agency in the past because the responsible landowner has not banked sufficient funds for the needed infrastructure improvements. According to PCWA, failure to get a specific project to pay for its share of the cost of required infrastructure needed to serve a project has typically meant that the Agency is required to transfer the responsibility to other landowners. PCWA has a firm policy against requiring its rate payers to fund the cost of infrastructure for new development.

- Consistency with Groundwater Management Plan: Another concern of PCWA is ensuring that groundwater use for a specific project is consistent with the Agency's groundwater management plan objectives. While PCWA acknowledges the need for conjunctive use of groundwater resources to address dry-year situations, PCWA continues to be concerned with the development of projects that solely rely on groundwater, even for defined periods of time. According to PCWA, consistency with the Agency's groundwater objectives can be met by requiring that the infrastructure needed to provide surface water to a project is constructed and in place before water service is provided to the issuance of the first building permit for a project, and that the Agency owns and operates any groundwater facilities within a project.
- Guarantees for Continued Provision of Surface Water to a Project: From the development community's point-of-view, concerns have been raised as to the guarantees that can be established to assure that, after a landowner has invested monies in the construction of off-site infrastructure needed to serve a specific development, the project won't be stopped at a future date because of a lack of available service water.

As the Board is aware, PCWA is not in the business of providing guarantees of water service without the commensurate payment of a project's water connection charge. During a discussion at its February 2, 2006 meeting, the PCWA Board of Directors was very uncomfortable with the concept of a commitment to continue to serve additional phases of the Regional University project with only groundwater if, for some reason, additional surface water was unavailable. PCWA is concerned that such an action would establish a precedent that would have to be applied equally to other West Placer projects, and such an action would be inconsistent with the Agency's goals of protecting the groundwater basin from overdraft. As with every other development served by PCWA, the intent would be to proceed with status-quo, which is to provide water on a first-come, first-serve basis.

### **Placer Ranch Specific Plan Project**

#### **Project Status:**

Placer Ranch, located on 2, 213-acres at the westerly end of the Sunset Industrial Area and north of the West Roseville Specific Plan area, is a proposed mixed-use development that would be anchored by a new California State University campus. In addition to accommodating up to 6,793 residential units, the project would include a college campus with an anticipated enrollment of 15,000 to 25,000 students.

The Placer Ranch Specific Plan continues to move from the planning phase to the environmental review phase. The revised Notice of Preparation was distributed to all responsible agencies and interested parties on February 17, 2006. Comments on the Notice of Preparation are due back to the County no later than March 24, 2006. During this review period, a public Scoping Meeting will be held on March 14, 2006, at which time the proposed project will be publicly presented, and people interested in the project will have the opportunity to identify issues they would like to see addressed in the Environmental Impact Report. consultant contract for the preparation of the Environmental Impact Report (EIR) has recently been signed, and the work has been initiated by North Fork Associates and its sub-consultants, including Fehr and Peers, URS Corporation and others. The draft EIR is projected to be released in April 2006.

Currently, County staff is working with the applicant team to complete an accurate project description for evaluation in the EIR. This effort has included the identification of necessary off-site infrastructure improvements and finalizing the land use plan. Also, County staff is completing its review of the latest draft of the specific plan text, submitted on November 4, 2005, in conjunction with the first draft of the development standards that were submitted to the County at the end of October.

The applicant's team is preparing a stormwater management plan. Further, County staff is completing peer reviews of the sewer, water and drainage master plans. URS Corporation staff has already provided peer review of these documents. Revised drafts of the sewer, water and drainage master plans should be delivered to the County by the applicant's engineer by December 2, 2005. The applicant plans to submit draft design guidelines by January 2006.

A number of issues have yet to be resolved. The proposed development of residential land uses within the one-mile buffer of the Western Regional Landfill site and the adjacent expansion site is inconsistent with County General Plan policy. The most recent land use plan proposes a residential buffer of 4,300 feet (rather than 5,280 feet) as measured from the active landfill area, rather than measuring from the landfill/expansion site boundaries as required in the General Plan.

The General Plan requirement for a buffer between urban and agriculturally zoned properties is only partially addressed by the land use plan. The northwest portion of the site, which is adjacent to agricultural uses, provides no buffer. Further to the south, a buffer of 200 to 300 feet is shown on the land use plan. In addition, the project proposes to cancel an existing Williamson Act contract. The project proponents have filed a Notice of Non-Renewal (2002) on the two parcels subject to the contract, totaling over 600 acres.

#### Sunset Industrial Area Plan

As the Placer Ranch project is located in the westerly portion of the Sunset Industrial Area Plan, the question of how the proposed project does or does not comply with the plan has been extensively reviewed. While the proposed project will still implement the jobs creation and economic development objectives of the plan, staff has concluded there is a need for independence from the overall plan because of the multitude of different policies that would only be applicable within the Specific Plan area. On this basis, staff has concluded it is best to amend the Sunset Industrial Area Plan to review the Placer Ranch site from the plan area. By doing this, the principles of the plan area can still be maintained, while at the same time allowing for text to be prepared to specifically address the Placer Ranch project.

Consideration of the future Brookfield Development

Located immediately west of the Placer Ranch site is property owned by the Brookfield Land Company. Previously, Brookfield approached the County and asked that their property be considered as a part of the overall development proposals in the West Placer County area. Because of the magnitude of the three current Specific Plans the County is processing (i.e., Placer Vineyards, Regional University and Placer Ranch), the Board concluded that it was necessary to complete the processing of these three Specific Plans before the County takes on any other development proposals in the West Placer County area. On this basis, the Board directed staff not to consider a process any development proposals on the Brookfield property or within the Curry Creek Community Plan area.

While staff has consistently implemented this direction, issues have recently been presented, primarily in conjunction with the development of a regional roadway network and infrastructure for the West Placer area, that have shown the need to determine, even preliminarily, how roadway and utility connections through the Brookfield property could tie into and complete the regional system. To this end, the City of Roseville continues to request that the Placer Ranch Specific Plan provide for a roadway connection to the west, as this will help identify a possible roadway network that might be associated with the City of Roseville's Creekview project. Pursuant to the Board's previous direction, the land use plan for Placer Ranch does not depict a westerly connection.

To address the need for a regional roadway and infrastructure network, staff is requesting the Board amend its previous direction and allow for the consideration of a roadway/infrastructure network through the Brookfield property. It is important to note that no land use assumptions will be made for the Brookfield property, and that staff will not be discussing any land use issues specific to the Brookfield property with any property owners. The sole intent of this request to allow for the completion of a regional roadway and infrastructure network for the West Placer area.

**CONCLUSION:** The purpose of this report to the Board is to provide an update of the general issues and a status report on the Placer Vineyards, Regional University, and Placer Ranch Specific Plan projects. As noted in the above discussion, there continues to be a myriad of issues associated with each project that have yet to be resolved. While staff remains committed to the specific project schedules that are included in this report, it should be noted that these projects schedules assume that all identified issues can be adequately resolved without causing or adding delay to a project. That being said, the potential exists for a single issue (i.e., traffic/circulation, use of groundwater) to delay the processing of a project, and thereby cause the identified timelines to be missed. Staff, in concert with the respective environmental consultants, PCWA and the City of Roseville, continue to work in cooperation to assure that all identified issues are adequately discussed, and that the identified timelines can be maintained.

As a separate action, staff does request that the Board amend its previous direction and allow for the consideration of a roadway and infrastructure network through the Brookfield property to create a regional network, with the understanding that no land use assumptions will be made for the Brookfield property, and that staff will not be discussing any land use issues specific to the Brookfield property with any property owners.

Staff will be available at the meeting to receive any comments and/or direction deemed appropriate by the Board.

Respectfully submitted,



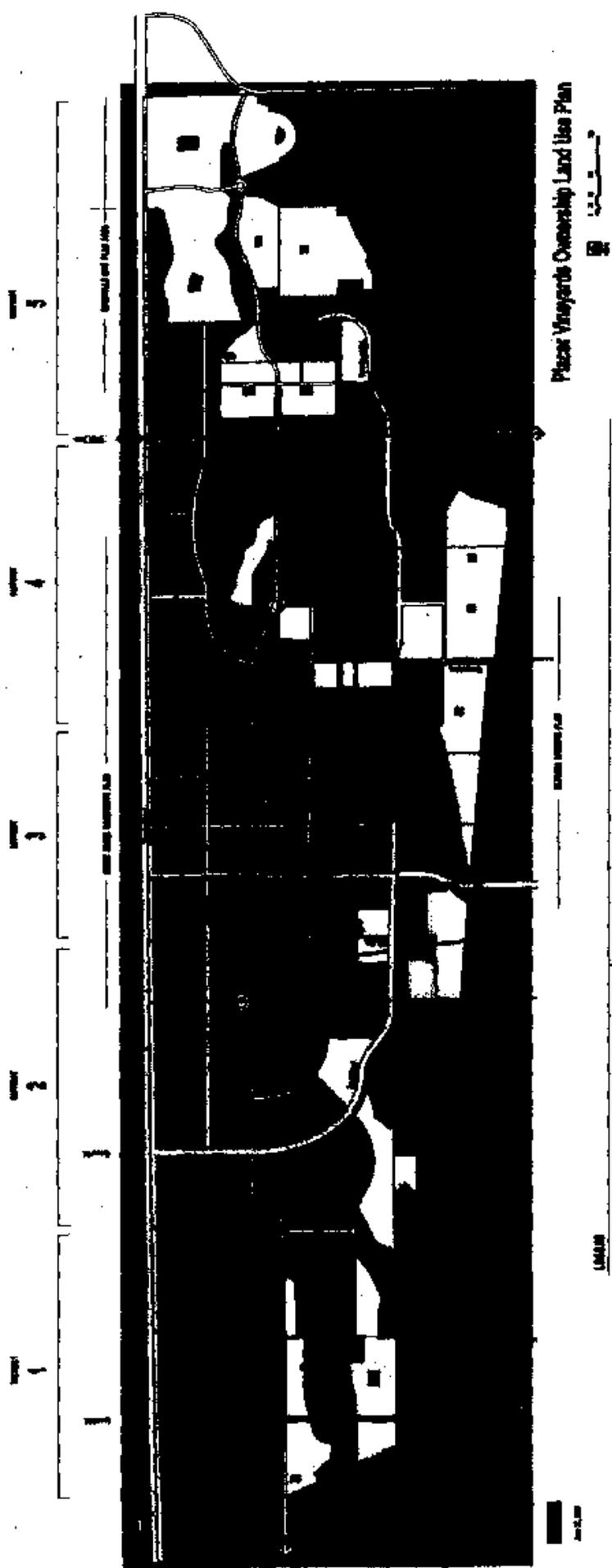
---

Michael S. Johnson, AICP  
Director of Planning

- Exhibit
- 1 - West Placer Projects Map
  - 2 - Placer Vineyards Specific Plan Land Use Plan
  - 3 - Placer Vineyards Specific Plan Schedule
  - 4 - Regional University and Community Land Use Plan
  - 5 - Regional University and Community Schedule
  - 6 - Placer Ranch Specific Plan Land Use Plan
  - 7 - Placer Ranch Specific Plan Schedule



U



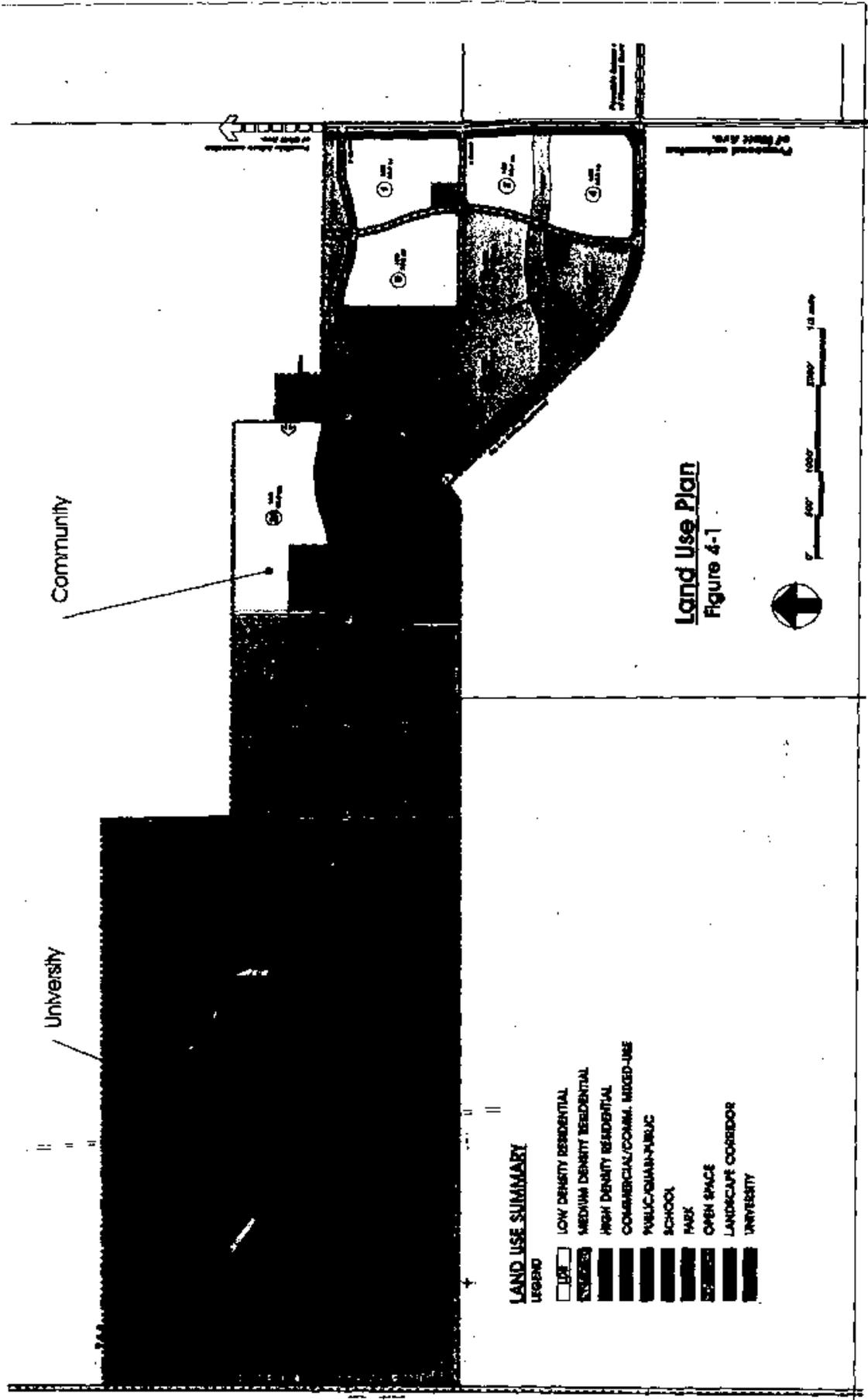
**PLACER VINEYARDS SPECIFIC PLAN  
PROJECT SCHEDULE  
UPDATED MARCH 14, 2006**

1	Draft Specific Plan	9/9/05	9/9/05	9/9/05
2	Traffic section	9/26/05	9/26/05	11/8/05
3	Consultant prepares ADEIR	11/14/05	11/14/05	Vol. 1: 11/14/05 Vol. 2: 11/14/05
4	Meeting with County staff	12/5/05	12/5/05	On going weekly meetings
5	County review of ADEIR	12/19/05	12/19/05	Vol. 1: 11/14/05 Vol. 2: 11/14/05
6	Consultant prepares ADEIR II	1/23/06	1/23/06	Vol. 1: 2/2/06 Vol. 2: 2/10/06 Vol. 3: 2/17/06
7	Meeting with County staff	1/30/06	1/30/06	On going weekly meetings
8	County review of ADEIR II	2/6/06	2/6/06	Vol. 1: 2/15/06 Vol. 2: 2/23/06 Vol. 3: 2/23/06
9	Consultant prepares screen check	2/13/06	3/17/06	Vol. 1: 3/14/06 Vol. 2: Vol. 3:
10	County review of screen check ADEIR	2/20/06	3/20/06	
11	Finalize and print DEIR	2/27/06	3/27/06	
12	DEIR hearing	3/23/06	4/13/06	
13	45-Day DEIR public review period	4/10/06	5/12/06	
14	Consultant prepares AFEIR	6/12/06	7/11/06	
15	County review of AFEIR	7/10/06	8/10/06	
16	Consultant prepares AFEIR II	8/7/06	9/11/06	
17	County review of AFEIR II	8/21/06	9/25/06	
18	Consultant prepares screen check	8/28/06	10/2/06	
19	County review of screen check	9/4/06	10/3/06	
20	Finalize and print FEIR	9/11/06	10/10/06	

[REDACTED]				
21	Planning Commission hearing	9/21/06	10/26/06	
22	Board of Supervisors hearing	10/10/06	11/14/06	

- Schedule will be modified as issues, contracts submittal dates, hearing dates, etc. are solidified.
- Schedule is best estimate based on information available on the date the schedule is prepared.

U



**LAND USE SUMMARY**

- LEGEND
- LOW DENSITY RESIDENTIAL
  - ▨ MEDIUM DENSITY RESIDENTIAL
  - ▩ HIGH DENSITY RESIDENTIAL
  - ▧ COMMERCIAL/COMM. MIXED-USE
  - ▦ PUBLIC/UNIV-PUBUC
  - ▥ SCHOOL
  - ▤ PARK
  - ▣ OPEN SPACE
  - ▢ LANDSCAPE CORRIDOR
  - UNIVERSITY

**Land Use Plan**  
Figure 4-1



**This page is intentionally left blank**