

APPENDIX D

2035 MTP LAND USE ALLOCATION SUMMARY FOR PLACER COUNTY JURISDICTIONS

The following section summarizes the regional Land Use Allocation assumptions developed by SACOG for the MTP 2035 (MTP Appendix D2).

MTP 2035 Land Use Allocation

Since the adoption of the Blueprint Vision by the SACOG Board of Directors in December 2004, a number of jurisdictions in the region have begun implementing the Blueprint smart growth principles into their planning processes. The general plan and specific plan development activities occurring in the region by local jurisdictions are reflected in the 2035 land use assumptions and the population, housing and employment forecasts used for the MTP 2035.

Federal and State transportation planning guidance, require that land use assumptions used in the development of a long range transportation plan reflect a growth pattern that is most likely to occur, based on the best information available. Growth patterns are influenced through a combination of ongoing social, economic, market forces, and technological changes. Growth patterns are further regulated through zoning, land use plans and policies (many which reflect Blueprint principles), and decisions regarding development applications. Local government and other regional, state, and federal agencies also make decisions regarding the provision of infrastructure (e.g., transportation facilities, water facilities, sewage facilities) and protection of natural resources that may influence growth rates and the location of future development.

The MTP's 2035 land use allocation was developed over two years (2005-2007) in cooperation with local jurisdictions. In 2005, a regional growth forecast of employment, population and housing was developed for the SACOG region by Stephen Levy of the Center for the Continuing Study of the California Economy (CCSCE). Development of the population, housing, and employment forecasts were done in consultation with the local jurisdictions. The SACOG Board of Directors adopted a regional forecast for the years 2013, 2018 and 2035 in March 2007. In September 2007 the SACOG Board of Directors adopted a revised 2035 forecast for use in developing the land use allocation of the MTP 2035. The forecast consisted of a projected economic growth rate that was tied to a demographic forecast, which was then tied to a forecast of the number of new housing units that will be needed throughout the region through 2035. The adopted forecast closely matched the 2035 projections released by the California Department of Finance in mid 2007.

In contrast to prior SACOG growth projections, the adopted land use assumptions, and the housing and employment projections for the MTP 2035 show considerable changes from the traditional approach to development. The focus of regional and local land use planning has shifted to more compact development with higher employment and housing densities. Within the Sacramento region, the majority of the growth is projected to occur in the region's central core

and inner suburbs; however, some outlying communities, such as in Placer County will experience faster growth than previously projected.

The following section summarizes the regional Land Use Allocation assumptions developed by SACOG for the MTP 2035 (Appendix D2) as it relates to the individual jurisdictions within Placer County.

Placer County – West Slope County Summary

Placer County is predominantly rural and much of the eastern half of the county is under federal ownership. The majority of the population and urban development is located in the western half of the county, concentrated primarily in and around the fast-growing cities of Roseville, Rocklin and Lincoln. This growth trend is projected to continue through 2035: 80 percent of the county's new development will occur in Lincoln, Roseville, and southwest unincorporated Placer County, with the majority of growth occurring through development of lands in and adjacent to existing city limits. This projected growth is, in part, the impetus behind the Placer County Conservation Plan, which is intended to address the impacts of new growth on habitat lands. All Placer cities through use of revitalization strategies are expected to see the infill and reinvestment in their downtowns and older transportation corridors.

Auburn

Auburn has experienced a slow pace of growth over the past fifteen years, which is expected to continue through 2035. Projected growth will occur through infill and redevelopment within the existing city limits. Though it covers a large area, Auburn's sphere of influence (SOI) has few large development parcels outside of the redevelopment potential along the Highway 49 corridor (north of the city limits). Large capacity-adding annexations are not projected to occur.

Auburn has historically maintained a strong balance of jobs to housing, due in part to its role as the county seat, a shopping and service destination for the surrounding rural areas, and as a stop along heavily-traveled tourist routes to the Sierra Nevada foothills and mountains. This ratio of jobs-to-housing is expected to remain jobs-heavy.

Colfax

Land development in Colfax is constrained by the city's topography and in recent years by its waste water treatment plant, which has reached capacity. For this reason, development for the past several years has been restricted to a few housing units per year. Colfax has historically maintained a strong jobs-housing balance, supported by tourism and surrounding rural populations.

Through 2035, Colfax is anticipated to grow slowly. New development is likely to be small-scale and a significant amount of it concentrated in and around the Interstate 80 and Highway 174 corridors. The historic downtown is also expected to see some infill growth, as the city's long-range planning efforts are focused on downtown revitalization and economic development.

Lincoln

The City of Lincoln has been one of the fastest growing cities in the Sacramento region for several years, more than tripling its population in the past seven years. The majority of the growth has been residential development in a few large specific plan areas, though commercial development has accelerated in the last three to four years.

Lincoln is expected to continue robust growth through 2035. In the early years of the planning period, the current city limits are expected to substantially build out. A small percentage of the city's growth will occur through continued small-scale infill and redevelopment in the downtown. Annexations are anticipated to occur throughout the planning period, with areas closest to the existing city limits (and within the existing SOI) annexing first, followed by lands further out. Large commercial, industrial and employment uses are planned for the areas along the SR 65 bypass. Throughout the expansion areas of the city (east and west), a minimum of 45 percent of the land area will be dedicated open space and parklands. Lincoln is anticipated to experience strong job growth into the future as it merges with the growing southwest Placer jobs center along the SR 65 corridor.

Loomis

The Town of Loomis is a small, rural community that has experienced very little growth in the past seven years despite its location in the fast-growing southwestern region of Placer County. Planning efforts aim to maintain the town's rural character overall, focusing primarily on infill and redevelopment of the downtown area.

Loomis' modest growth is projected to occur steadily through 2035. With no plans for expansion, the town's residential growth is limited to development of the remaining vacant rural residential lands, and redevelopment and infill in its downtown. Employment growth will be concentrated along the Interstate 80 corridor and in the downtown. The town's strong existing jobs-housing balance is expected to be maintained through 2035.

Rocklin

The City of Rocklin is surrounded on all sides by the cities of Lincoln and Roseville, the Town of Loomis, and the Roseville SOI. Residential development peaked in 2004 and has tapered significantly as only two new growth areas remain in the northern area of the city.

The City's Downtown Rocklin Plan will provide significant capacity for residential and employment growth added through small-scale infill and redevelopment. It is expected to be implemented slowly over the planning period. As in the rest of southwest Placer County, Rocklin has experienced consistent employment growth over the past several years. This trend is expected to continue given the rise of Rocklin and Roseville as a regional jobs center. Rocklin's employment will increase slightly through 2035 most of it concentrated in the SR 65 and Interstate 80 corridors. The city's jobs-to-housing ratio will also increase. Residential growth continues through 2035, although at a slower pace.

Roseville

Roseville sits at the heart of the southwest Placer employment center. Employment uses are concentrated in the areas around Interstate 80 and SR 65. While residential uses surround these areas, the majority of the city's housing is located west of the Interstate 80/SR 65 corridors. Over the past several years, the city experienced significant housing growth that did not keep up with employment growth. Jobs growth is expected to continue to outpace housing growth through 2035. Strong housing growth is also expected, with the city increasing its ratio of housing to jobs by 2035. Most housing growth in the early years of the planning period will occur within the existing city limits, through the building-out of approved specific plans. Through the latter half of the planning period, the city is expected to annex its western SOI, where a Memorandum of Understanding between Roseville and Placer County allows Roseville to lead urban development of the area. Development in this area will be primarily residential; with commercial growth will serve local residents and the surrounding southwest Placer developments. Redevelopment and infill, both mixed-use and residential, are anticipated to occur later in the planning period, focused on the city's older commercial and redevelopment corridors.

Unincorporated Placer

Historically, development in unincorporated Placer County was concentrated in rural communities, the majority of which are clustered along the Interstate 80 corridor. The employment boom in Roseville and Rocklin has contributed to the housing development boom in the rest of southwest Placer County. In addition, new development has been approved east of Lincoln and north of Auburn, and over the past decade, several development proposals have been filed with the county for urban-levels of development in the southwestern portion of the County (primarily south of Lincoln and west of Roseville).

By 2035, strong job growth is projected for the Roseville/Rocklin and McClellan Park (in northern Sacramento County) jobs centers. This job growth will be balanced by a high level of housing growth in southwest unincorporated Placer County. A significant amount of this new housing will be built at higher densities than housing developments of the past ten to fifteen years. While some rural residential development will continue to occur in the foothill communities, the concentration of the unincorporated population will shift towards the southwest valley area.

United Auburn Indian Community of the Auburn Rancheria

The United Auburn Indian Community of the Auburn Rancheria is located in the Sierra Nevada foothills near Auburn, California. Currently, the majority of tribal members reside in Placer and Nevada counties. The United Auburn Indian Community of the Auburn Rancheria owns the Thunder Valley Casino located near the northwest corner of Athens and Industrial Avenues in the Sunset Industrial Area of unincorporated Placer County. The Tribe is also proposing that 1,100 acres located in northwest Placer County be placed into federal trust for future tribal residential housing and tribal community use.

The development activities of the United Auburn Indian Community of the Auburn Rancheria is not explicitly included as part of SACOG’s population, housing and employment projections. Rather, where existing residential and recreational development is located, SACOG assumes future growth to occur within that general area.