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Supes OK 14,000-home Placer development

Sacramento Business Journal - 4:18 PM PDT Monday, July 16, 2007 by [Michael Shaw](#) Staff writer

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The Placer County Board of Supervisors unanimously approved the massive **Placer Vineyards** development on Monday, a 5,200-acre proposal that could provide homes for more than 32,000 people over the next two to three decades.

The supervisors approved a less-dense version, about 14,100 homes, than had been pressed for by smart-growth advocates, who want more homes closer to job centers within the urban and suburban cores.

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The development area, a total of about 8 square miles, is owned or controlled by two dozen developers.

Supervisor F.C. "Rocky" Rockholm, whose district contains the Placer Vineyards site, had initially said he favored the denser version proposed for the development, about 21,600 homes, but indicated on Monday that residents favored fewer homes.

Placer Vineyards is located west of Roseville on unincorporated Placer County land bordering Sacramento and Sutter counties.

The next step will involve working out agreements over how an estimated \$800

million in infrastructure will be implemented within the development.

The Placer Vineyards development group must obtain U.S. Army Corps of Engineers permits before it can perform any work at the site, a process that requires environmental approvals and could take years. In the meantime, the developers could seek to subdivide the property into large lots, an initial step before the land is divided into lots for homes, schools, commercial centers and open space.

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