Before the Board of Supervisors
County of Placer, State of California

In the matter of: Resol. No: 2015-236

A RESOLUTION SUPPORTING THE ESTABLISHMENT OF A UNIVERSITY ON THE REGIONAL UNIVERSITY SPECIFIC PLAN PROPERTY AND RECOGNIZING NEED TO PRIORITIZE LOCAL, STATE AND FEDERAL PERMITS FOR THE COMMUNITY PHASE OF PROJECT

The following Resolution was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held November 17, 2015 by the following vote on roll call:

Ayes: DURAN, WEYGANDT, HOLMES, MONTGOMERY, UHLER

Noes: NONE

Absent: NONE

Signed and approved by me after its passage.

Chair, Board of Supervisors

Attest:

Clerk of said Board

WHEREAS, it is a priority of the Placer County Board of Supervisors to see the establishment of a four-year university that will serve Placer County's residents, attract talented students and staff, and provide a catalyst for business, cultural, and athletic opportunities; and

WHEREAS, the Regional University Specific Plan project was approved Placer County in 2008 and includes a University Property for a four-year university (including a core campus, faculty housing, student housing, and administrative facilities) and a Community Property (including a higher density university village with mixed-use commercial/residential and low-medium density residential villages); and

WHEREAS, the project will provide a diversity of housing choices with overall densities higher than historically developed in the unincorporated area; and

WHEREAS, the project will provide both construction jobs and permanent jobs for residents of Placer County and surrounding areas; and

WHEREAS, the project will facilitate construction of new transportation infrastructure and the provision of new public facilities that will serve the residents of south Placer County which are over and above the facilities required to mitigate for the impacts of the project; and

WHEREAS, the University of Warwick, ranked as the 6th top research university in the United Kingdom and consistently among the top 100 universities worldwide, will continue to pursue the establishment of a campus that will educate as many as 6,000 students annually on the University Property; and

WHEREAS, assisting in bringing University of Warwick to Placer County is of paramount importance to the County because the University of Warwick will bring a top-ranked academic and research university that will strengthen the County's vibrant regional economy; and

WHEREAS, the development of the University Property and the Community Property are being advanced in a manner consistent with the Placer County Conservation Plan (PCCP); and

WHEREAS, the development of the Regional University Specific Plan will require three permits for the discharge of fill into waters of the United States pursuant to Section 404 of the Federal Clean Water Act ("404 Permit"): 1) University Property, 2) Community Property, and 3) Backbone Infrastructure for both the University and Community Properties; and

WHEREAS, on December 29, 2014, the County agreed to be the Project Applicant for the Regional University Backbone Infrastructure 404 permits for the University Property and Community Property; and

WHEREAS, the purpose for the County's participation in the 404 Permit is to assist in expediting the 404 Permit process and the establishment of a four-year university in Placer County; and

WHEREAS, since submission of the 404 Permit, the project applicants have determined that the cost of establishing the university would be best satisfied through the generation of revenue beyond what can be accomplished through donations; and

WHEREAS, the Community Property can provide some of the financing required for the University of Warwick to be established through the donation of the net proceeds from the sale of the Community Property to the University Development Foundation, a nonprofit group formed to promote higher education opportunities in the Capital region; and

WHEREAS, separating out the 404 Permits will allow the Community Backbone Infrastructure and Community Property permits to move forward ahead of the University Property permits; helping to insure that the revenue raised through the sale of residential units on the Community Property will generate additional beneficial capital to allocate towards construction of the University Property; and

WHEREAS, the County is willing to continue as the applicant for the Community and University Backbone Infrastructure 404 Permit provided the University Property permit is re-initiated within five (5) years of the date of this resolution; and

WHEREAS, the County's continued participation as an applicant for the Backbone Infrastructure 404 Permit for the Community Backbone Infrastructure is intended to assist in expediting the completion of environmental review, including the preparation and review of a National Environmental Policy Act document; and

WHEREAS, the County can help assist the U.S. Army Corps of Engineers with all aspects of environmental review and assessment due to its significant experience with preparing documents pursuant to the California Environmental Quality Act and its experience as acting as a lead agency; and

WHEREAS, having the County as both applicant and co-lead agency will be helpful in focusing the U.S. Army Corps of Engineers on the public benefits associated with the project as expressed by the Placer County Board of Supervisors.

NOW, THEREORE, BE IT RESOLVED, BY THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER that:
(1) The County supports the establishment of a four-year University in south Placer County on the Regional University Specific Plan – University Property and a residential, commercial and mixed use project on the Community Property.

(2) The Board supports the County's direct participation in any local, state or federal permitting activity required before the University Property or Community Property can be developed due to the public benefits of the project to the County and due to charitable nature of the venture itself.

BE IT FURTHER RESOLVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER to respectfully request that the U.S. Army Corps of Engineers prioritize the review of Community Property 404 Permits prepared pursuant to the federal Clean Water Act to assist with the raising of capital for the construction of a new university, and that such review be processed expeditiously.