

## **Big Plans for Placer County**

**Placer County is preparing for a major surge in growth**, the members of the Republican Congress of Placer County were told at their quarterly meeting at Lou La Bonte's Restaurant in Auburn on March 20, 2007.

John Marin, Director of the Community Development Resource Agency, and Michael Johnson, County Director of Planning, outlined the major projects and explained what the County was doing to facilitate these developments.

Major developments planned for the Roseville area include:

1. Placer Vineyards – south of Baseline – about 5,200 acres, 14,100 dwelling units accommodating about 38,000 people. Ultimately, this large project is expected to incorporate as a separate city so plans include facilities for that eventuality.
2. Placer Ranch – off Highway 65 – about 6,730 acres, 2,214 dwelling units. This project includes a major road that will serve as a bypass between Highway 65 and route 99.
3. A private university – off Baseline at Watt - including a university village, the proceeds of which will help finance the university

Major developments planned for the Marin Valley and Tahoe area include:

1. Northstar Village – 21 acres, 213 dwelling units.
2. Northstar Mountain – 2,420 acres with 1,154 dwelling units and 349 rental units.
3. Northstar Highlands – 1,450 dwelling units.

Further major development in Roseville and Lincoln are also expected.

**Infrastructure support** to provide water, sewer, schools, parks, roads, etc., for the projects will be fully funded through impact fees. Sufficient water rights from the American River already exist, but it is expected that there will be some tradeoff so that some of the water will be drawn from the Sacramento River. There is already plenty of sewer treatment capacity available. Green areas are being set aside.

The Highway 65 bypass and improvements to Interstate 80 are already underway, but traffic will still inevitably be a problem. It is expected that the expenses for city and county services for these areas will be amply covered by the new revenues generated.

**A Placer County Conservation Plan** is being developed to facilitate the developments from Auburn to the County's western border. The Plan is designed to protect natural resources and assure that planned development satisfies state and federal requirements. Various planning and negotiating teams are working with the pertinent state and federal agencies on the Plan.

The cognizant federal agencies include Fish and Wildlife, the Army Corps of Engineers, the National Oceanic and Atmospheric Admin., and the U.S. Environmental Protection Agency. The cognizant state agencies include California Fish and Game, and California Planning. It is hoped that prior approval for the Plan will facilitate the permitting of the individual developments, but of course each project has its own particular problems and the Plan does not address potential private litigation bottlenecks. These projects will take many years to build out, but the pace of development will dwarf current levels.

**The Plan anticipates 90,000 new dwellings** between 2002 and 2050. It anticipates that approximately 54,000 acres will be set aside for resource preservation