



Parcel 6, Placer Vineyards Placer County, CA

Project Description: The Placer Vineyard Specific Plan Area encompasses 5,230 acres and is planned to include 14,132 residential units and 165 acres of commercial land. The East Plan Area provides opportunities for near term development; Lennar is currently developing Parcel 1A, located to the north east of the subject offering. The subject, Parcel 6, is 39± acres.

Location: The property is located at 9075 Watt Avenue, south of Baseline Road and on the east side of Watt Avenue, in the east area of the Placer Vineyard Specific Plan.

Land Use: The parcel is designated in the amended specific plan and is zoned MDR, Medium Density Residential, shown in the Specific Plan as allowing 4—8 units per acre. The Specific Plan specifies 102 residential units on the 39 gross acres 14.5 acres of MDR, 18 acres of Open Space, 1.5 acres of public Land and 5 acres of Major Roads. Development will require working with County Planning to establish the Development Phase Process. This includes identifying required infrastructure improvements working from a large lot tentative map and Lotting Study.

Parcel 6 is not an active paying member of the Placer Vineyards Specific Plan group, and therefore owes its pro rata share of Specific Plan costs incurred. The outstanding balance is approximately \$380,000.

Lennar is selling homes on Parcel 1A, Heritage Placer Vineyards, located on the east boundary of the subject. Lennar's site consists of 402 gross acres with 264 developable acres, containing 931 single family home sites. Lennar's development includes significant roadway improvements of Placer Creek Way (formerly E. Dyer Lane), sewer extensions south to the area lift station in Riolo Vineyard, recycled water line extensions, and a 24" waterline extended south from Baseline Road. Woodside Homes is presently developing Placer Vineyards Parcel 2 on the south east boundary of the subject, and with Lennar they are scheduled to complete Placer Creek Drive in 2026.

Assessor Parcel Number: Placer County 023-200-018-000.

Fees: A fee estimate for Placer Vineyards is attached.

School District: Center Unified

Oak Hill Elementary School 3909 North Loop Blvd Antelope 95843

Wilson C Riles Middle School 4747 PFE Rd. Roseville CA 95747

Center High School 3111 Center Court Ln. Antelope CA 95843

Niche.com ranks these schools as a B, B and A- respectively

Rex Fortune Elementary School, opened August 7, 2023 and is located at 4601

Upland Drive Roseville. It has a Niche.com rating of A-.

Service Providers:

Water:	PCWA / CalAm
Storm Water:	Placer County Service Area (CSA)
Sewer:	Placer County Dept. of Public Works
Electric:	PG&E
Natural Gas:	PG&E
Police:	Placer County Sherriff
Fire Protection:	Placer County Fire District

Per the Placer Vineyard Specific Plan, the **Affordable housing** requirement for each parcel will vary with the actual number of dwelling units constructed. Affordable housing obligation will remain at 10% of total constructed dwelling units with 2% of total units affordable to moderate income households, 4% of total dwelling units affordable to lower income households; and 4% of total dwelling units affordable to very-low income households.

Placer Vineyards Specific Plan <https://www.placer.ca.gov/3601/Plans>

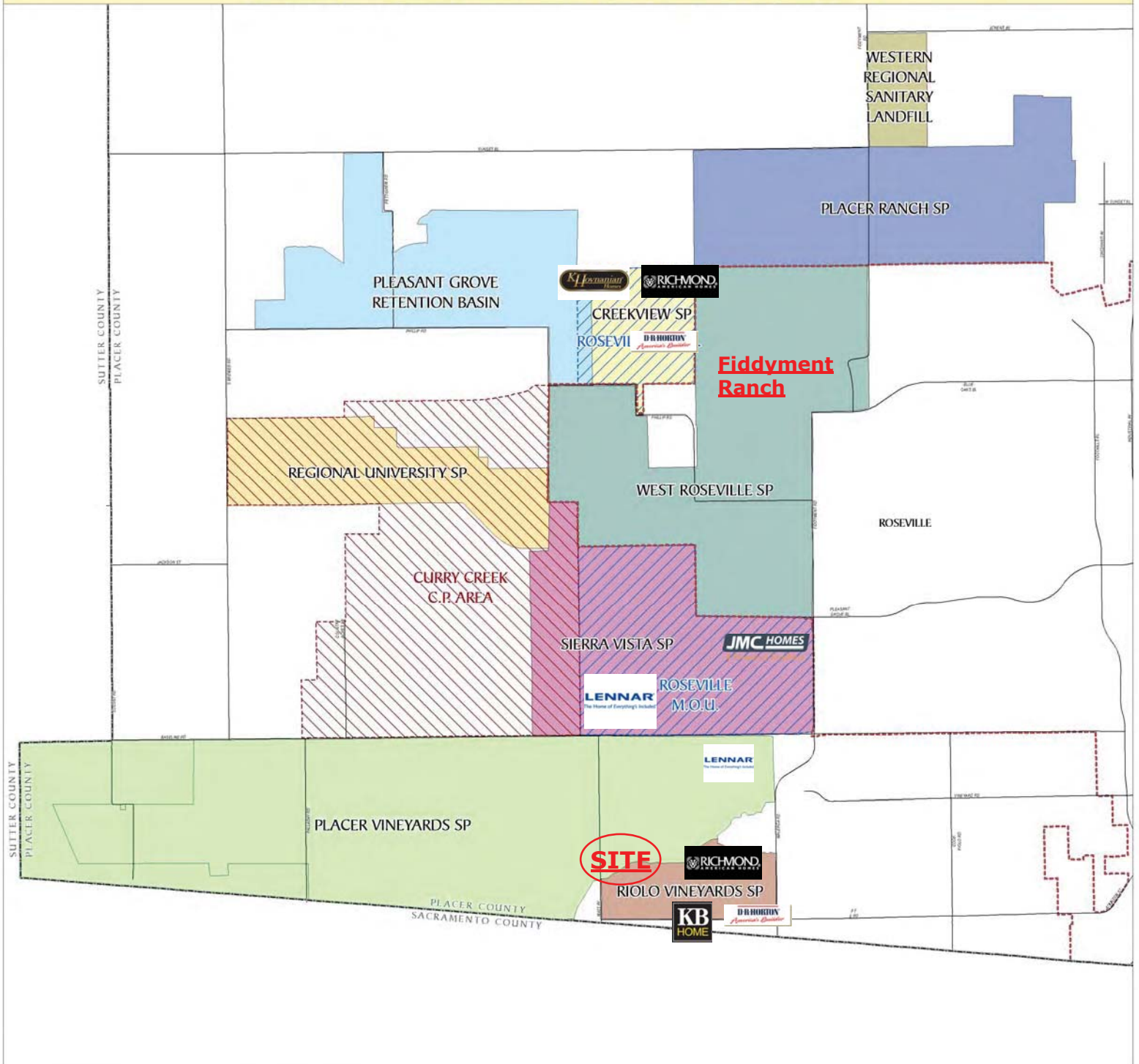


Bayless Properties, Inc. DRE 01523148 2410 Fair Oaks Blvd. Suite 110 Sacramento, CA 95825

Phone: 916-641-0300 E-mail: doug@baylessproperties.com CA DRE# 00872277 www.baylessproperties.com

This information has been obtained by sources deemed reliable, but it cannot be guaranteed by BAYLESS PROPERTIES, INC. All interested parties should confirm property information independently.

WEST PLACER MAJOR PROJECTS



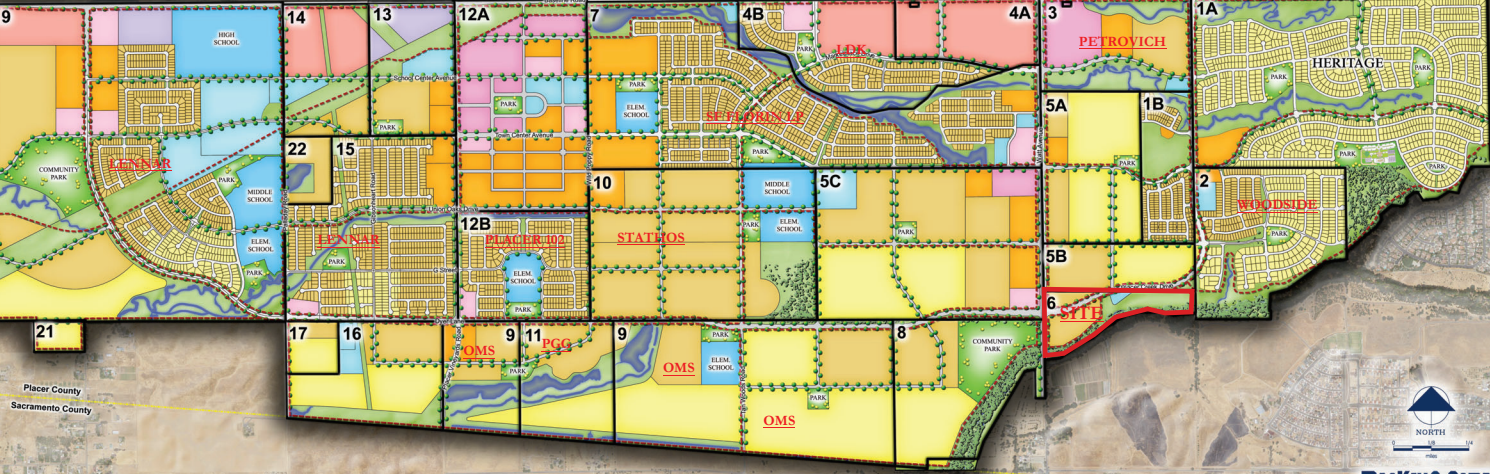
- LEGEND**
- PLACER RANCH SP
 - RIOLO VINEYARDS SP
 - SIERRAVISTA SP
 - WEST ROSEVILLE SP
 - WESTERN REGIONAL SANITARY LANDFILL
 - PLACER VINEYARDS SP
 - REGIONAL UNIVERSITY SP
 - CREEKVIEW
 - PLEASANT GROVE RETENTION BASIN
 - CURRY CREEK C.P. AREA
 - ROSEVILLE M.O.U.
 - COUNTY BOUNDARY
 - CITY LIMITS
 - INTERSTATE
 - HIGHWAYS



Prepared by:
 Environmental Planning Agency, March 2007
 Project:
 The City of Placer's Environmental Planning Agency
 and the City of Roseville's Environmental Planning Agency
 are jointly preparing this map for informational purposes only.
 It is not intended to be used for any other purpose.
 Prepared for:
 City of Placer
 City of Roseville
 Environmental Planning Agency
 10000 Placer Blvd.
 Placer, CA 95667
 Date:
 3/2007

Butler County
Placer County

Placer County
City of Roseville



Mackay & Soms
ENGINEERS PLANNERS SURVEYORS

LEGEND	
[Light Green Box]	Low Density Residential
[Yellow Box]	Medium Density Residential
[Orange Box]	High Density Residential
[Light Blue Box]	Commercial / Mixed Use
[Pink Box]	Commercial
[Light Purple Box]	Business Park / Power Center
[Light Blue Box]	Office
[Light Blue Box]	Public / Quasi-Public
[Light Blue Box]	School
[Light Green Box]	Park
[Light Green Box]	Open Space
[Red Dashed Line]	Trails / Bike Paths

PLACER VINEYARDS



Center Joint Unified School District Boundary

Rex Fortune Elementary School

JMC HOMES

LENNAR

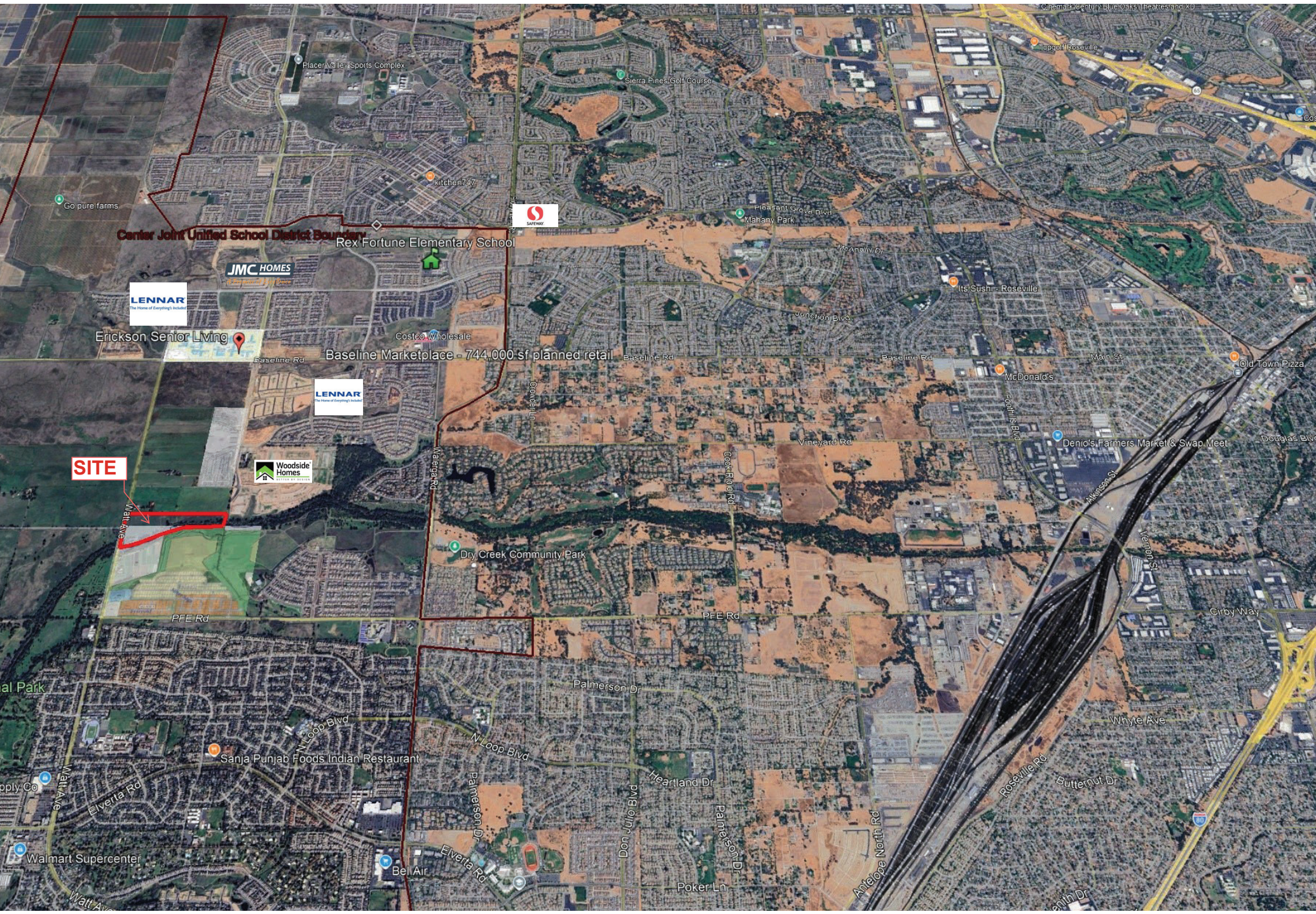
Erickson Senior Living

Baseline Marketplace - 744,000 sf planned retail

LENNAR

Woodside Homes

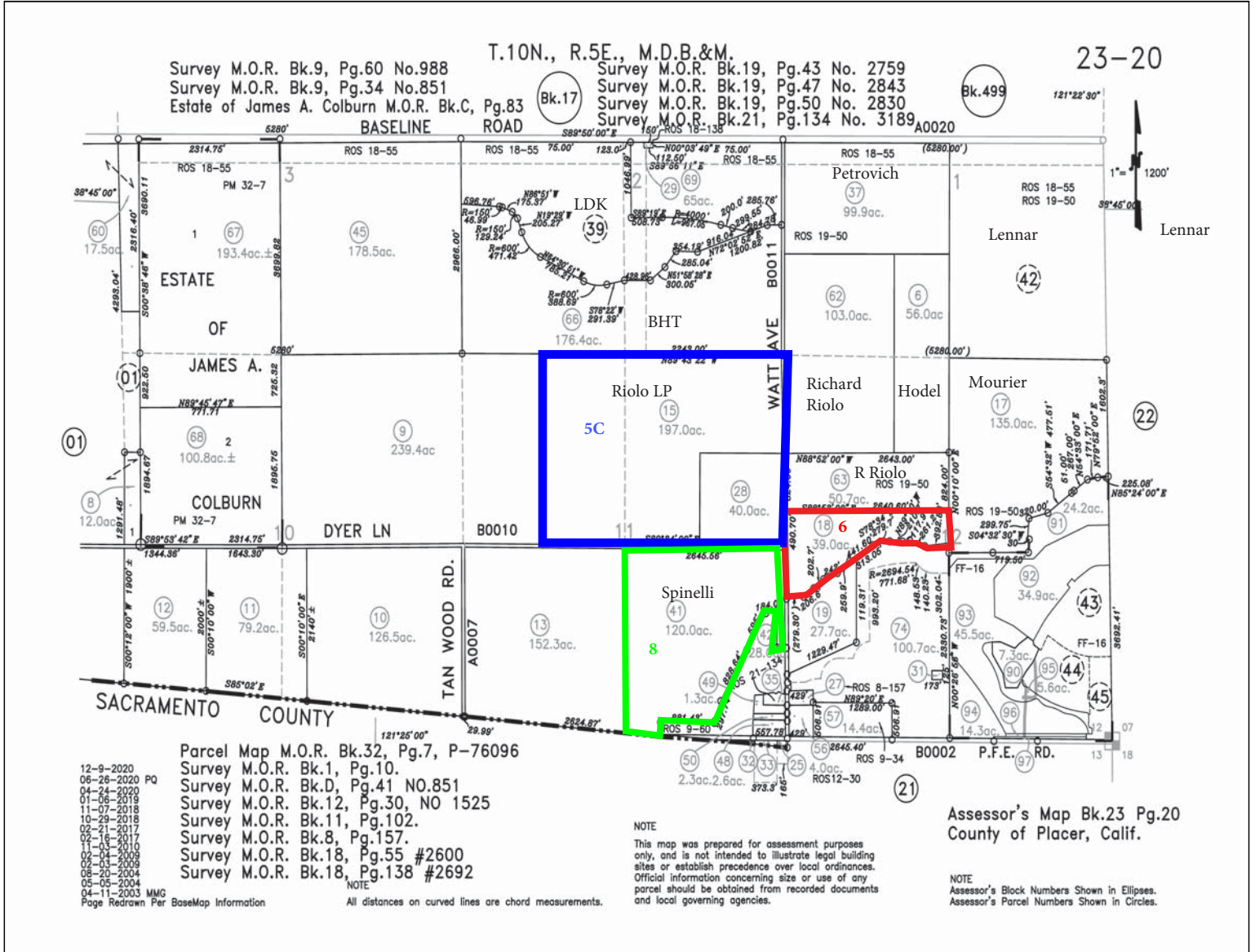
SITE



Go pure farms
Placer Valley Sports Complex
Sierra Pines Golf course
Kitchen77
Pleasant Grove Blvd
Mahany Park
McAnally Ct
Its Sushi - Roseville
Costco Wholesale
Baseline Rd
Erickson Senior Living
Woodside Homes
PFE Rd
Walmart Supercenter

Baseline Rd
Vineyard Rd
Costco Wholesale
Dry Creek Community Park
PFE Rd
Palmerson Dr
N Loop Blvd
Heartland Dr
Bel Air
Elverta Rd
Don Julio Blvd
Palmerson Dr
Poker Ln
Antelope North Rd
Roseville Rd
Butternut Dr
Whyte Ave
Cirby Way
Douglas Blvd
Deni's Farmers Market & Swap Meet
McDonald's
Old Town Pizza

Maple Hill Roseville
Old Town Pizza
Douglas Blvd
Deni's Farmers Market & Swap Meet
McDonald's
Old Town Pizza
Cirby Way
Whyte Ave
Butternut Dr
Roseville Rd
Antelope North Rd
Bel Air
Elverta Rd
Poker Ln
Palmerson Dr
Heartland Dr
Don Julio Blvd
N Loop Blvd
PFE Rd
Baseline Rd
Vineyard Rd
Costco Wholesale
Dry Creek Community Park
Woodside Homes
LENNAR
Erickson Senior Living
JMC HOMES
Rex Fortune Elementary School
Center Joint Unified School District Boundary



**Attachment A
Placer Vineyards Specific Plan
Estimated Development Impact Fee Summary (as of March 2026)**

	Residential		Total
	MDR	HDR ⁹	
Unit Sales Price/Per Acre¹²	\$666,110	\$417,555	
Assumptions			
Total Units/Sq.Ft.	242	16	258
Unit Size/Sq.Ft. per Acre	1,700	2,000	
Garage	400	-	
Building Valuation (unit/acre) ¹	\$355,559	\$497,660	
Permit Processing Fees			
Building Permit	\$2,489	\$3,484	
Plan Review Fee (Assumes Full Plan Review Fee)	\$1,244	\$1,742	
Energy Compliance Review	\$156	\$166	
Accessibility Compliance Review	\$156	\$166	
Strong Motion	\$46	\$65	
Building Standards Commission SB1473	\$14	\$20	
Electrical Inspection Fee	\$356	\$498	
Mechanical Inspection Fee	\$356	\$498	
Plumbing Inspection Fee	\$356	\$498	
CDRA Technology Surcharge Fee	\$181	\$250	
Grading Fee	\$53	\$53	
Administration Fee	\$156	\$156	
Fire-Safe (Driveway) Regulation Fee	\$24	\$24	
Subtotal Permit Processing Fees	\$5,587	\$7,618	\$1,474,037
City/County Impact Fees			
Cal Am Water Connection Charge ²	\$9,193	\$9,193	
Multi-Dwelling Unit Outdoor Water Use Connection Charge ¹¹	N/A	\$1,149	
Regional Sewer Connection Fee - Placer Vineyard Sewer	\$9,802	\$9,802	
Sewer Permit/Inspection Fee	\$152	\$152	
Mariposa Emergency Storage Reimbursement	\$759	\$759	
Placer County CIP - Dry Creek Zone	\$4,305	\$2,620	
SPRTA and Air Quality Mitigation Fee - Dry Creek Zone	\$1,179	\$1,179	
City/County Baseline Road Fee (Placer Co. Ordinance No. 5321-B)	\$1,032	\$640	
Placer County Parks and Recreation Facilities (Placer Co. Code Article 15.34)	N/A	N/A	
Placer County Capital Facilities Fee (Placer Co. Code Article 15.30)	\$5,788	\$4,156	
Drainage - Dry Creek Watershed (Placer Co. Code Article 15.32)	\$371	\$284	
Subtotal City/County Impact Fees	\$32,582	\$29,933	\$8,363,685
Development Agreement/Plan Area Fees⁸			
Enhancement of Agricultural Water Supply Fee ³	\$1,000	\$1,000	
Highways 99 / 70 Riego Road Interchange Fee ³	\$406	\$300	
Roseville Traffic Mitigation Fee ³	\$514	\$137	
Tier II Regional Traffic Fee	\$8,678	\$5,380	
PVSP Fee - Infrastructure Fee (Net) ¹⁰	\$32,455	\$20,114	
PVSP Fee - Supplemental Capital Facilities	\$1,322	\$949	
PVSP Fee - Neighborhood Parks & Trails	\$4,782	\$3,825	
PVSP Fee - Community Parks & Recreation	\$4,235	\$3,388	
PVSP Fee - Sacramento County Improvement	\$426	\$264	
Land Equalization Fee (Due at Final Map/Evenly allocated over units)	\$1,343	\$1,343	
Park Shortfall (Due at Final Map/Evenly allocated over units. From Rezone Analysis)	\$74	\$74	
Placer County Fire Impact Fee ⁴	\$2,210	\$2,600	
Subtotal Development Agreement/Plan Area Fees	\$57,444	\$39,374	\$14,531,391
School Fees			
Center USD; Twin Rivers USD/Elverta JESD ⁶	\$8,789	\$10,340	
Subtotal School Fees	\$8,789	\$10,340	\$2,292,378
Total Cost Burden (per Unit/Acre)	\$104,402	\$87,265	\$26,661,490
Cost Burden as a % of Unit Sales Price⁷	15.67%	20.90%	
SPRTA Tier II Fee Deferral ⁵	(\$4,339)	(\$2,690)	(\$1,093,081)
PVSP Fee - Infrastructure Credit (Proportionately Allocated over units)	(\$31,028)	(\$19,229)	(\$7,816,397)
Net Cost Burden (per Unit/Acre)	\$69,035	\$65,345	\$17,752,012
Cost Burden as a % of Unit Sales Price	10.36%	15.65%	

Source: Placer County (7/1/2025 Building Department Fee Schedule, Fall 2025 Capital Facilities Impact Fee Schedule, and 2025 Countywide Traffic Fee Program Schedule), Placer Vineyards Fee Program Report (updated 7/1/2025), PCWA, Cal Am and School Districts.

Footnotes:

- ¹Assumes V-B construction type for residential and III-A for non-residential.
- ²Assumes Will Serve Letter from California American Water Company dated 7/8/2015, estimated fees based on PCWA unit of capacity (UoC) methodology assuming 1 UoC is \$22,982. Fee amounts vary based on lot size, 0-5000 lots are 40%
- ³Assumes rates from Second Amended and Restated Placer County PVSP Development Agreement, Feb 2015. Water supply fee & 99/70 do not escalate, others escalated to 2025 amounts using 2025-26 Development Agreement Fee Schedule.
- ⁴County recently updated fee to \$1.32/sf. Assumes credit for land dedication of \$0.02/sf.
- ⁵Assumes 50% fee deferral as approved by the SPRTA Board. January 2026 this deferral drops to 30% if approval has not been previously granted.
- ⁶Does not include any supplemental funding for Twin Rivers/Elverta. Subject to negotiations between the School District and the PVSP.
- ⁷Based on Total Cost Burden, prior to any fee deferral.
- ⁸A property will be subject to an additional Land Equalization Fee/Reimbursement to be administered by the Development Group and payable upon recordation of small lot maps or approval of improvement plans pursuant to Section 2.5.7 of the Development Agreement. Properties within the SPA are not subject to the Land Equalization Fee/Reimbursement Program.
- ⁹A portion of the HDR/CMU units are rental units with a lower assumed value.
- ¹⁰SPA not subject to this fee, unless upon election of a person or entity to rezone such property within the SPA to SPL-PVSP.
- ¹¹Multi-Dwelling Unit requires a separate outdoor meter. Assumes (80% unit of capacity for each HDR/CMU parcel, divided by total HDR/CMU units. Commercial/Office assumes 80% unit of capacity per parcel.
- ¹²Per Fiscal Impact Analysis and escalated at 4% per year.

**Table 3
Placer Vineyards Specific Plan Property 1B
Annual Special Taxes and Assessments - Center JUSD**

Land Use Information	Rate	Residential									
		HDR 4-Pack					MDR (40 x 80)				
		Plan 1	Plan2	Plan 3	Plan 4	Total/Average	Plan 1	Plan2	Plan 3	Plan 4	Total/Average
Plan											
Number of Units		4	4	4	4	16	60	60	61	61	242
Unit Square Footage		1,700	1,850	2,000	2,150	1,925	2,000	2,150	2,300	2,450	2,226
Unit Price Estimate/Assessed Value		\$450,000	\$450,000	\$450,000	\$450,000	\$450,000	\$650,000	\$650,000	\$650,000	\$650,000	\$650,000
Homeowner's Exemption		(\$7,000)	(\$7,000)	(\$7,000)	(\$7,000)	(\$7,000)	(\$7,000)	(\$7,000)	(\$7,000)	(\$7,000)	(\$7,000)
Net Value		\$443,000	\$443,000	\$443,000	\$443,000	\$443,000	\$643,000	\$643,000	\$643,000	\$643,000	\$643,000
Property Taxes¹											
General Property Tax	1.0000%	\$4,430.00	\$4,430.00	\$4,430.00	\$4,430.00	\$4,430.00	\$6,430.00	\$6,430.00	\$6,430.00	\$6,430.00	\$6,430.00
Other Ad Valorem Taxes											
Sierra College B&I SFID #4 2018 Series A	0.0022%	\$9.70	\$9.70	\$9.70	\$9.70	\$9.70	\$14.08	\$14.08	\$14.08	\$14.08	\$14.08
Sierra College B&I SFID #4 2018 Series B	0.0027%	\$12.06	\$12.06	\$12.06	\$12.06	\$12.06	\$17.51	\$17.51	\$17.51	\$17.51	\$17.51
Sierra College B&I SFID #4 2018 Series C	0.0040%	\$17.85	\$17.85	\$17.85	\$17.85	\$17.85	\$25.91	\$25.91	\$25.91	\$25.91	\$25.91
Center Joint Unified B&I	0.0685%	\$303.46	\$303.46	\$303.46	\$303.46	\$303.46	\$440.46	\$440.46	\$440.46	\$440.46	\$440.46
Center Joint Unified B&I 2008 Series 2020A	0.0041%	\$18.16	\$18.16	\$18.16	\$18.16	\$18.16	\$26.36	\$26.36	\$26.36	\$26.36	\$26.36
Center Joint Unified B&I 2008 Series 2020A Refunding	0.0144%	\$63.79	\$63.79	\$63.79	\$63.79	\$63.79	\$92.59	\$92.59	\$92.59	\$92.59	\$92.59
Center Joint Unified B&I 2008 Series 2020B Refunding	0.0011%	\$4.87	\$4.87	\$4.87	\$4.87	\$4.87	\$7.07	\$7.07	\$7.07	\$7.07	\$7.07
Center Joint Unified B&I 2008 Series 2021B Refunding	0.0008%	\$3.54	\$3.54	\$3.54	\$3.54	\$3.54	\$5.14	\$5.14	\$5.14	\$5.14	\$5.14
Center Joint Unified B&I 2008 Series 2021C Refunding	0.0093%	\$41.20	\$41.20	\$41.20	\$41.20	\$41.20	\$59.80	\$59.80	\$59.80	\$59.80	\$59.80
Total Property Taxes	1.1071%	\$4,904.64	\$4,904.64	\$4,904.64	\$4,904.64	\$4,904.64	\$7,118.93	\$7,118.93	\$7,118.93	\$7,118.93	\$7,118.93
Special Taxes and Assessments¹											
Placer County Mosquito and Vector Control		\$35.90	\$35.90	\$35.90	\$35.90	\$35.90	\$35.90	\$35.90	\$35.90	\$35.90	\$35.90
CSA#28 Z228 Library		\$29.10	\$29.10	\$29.10	\$29.10	\$29.10	\$29.10	\$29.10	\$29.10	\$29.10	\$29.10
Placer Vineyards County Services CFD 2018-2		\$205.19	\$205.19	\$205.19	\$205.19	\$205.19	\$710.87	\$710.87	\$710.87	\$710.87	\$710.87
Placer Vineyards Parks & Rec. District CFD 2018-3		\$572.63	\$572.63	\$572.63	\$572.63	\$572.63	\$683.43	\$683.43	\$683.43	\$683.43	\$683.43
Total Special Taxes and Assessments		\$842.82	\$842.82	\$842.82	\$842.82	\$842.82	\$1,459.29	\$1,459.29	\$1,459.29	\$1,459.29	\$1,459.29
Total Tax Burden for Bond Sizing		\$5,747	\$5,747	\$5,747	\$5,747	\$5,747	\$8,578	\$8,578	\$8,578	\$8,578	\$8,578
Tax Burden as % of Home Price for Bond Sizing		1.28%	1.28%	1.28%	1.28%	1.28%	1.32%	1.32%	1.32%	1.32%	1.32%
CSA #28 Z173 Sanitary Sewer Service Fee²		\$578.47	\$578.47	\$578.47	\$578.47	\$578.47	\$826.38	\$826.38	\$826.38	\$826.38	\$826.38
Actual Total Tax Burden		\$6,326	\$6,326	\$6,326	\$6,326	\$6,326	\$9,405	\$9,405	\$9,405	\$9,405	\$9,405
Actual Tax Burden as % of Home Price		1.41%	1.41%	1.41%	1.41%	1.41%	1.45%	1.45%	1.45%	1.45%	1.45%

Source: Placer County.

Footnotes:

¹Tax rates based on information provided by Placer County's Auditor-Controller for Tax Rate Area 058-010 for the 2025/26 FY.

²Annual sewer service is collected on the property tax bill and is not included in the evaluation of total tax rate percentage for bond sizing and 1.8% total tax rate test.

Table 4
BOLD CFD Financing Analysis (5.25% Bond Interest Rate)
Scenario 1: Existing CFD on other Placer Vineyards Specific Plan Property

LAND USE INFORMATION				TOTAL TAX RATE ANALYSIS							CFD FINANCING ANALYSIS	
Plan	Units (1)	Est. Home Size (1)	Estimated Base Price (1)	2025/26 Ad Valorem Tax Rate	Other Fixed Charges, Assessment and Special Taxes	Proposed Tax per Unit	Total Tax per Unit	Total Tax Rate for Bond Sizing	Actual Total Tax Rate	Total Proposed Revenues		
				1.1071%								
Plan 1 - HDR 4-Pack	4	1,700	\$ 450,000	\$ 4,982	\$ 843	\$ 1,992	\$ 7,817	1.74%	1.88%	\$ 7,967	Total Proposed Annual Revenue	\$ 598,952
Plan 2 - HDR 4-Pack	4	1,850	\$ 450,000	\$ 4,982	\$ 843	\$ 1,992	\$ 7,817	1.74%	1.88%	\$ 7,967	<i>Less Priority Admin</i>	12,790
Plan 3 - HDR 4-Pack	4	2,000	\$ 450,000	\$ 4,982	\$ 843	\$ 1,992	\$ 7,817	1.74%	1.88%	\$ 7,967	Gross Bond Amount	
Plan 4 - HDR 4-Pack	4	2,150	\$ 450,000	\$ 4,982	\$ 843	\$ 1,992	\$ 7,817	1.74%	1.88%	\$ 7,967	(5.25% Interest, 30 Year Term, 29 Year Amortization)	9,985,000
Plan 1 - MDR (40 x 80)	60	2,000	\$ 650,000	\$ 7,196	\$ 1,459	\$ 2,343	\$ 10,999	1.69%	1.79%	\$ 140,599	Reserve Fund (125% of Avg. Annual Debt Service)	(896,807)
Plan 2 - MDR (40 x 80)	60	2,150	\$ 650,000	\$ 7,196	\$ 1,459	\$ 2,343	\$ 10,999	1.69%	1.79%	\$ 140,599	Capitalized Interest (12 months)	(524,348)
Plan 3 - MDR (40 x 80)	61	2,300	\$ 650,000	\$ 7,196	\$ 1,459	\$ 2,343	\$ 10,999	1.69%	1.79%	\$ 142,942	Underwriter Discount @ 2.25%:	(224,663)
Plan 4 - MDR (40 x 80)	61	2,450	\$ 650,000	\$ 7,196	\$ 1,459	\$ 2,343	\$ 10,999	1.69%	1.79%	\$ 142,942	Cost of Issuance	(359,460)
Total	258	2,208	\$ 637,597	\$ 7,059	\$ 1,421	\$ 2,322	\$ 10,802	1.694%	1.795%	\$ 598,952	Net Construction Proceeds	\$ 7,979,723
											Net Construction Proceeds (Per Unit)	\$ 30,929

Footnotes:

[1] Units provided by Developer.

Table 5
BOLD CFD Financing Analysis (5.25% Bond Interest Rate)
Scenario 2: Average by Tax Category 1.8% Maximum Tax

LAND USE INFORMATION				TOTAL TAX RATE ANALYSIS							CFD FINANCING ANALYSIS	
Plan	Units (1)	Est. Home Size (1)	Estimated Base Price (1)	2025/26 Ad Valorem Tax Rate	Other Fixed Charges, Assessment and Special Taxes	Proposed Tax per Unit	Total Tax per Unit	Total Tax Rate for Bond Sizing	Actual Total Tax Rate	Total Proposed Revenues		
				1.1071%								
Plan 1 - HDR 4-Pack	4	1,700	\$ 450,000	\$ 4,982	\$ 843	\$ 2,275	\$ 8,100	1.80%	1.94%	\$ 9,100	Total Proposed Annual Revenue	\$ 774,500
Plan 2 - HDR 4-Pack	4	1,850	\$ 450,000	\$ 4,982	\$ 843	\$ 2,275	\$ 8,100	1.80%	1.94%	\$ 9,100	<i>Less Priority Admin</i>	14,545
Plan 3 - HDR 4-Pack	4	2,000	\$ 450,000	\$ 4,982	\$ 843	\$ 2,275	\$ 8,100	1.80%	1.94%	\$ 9,100	Gross Bond Amount	
Plan 4 - HDR 4-Pack	4	2,150	\$ 450,000	\$ 4,982	\$ 843	\$ 2,275	\$ 8,100	1.80%	1.94%	\$ 9,100	(5.25% Interest, 30 Year Term, 29 Year Amortization)	12,955,000
Plan 1 - MDR (40 x 80)	60	2,000	\$ 650,000	\$ 7,196	\$ 1,459	\$ 3,050	\$ 11,706	1.80%	1.90%	\$ 183,000	Reserve Fund (125% of Avg. Annual Debt Service)	(1,163,499)
Plan 2 - MDR (40 x 80)	60	2,150	\$ 650,000	\$ 7,196	\$ 1,459	\$ 3,050	\$ 11,706	1.80%	1.90%	\$ 183,000	Capitalized Interest (12 months)	(680,311)
Plan 3 - MDR (40 x 80)	61	2,300	\$ 650,000	\$ 7,196	\$ 1,459	\$ 3,050	\$ 11,706	1.80%	1.90%	\$ 186,050	Underwriter Discount @ 2.25%:	(291,488)
Plan 4 - MDR (40 x 80)	61	2,450	\$ 650,000	\$ 7,196	\$ 1,459	\$ 3,050	\$ 11,706	1.80%	1.90%	\$ 186,050	Cost of Issuance	(466,380)
Total	258	2,208	\$ 637,597	\$ 7,059	\$ 1,421	\$ 3,002	\$ 11,482	1.80%	1.90%	\$ 774,500	Net Construction Proceeds	\$ 10,353,323
											Net Construction Proceeds (Per Unit)	\$ 40,129

Footnotes:
[1] Provided by Developer

FOR THE EXCLUSIVE USE OF DOUG@BAYLESSPROPERTIES.COM

From the Sacramento Business Journal:

<https://www.bizjournals.com/sacramento/news/2026/03/30/sacramento-census-population.html?ana=emailafriend>

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International migration drives Sacramento region's population growth; Placer County sees largest domestic influx



Population growth in the Sacramento metro has been consistent over the past two decades.

U.S. CENSUS BUREAU



By [Mengyuan Dong](#) – Data Reporter, Sacramento Business Journal
Mar 30, 2026

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Story Highlights

- Population growth has been consistent in the Sacramento metro area.
- Combined population of Sacramento, Placer, Yolo and El Dorado counties is now about 2.48 million.
- International migration continues to be largest source of population growth for Sacramento region.

The Sacramento metropolitan area added 17,467 residents between July 1, 2024 and July 1, 2025, with most of the gains concentrated in Sacramento and Placer counties, according to population estimates recently released by the [U.S. Census Bureau](#).

The combined population of Sacramento, Placer, Yolo and El Dorado counties now stands at about 2.48 million, continuing a long-term upward trend for the region.

Population growth in the Sacramento metro has been consistent over the past two decades. Since 2000, the region's population has grown from roughly 1.81 million to its current level, an increase of more than 670,000 residents. Both year-over-year growth and post-pandemic growth from 2020 to 2025 exceeded the national average.

SACRAMENTO METRO YOY POPULATION CHANGE

Over five years, the population of the Sacramento metro grew by 75,537 people from July 1, 2020 to July 1, 2025, a roughly 3.1% increase.

2021 +7.4K

2022 +13.81K

2023 +12.94K

2024 +23.92K

2025 +17.47K

Sacramento metro is officially defined as Sacramento-Roseville-Folsom, CA Metro Area, including Sacramento, El Dorado, Placer and Yolo counties.

SOURCE: U.S. CENSUS BUREAU

Sacramento ranks No. 2 in California for population growth rate

Among roughly 25 metropolitan areas in California, Sacramento ranked second for population growth rate between 2024 and 2025, trailing only Stockton-Lodi. Sacramento's population grew by about 0.7%, compared with Stockton's 0.8%.

That growth stands out against a statewide decline. California's population fell from 39,364,774 in July 2024 to 39,355,309 in July 2025, a loss of 9,465 residents or 0.02%.

Nationally, there was a 0.5% population increase over the same period. According to the Census Bureau's Vintage 2025 population estimates, population growth slowed or reversed direction in a majority of the nation's 3,143 counties and the District of Columbia.

Among the 2,066 counties that grew between 2023 and 2024, nearly 80% experienced slower growth or outright declines in 2025, largely due to reduced international migration nationwide. Fewer than 1.3 million people immigrated to the U.S. during the year, down sharply from nearly 2.8 million the year before.

ESTIMATED POPULATION CHANGE IN CALIFORNIA METROS

Population estimates as of July 1 of each year.

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Metro area	Population 2025	▼ Change 24-25	Change 20-25
Stockton-Lodi	823,815	0.82%	5.53%
Sacramento-Roseville-Folsom	2,477,274	0.71%	3.15%
Yuba City	187,478	0.59%	3.32%
Riverside-San Bernardino-Ontario	4,769,007	0.45%	3.50%
San Jose-Sunnyvale-Santa Clara	1,984,473	0.38%	-0.57%
Fresno	1,203,383	0.30%	3.21%
Chico	209,211	0.30%	-0.47%
Visalia	485,146	0.27%	2.37%
Bakersfield-Delano	927,068	0.26%	2.33%
Santa Rosa-Petaluma	486,444	0.22%	-0.42%
Merced	297,260	0.15%	5.08%
San Francisco-Oakland-Fremont	4,630,041	0.14%	-2.44%
Redding	181,648	0.14%	-0.30%
Hanford-Corcoran	154,327	0.13%	0.99%
San Luis Obispo-Paso Robles	282,367	0.08%	0.04%

International migration remains the region's main growth engine

Despite the national slowdown, international migration continues to be the largest source of population growth for the Sacramento region, particularly in Sacramento County.

Between 2024 and 2025, roughly three-quarters of the region's net population gain came from migration. International migration accounted for more than

9,800 new residents, far exceeding the roughly 3,000 gained through domestic migration, which is a pattern that has persisted since the pandemic.

Foreign-born residents make up about 21% of the metro area's population, according to the 2024 American Community Survey.

In California, Sacramento County ranked fifth in international population gains over the year, only after Los Angeles, Santa Clara, Alameda and Orange counties, which are concentrated in the Bay Area and the Los Angeles region.

Looking at a longer time frame, the region has lost residents to other parts of the country since the pandemic, posting a net domestic migration loss of about 13,500 people between 2020 and 2025. However, that trend has begun to reverse, with modest domestic migration gains over the past two years.

Placer County sees the largest domestic influx

Growth patterns varied significantly by county over the past year. Sacramento County added roughly 8,500 residents, while Placer County gained about 7,800. Because of its smaller population base, Placer recorded a faster growth rate than Sacramento. Yolo County added about 1,150 residents, while El Dorado County saw a slight decline of 48 people.

ESTIMATED POPULATION CHANGE IN SACRAMENTO METRO COUNTIES

Population estimates as of July 1 of each year.

County	▼ Population 2025	Change 24-25	Change 20-25
Sacramento	1,618,460	0.53%	2.00%
Placer	442,081	1.80%	8.89%
Yolo	224,410	0.52%	3.05%
El Dorado	192,323	-0.02%	0.57%

TABLE: MENGYUAN DONG • SOURCE: U.S. CENSUS

At a more detailed level, Placer County experienced a strong influx of domestic migrants. More than 7,000 people moved to Placer from elsewhere in the United States during the year. In contrast, Sacramento County lost about 3,500 residents to domestic migration but recorded the region's largest gains from international migration.

The longer-term pattern reinforces this divide. From 2020 to 2025, Placer County gained more than 32,000 residents through domestic migration, bucking California's broader outmigration trend. Over the same period, Sacramento County saw a net domestic migration loss of approximately 43,000 people.

POPULATION CHANGE COMPONENTS BY COUNTY

Data as of July 1 of each year.

2024-25

	Natural change (births minus deaths)	International migration	Domestic migration
Sacramento	4,381	7,583	-3,497
Yolo	488	1,304	-657
Placer	50	749	7,074
El Dorado	-356	167	140

2020-25

	Natural change (births minus deaths)	International migration	Domestic migration
Sacramento	23,081	52,502	-43,473
Yolo	2,320	7,678	-3,957
Placer	-213	5,624	32,091
El Dorado	-1,796	1,249	1,821

CHART: MENGYUAN DONG • SOURCE: U.S. CENSUS



Parcel 6 Placer Vineyards

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