

2.0 PROJECT DESCRIPTION

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INTRODUCTION

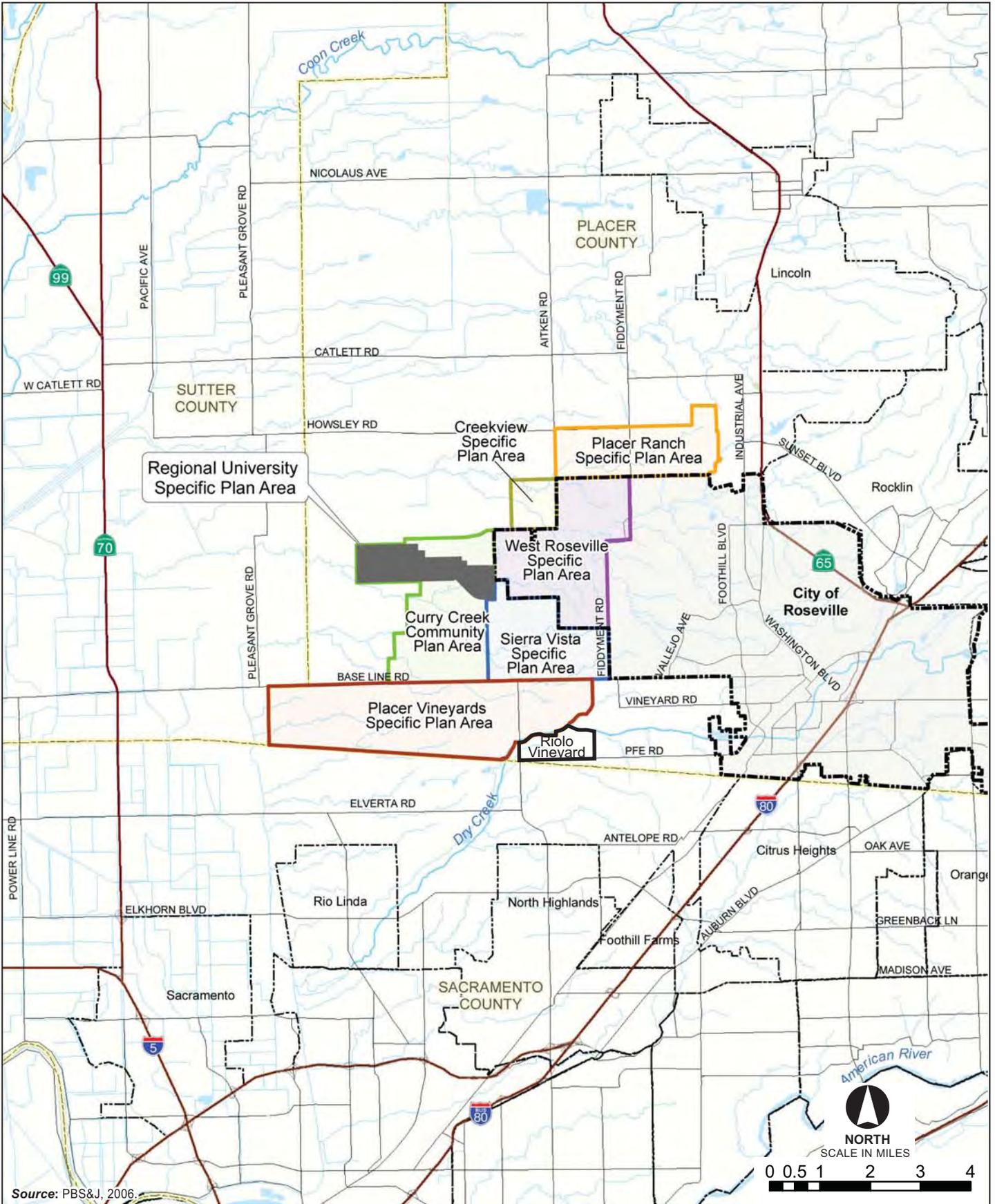
The proposed Regional University Specific Plan (RUSP) project site encompasses approximately 1,157.5 acres in unincorporated west Placer County (see Figure 2-1). The proposed RUSP would include two primary components: a University campus and an adjoining Community. The University is planned to accommodate approximately 6,000 students, with 800 professors and staff, offering both undergraduate and graduate degrees. In addition to the institutional facilities on campus, the campus would include approximately 1,155 residential units for students and faculty, as well as retirement housing. The preliminary University program includes a full range of academic, administrative, athletic, and performing arts facilities; a stadium; faculty and staff housing; student housing; and a retirement village. In addition, a portion of the campus is planned for a potential private high school that could accommodate 1,200 students and accompanying staff and faculty. The proposed Community would be mixed-use, with a variety of residential, commercial, employment, open space, parks, and public uses, including a kindergarten through sixth grade (K–6) school and a kindergarten through eighth grade (K–8) school. The Community would include 3,232 residential units of varying densities. Figure 2-2 depicts the land use plan for the RUSP. A detailed description of the proposed development of the RUSP is provided below.

PROJECT SITE AND OFF-SITE IMPROVEMENT AREAS

The RUSP would include development of a University campus and mixed-use Community on approximately 1,157.5 acres of undeveloped land in western Placer County. The eastern portion (roughly two thirds) of the project site is currently in active agriculture. The western third of the project site has historically been used for cattle grazing and rice farming, but is currently fallow. This portion of the site is composed primarily of non-native annual grassland. There are approximately 664 acres in active rice production, 297 acres of inactive rice farmland 126 acres in dry land farming, which have been worked sporadically over the last five years, and 70 acres of Waters of the U.S.

The eastern boundary of the project site is located adjacent to and immediately west of a proposed future Watt Avenue extension, with the western boundary adjacent to Brewer Road. The northern boundary is irregular, with the northwest corner falling approximately 2.7 miles north of Base Line Road. The southern boundary is also irregular, following an existing property line in the western portion of the project site, curving south to meet the proposed future intersection of Watt Avenue and Pleasant Grove Boulevard.

The project site is immediately adjacent to the West Roseville Specific Plan Area, which is within the City of Roseville/Placer County Memorandum of Understanding (MOU) Area. The West Roseville Specific Plan was adopted by the City of Roseville in 2004 and provides for a 3,162-acre mixed-use community, incorporating over 8,400 residential units. The MOU applies to a 5,400-acre geographic area west of Fiddymont Road and was developed by Placer County and the City of Roseville in 1997 to promote interagency communication and foster cooperative land use planning. The balance of the MOU (not included in the West Roseville Specific Plan) is part of the City of Roseville's Sphere of Influence (SOI). The RUSP area (Plan Area) falls within the Future Study Area, identified by the Placer County General Plan as an appropriate location for consideration of potential future urban or suburban growth. Although the County has not yet initiated the formal planning process, the County is considering a portion of the Future Study Area for development of the Curry Creek Community



Source: PBS&J, 2006.

FIGURE 2-1
Project Location

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Regional University Specific Plan EIR



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NOTE:
 The core campus configuration is for illustrative purposes only and is intended to show one way in which the campus could be developed. The ultimate campus plan will likely vary, but would be within the areas designated for university development.

LAND USE SUMMARY

- LEGEND**
- LDR** LOW DENSITY RESIDENTIAL (4-7.9 DU/AC)
 - MDR** MEDIUM DENSITY RESIDENTIAL (8-15.9 DU/AC)
 - HD** HIGH DENSITY RESIDENTIAL (16-25 DU/AC)
 - CMU** COMMERCIAL MIXED USE
 - CPD** COMMERCIAL PLANNED DEVELOPMENT
 - P/QP** PUBLIC/QUASI-PUBLIC
 - S** SCHOOL
 - P** PARK
 - OS** OPEN SPACE
 - LANDSCAPE CORRIDOR**
 - UZ** UNIVERSITY
 - UZ-OS** UNIVERSITY OPEN SPACE

Source: G.C. Wallace, 2006.

FIGURE 2-2
Proposed Regional University Community Land Use Plan with Illustrative Campus Layout

Plan. Although the entire Plan Area lies within the Curry Creek Community Plan, the proposed project is independent of the Curry Creek Community Plan.

The project site has minimal topographic relief, generally sloping from east to west, and has been heavily modified from the original natural topography and hydrology due to agricultural grading and construction of the network of ditches and canals to support actively cultivated rice fields. The majority of the surface runoff on the site drains through agricultural ditches that convey water from rice fields. Site drainage is predominantly from east to west.

There are two unnamed tributaries to Curry Creek within the project site, both located north of Curry Creek, herein referred to as the South Tributary and the North Tributary. To support rice cultivation, the South Tributary has been modified from its natural state by straightening and channelization. The North Tributary is channelized in the eastern portion of the project site and transitions to a natural state in the western portion of the project site.

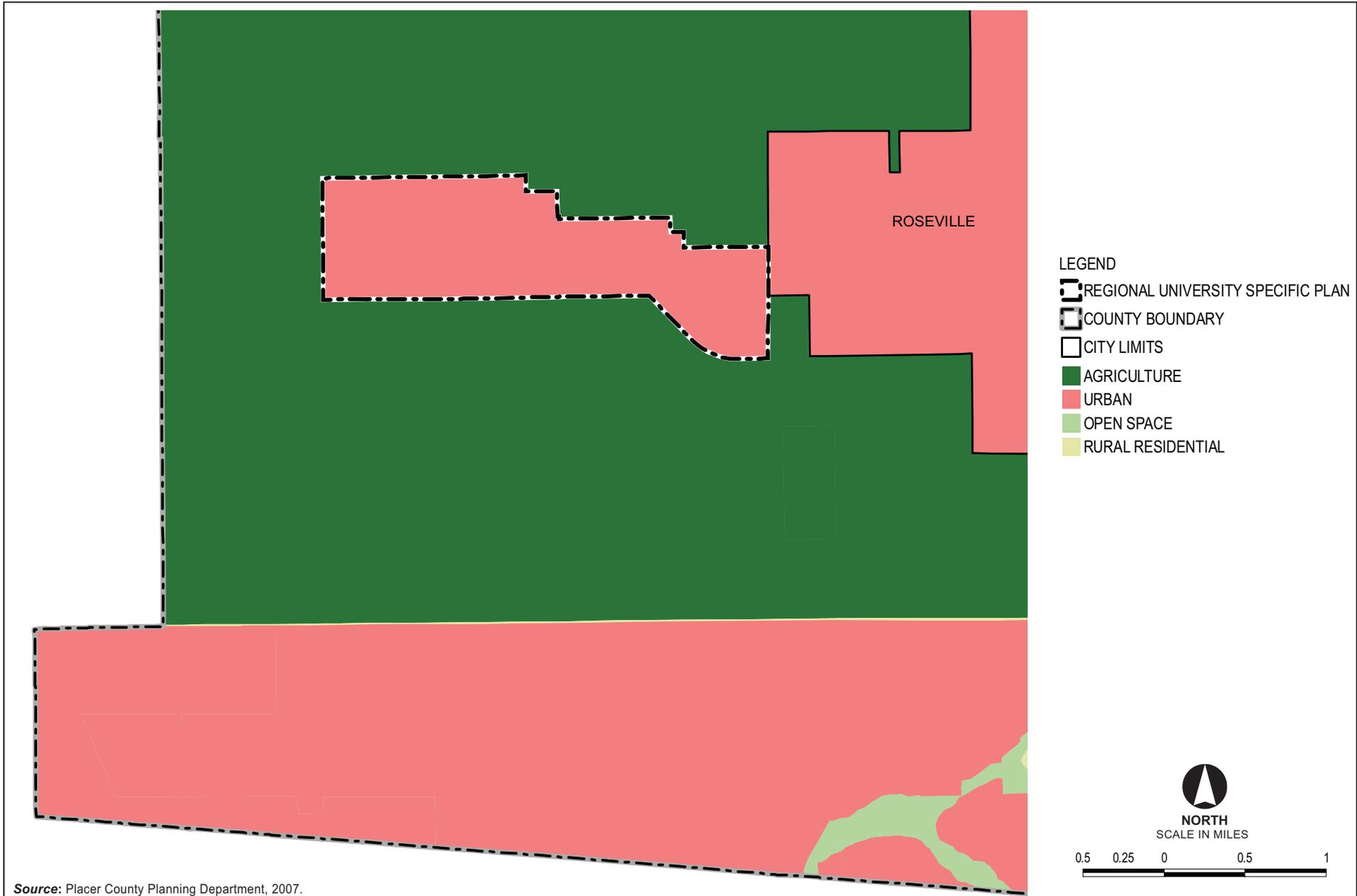
Non-native grassland is located within the western portion of the project site, as well as substantial wetland habitat types, including depressional seasonal wetlands, vernal pools, depressional seasonal marsh, riverine perennial marsh, and riverine seasonal marsh. The western portion of the site contains both perennial and seasonal marsh habitat associated with the North Tributary of Curry Creek. Jurisdictional wetlands exist in the project site in the form of seasonal wetlands, vernal pools, marsh/open water, and perennial drainage. Some of the vernal pools in the southwest corner of the site are created or enhanced wetlands that provide compensation for previous development elsewhere in the region. The development of the land use plan includes the protection of some of the existing wetland resources, by designating a series of connected open space areas with multiple functions of wetland preservation, flood water conveyance, and passive recreation opportunities. The development also includes enhancement of the channelized tributaries by introducing meanders and bank terracing, and widening the floodplain.

Existing Zoning and General Plan Designation

The project site is currently zoned F-B-X (Farm-Combining—80-acre minimum site size) with a Placer County General Plan designation of Agriculture. The Farm (F) Zone district allows single-family residential and a variety of agricultural uses and related structures including, but not limited to, agricultural processing, animal raising and keeping, ranching, and crop production. The project site is also within an area designated as a Future Study Area in the General Plan. The Future Study Area is bounded by Base Line Road to the south, the County line to the west, Fiddyment Road to the east (generally), and Pleasant Grove Creek to the north (generally). The General Plan states that future growth may occur in the unincorporated area or in areas annexed to an adjacent city. The West Roseville Specific Plan Area is also within the Future Study Area and is within the City of Roseville limits. The project is seeking to amend the land uses shown on the General Plan Generalized Land Use Diagram and the General Plan Land Use Diagram, as shown in Figures 2-3 and 2-4.

Farmland Classification and Soil Types

The entire project site is classified as Important Farmland by the California Department of Conservation, with approximately 564 acres of Unique Farmland, approximately 518 acres of Farmland of Local Importance, and approximately 75 acres of Farmland of Statewide Importance. Near-surface soils in the study area consist primarily of Alamo-Fiddyment complex, Cometa Sandy Loam, Cometa-Fiddyment complex, Cometa Ramona sandy loams, Fiddyment Loam, Fiddyment-

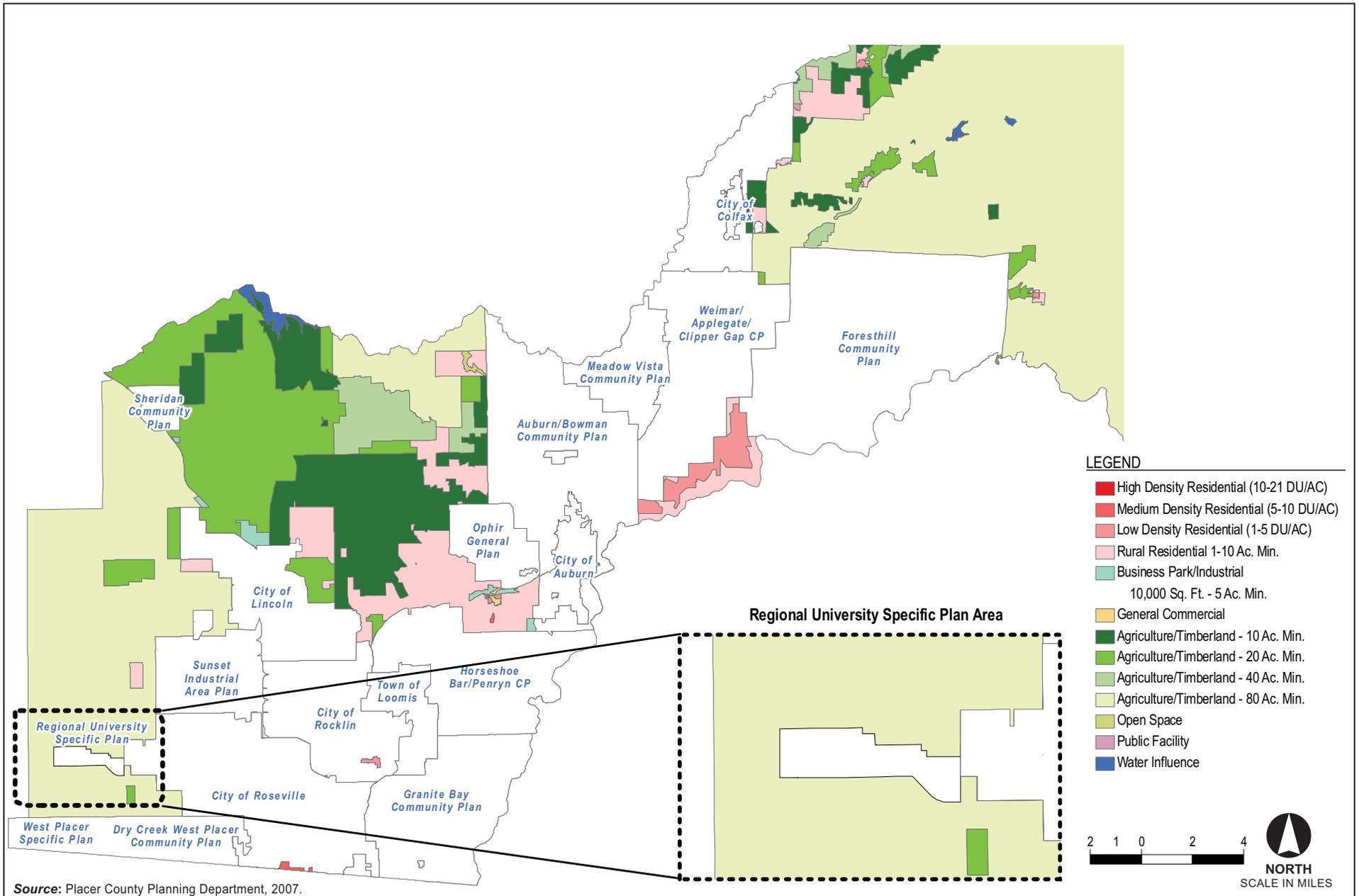


Source: Placer County Planning Department, 2007.

FIGURE 2-3
Proposed Revision to Placer County General Plan Generalized Land Use Map



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Source: Placer County Planning Department, 2007.

FIGURE 2-4
Proposed Revision to Placer County General Plan Generalized Land Use Diagram

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Kaseberg loams, San Joaquin-Cometa sandy loams Xerofluvents, Occasionally Flooded, Xerofluvents, Frequently Flooded, and Xerofluvents-hardpan substratum. Farmland classifications and soil types are discussed in detail in section 6.2, Agricultural Resources.

Planned and Approved Development in the RUSP Vicinity

Planned and approved development in the RUSP vicinity includes the West Roseville Specific Plan, the Sierra Vista Specific Plan, the Placer Vineyards Specific Plan, the Riolo Vineyards Specific Plan, the Curry Creek Community Plan Area, the Creekview Specific Plan, and the Placer Ranch Specific Plan. Planned and approved development in the RUSP vicinity is shown on Figure 4-1 of Chapter 4, Land Use, of this Draft EIR.

The West Roseville Specific Plan, east of the RUSP in the City of Roseville, includes approximately 3,150 acres. At buildout, the West Roseville Specific Plan area will include approximately 8,500 dwelling units, 200 acres of commercial/office development, and approximately 1,200 acres of public facilities including open space. The West Roseville Specific Plan area is now under construction.

The 2,175-acre Sierra Vista Specific Plan, southeast of the RUSP, is located along the western edge of the City of Roseville in unincorporated Placer County and nearly entirely within the City of Roseville's Sphere of Influence. At buildout, the Sierra Vista Specific Plan will provide for approximately 10,500 dwelling units, approximately 2.3 million square feet of retail and office uses, and approximately 440 acres of public facilities, including parks and open space. The Sierra Vista Specific Plan is currently in preparation.

The Placer Vineyards Specific Plan, south of the RUSP in unincorporated Placer County, includes approximately 5,230 acres. At buildout, the Placer Vineyards Specific Plan will include 14,132 dwelling units, 274 acres of commercial uses, 641 acres of quasi-public (public facilities/services, religious facilities, schools, and major roadways) land uses, and 919 acres of park and open space land. The Placer County Board of Supervisors approved the Placer Vineyards Specific Plan in July 2007 and construction is projected to occur over a 20 to 30-year time frame.

The Riolo Vineyards Specific Plan, southeast of the RUSP in unincorporated Placer County, includes approximately 527.5 acres. At buildout, the Riolo Vineyards Specific Plan will include 932 dwelling units, approximately 7 acres of commercial development, and approximately 204 acres of public facilities including open space, infrastructure, and agricultural uses. The Riolo Vineyards Specific Plan EIR is currently in preparation for Placer County.

The Curry Creek Community Plan Area, encompasses a portion of the RUSP, and is within a Future Study Area identified by the Placer County General Plan as an appropriate location for consideration of potential future urban or suburban growth. Although the entire Plan Area lies within the Curry Creek Community Plan, the RUSP is independent of the Curry Creek Community Plan.

The approximately 570-acre Creekview Specific Plan area is in the initial planning stages and would be located northeast of the RUSP. If approved, the Creekview Specific Plan would consist of approximately 2,160 dwelling units, 38 acres of industrial land use, a 14-acre school, and a community clubhouse on three acres.

The Placer Ranch Specific Plan, northeast of the RUSP in unincorporated Placer County, includes approximately 6,793 acres. The Placer Ranch Specific Plan would include 6,793 residential dwelling units, 527 acres of business park and light industrial uses, 150 acres of office professional uses,

99 acres of commercial uses; 275 acres of parks, landscape corridors, and open space; two new elementary schools; and a new middle school. In addition, the proposed project includes a 300-acre branch campus of California State University Sacramento, with an estimated total enrollment of 25,000 students. The project applicant recently requested that this project be considered for annexation into the City of Roseville.

PROJECT OBJECTIVES

Pursuant to Section 15124 of the State CEQA Guidelines, the applicant's objectives in proposing this project include the following:

- Objective 1 Establish a well-respected 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.
- Objective 2 Establish a mixed-use community adjacent to the University, which incorporates smart-growth principles and is attractive to residents, employers, and commercial service providers.
- Objective 3 Locate the University and Community to take advantage of:
- Six hundred acres of land provided for the University campus;
 - Five hundred fifty-six acres of land provided for the development of the Community, the entire net proceeds of which will fund the University, requiring no taxpayer funds;
 - Adjacency to planned development (West Roseville Specific Plan);
 - Ability to connect to the future regional transportation and infrastructure system (Watt Avenue, Pleasant Grove Boulevard, Base Line Road, and Placer Parkway at Watt Avenue);
- Objective 4 Ensure that the University and Community are designed as stand-alone projects yet are planned to link to potential future adjacent development.
- Objective 5 Foster a sense of community and identity throughout the Plan Area by providing distinct neighborhoods with a cohesive design image.
- Objective 6 Provide a diversity of Community housing opportunities for households of differing income levels, with approximately 3,200 dwelling units, distributed between low density (approximately 20 percent), medium density (approximately 50 percent), and high density residential (approximately 30 percent), with overall densities higher than historically developed in Placer County.
- Objective 7 Provide on-campus housing opportunities, including residence halls for students, a village of homes for faculty/staff, and a retirement housing complex.
- Objective 8 Promote opportunities for neighborhood interaction and walking by providing diverse architectural styles with porches, multiple street linkages within neighborhoods, and access to the open space network.

- Objective 9 Establish the University Village to promote the development of a “place” that serves as a shared activity center for the University and Community, where faculty, students, and community residents can come together for retail, business, entertainment, and recreation.
- Objective 10 Provide a Civic Area with parks, schools, and public services centrally located within the Community.
- Objective 11 Establish a circulation system that encourages pedestrian and bicycle usage by providing wide sidewalks and bikeways.
- Objective 12 Provide open space drainage corridors that accommodate multiple uses, including pedestrian and bicycle linkages to all areas of the Community and University, provide for passive recreation uses and conjunctive use for habitat preservation, storm water drainage, detention, retention, and storm water quality treatment.
- Objective 13 Provide a comprehensively planned infrastructure system to serve the needs of the University, Community residents and businesses.
- Objective 14 Provide a phasing and public facilities financing plan to enable the Plan Area to grow in a coordinated and economically feasible manner, while incorporating provisions for the delivery of adequate services and long-term maintenance of facilities.

Development of the proposed project would occur on existing agricultural land, which would result in a loss of agricultural land and biological resources, including regulated wetlands and other waters of the U.S., and other significant natural habitat areas. The project applicant has committed to preserve, restore, enhance, and/or create open space functions and values at levels required to mitigate project impacts to less-than-significant levels to the extent feasible.

RUSP COMPONENTS

The RUSP consists of the University and the Community. The Community contains four major components: the University Village, the Central Civic Area, the North and East Residential Villages, and the Open Space Network. Table 2-1 shows the breakdown of land use by acre and the number of residential units per residential density.

The University

The University campus would encompass the western 600 acres of the project site. The planned campus location was influenced by the desire to incorporate the existing wetland area into the campus and the desire for a centrally-focused campus model. The core campus area would be located approximately one-quarter mile from the terminus of University Boulevard, a proposed major east-west arterial within the Plan Area. The applicant has indicated that the campus is intended to be a pedestrian-oriented place with non-automobile access modes, such as bicycle and pedestrian travel, encouraged and facilitated.

Land Use	Acres	Units
Residential		
Low-Density Residential (LDR)	131.3	718
Medium-Density Residential (MDR)	139.9	1,508
High Density Residential (HDR)	44.3	931
Total	315.5	3,157
Service & Employment		
Commercial Mixed Use (CMU)	10.0	75
Commercial Planned Development (CPD)	12.2	-
Total	22.2	75
Open Space & Public		
Open Space (OS)	63.8	-
Park (P)	39.6	-
Landscape Setback (LC)	28.9	-
Public/Quasi-Public (P/QP)	40.1	-
Street Right-Of-Ways (ROW)	47.4	-
Total	219.8	-
University		
University (UZ)	356.5	750
Faculty/Staff Housing	60	330
Retirement Housing	**	75
Open Space (UZ-OS)	183.5	-
Total	600	1,155
Grand Total	1,157.5	4,387
Notes: * Assumes two students per apartment dwelling unit. Units may not be fully independent dwelling units. ** The size of the Retirement Housing to be determined at a later date; acreage would be a portion of the total 356.5 acres designated UZ. Source: Regional University Specific Plan, Placer County, CA, December 2006.		

The Community

The Community would incorporate residential, retail/office, and public facilities, including schools, parks, and open space. Primary elements within the Community include the University Village, the North and East Residential Villages, the Central Civic Area, and the Open Space Network.

University Village

The University Village is designed to be a small-town commercial mixed-use area that could serve as an interface between campus and community life. The University Village would be located adjacent to a proposed University athletic stadium, with the core campus less than a quarter mile to the west. Commercial development would be located on the periphery of the University Village, with a pedestrian-oriented commercial mixed-use village center fronting the University. Second floor (and possibly third floor) uses above the commercial mixed-use village would allow for offices and residences. A neighborhood commercial center is proposed at the east end of the University Village. The two commercial areas would be connected with a central street. This area would have wide sidewalks along the street to facilitate pedestrian activity.

Higher-density residential uses would border the commercial uses. A residential mix of high-density apartments and townhomes, medium-density row houses, and cluster housing would be located within walking distance of the commercial area. These units would front onto adjacent streets, with

parking clustered behind or accessed from alleyways. The overall average residential density of the University Village would be approximately 18 dwelling units per acre.

Central Civic Area

The Central Civic Area would be located in the geographic center of the Community and is envisioned by the applicant as a central hub of civic and recreational activity. The components of the Central Civic Area include a 22.1-acre Community Park, a 10-acre K–6 school, a 2.2-acre fire station/sheriff services center, a 2.2-acre public/quasi-public site, and a 16.4-acre high-density residential site. All parcels would be located on a greenway system, allowing significant access and visibility to this focal element. The Community Park, along with the other parks in the Plan Area, would help provide for the active recreation needs of the Community.

North and East Residential Villages

Residential neighborhoods of low and medium densities would be located in two distinct neighborhoods: the North Village and the East Village. These villages would allow for a variety of housing types, densities, and styles. Densities for the low-density neighborhoods would range from 4 to 7.9 dwelling units per acre and 8 to 15.9 dwelling units per acre for the medium-density neighborhoods. The neighborhoods would be designed with centrally located parks to serve as focal points and to be easily accessible via non-vehicular modes. Pedestrian orientation is a focus of the Plan Area, with an open space system that includes a multi-use trail, as well as on-street bike lanes in selected areas within the community.

Open Space Network

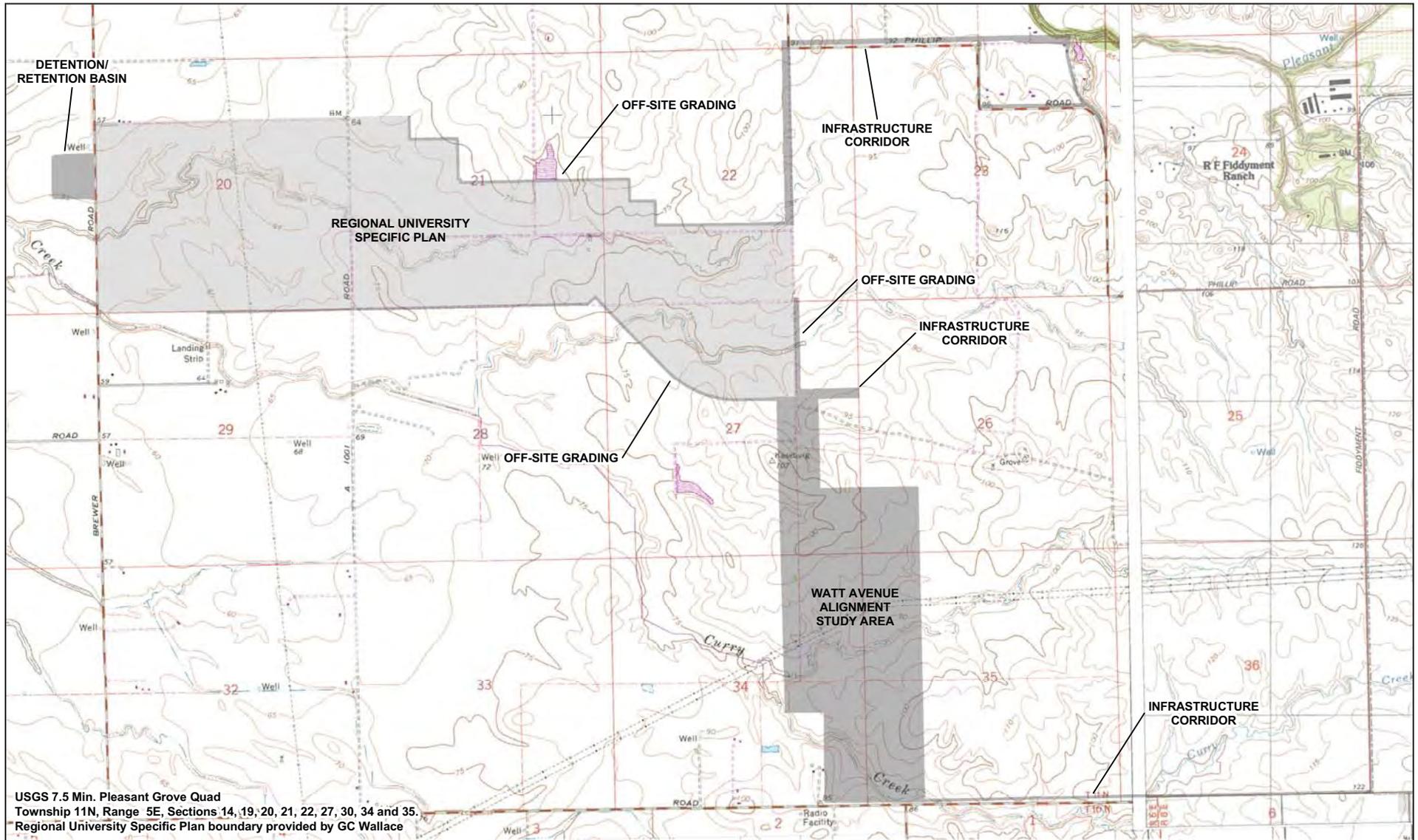
The planned open space network would contain linear open spaces, drainageways, and parks that would function for drainage purposes, while also allowing pedestrian and bicycle travel within the Plan Area. The open space network would link the residential neighborhoods, schools, and parks to the University and the commercial areas. The open space corridors would be designed to pass drainage flows within a meandering channel, creating upland areas for re-vegetation and to provide for multiple passive recreation uses. Trails with interpretive signs would be provided for pedestrians and bicyclists in the upland areas.

Off-Site Infrastructure

Some off-site infrastructure would be required to accommodate the proposed project, including pipeline and infrastructure corridors, extension of Watt Avenue, areas for off-site grading, and a stormwater detention/retention basin. The proposed project would also require the development of emergency vehicle access routes, which are described under the discussion of off-site roads below. Figure 2-5 shows the areas studied for off-site infrastructure.

Watt Avenue Extension

Primary access to the site would be provided by an extension of Watt Avenue from Base Line Road. The proposed extension of Watt Avenue would extend north from Base Line Road (south of the Plan Area) to the southeast corner of the project site, at University Avenue, a proposed major east-west arterial within the Plan Area. The road would be approximately 9,250 feet long with a roadway easement and public utility easement width of 126 feet, but construction of the road could disturb approximately 35 acres. The RUSP proposes a specific alignment; however, in the event that future



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Source: Foothill Associates, 2007.

FIGURE 2-5
Project Site and Off-Site Infrastructure Areas

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regional transportation planning results in a revised alignment, resources in the 473 acres of potentially impacted area were studied.

Utility Corridors

Underground infrastructure corridors to accommodate utilities, such as sewer, water, recycled water, natural gas, electrical, cable, and telephone would be required. Planned corridors would extend from the northeastern portion of the Plan Area along an existing unimproved road to Phillip Road. The corridor would then extend east along, or immediately north of, Phillip Road. The corridor from the northeast corner of the project site to Phillip Road is approximately 3,800 feet long. The corridor continues along Phillip Road to the east from that intersection for approximately 4,050 feet to where Phillip Road is oriented in a north-south alignment. The utility corridor would be within this alignment for approximately 1,400 feet to the point where Phillip Road turns to an east-west orientation for another 2,200 feet. Utilities may also be routed north of the future Roseville Energy Park then south to the connection with the Pleasant Grove Waste Water Treatment Plant. A utility corridor would also extend along Base Line Road from Fiddymont Road to the intersection with Watt Avenue. It is anticipated that construction of the utility corridors would result in a temporary disturbance of approximately 28.86 acres.

The existing unimproved road would also serve a dual purpose as an emergency access to Phillip Road and a sewer maintenance road. As stated above, the Watt Avenue alignment would also be used for location of utilities.

Off-Site Grading

Much of the adjacent land is in agricultural production, including rice production, which typically uses berms to separate fields where the gradient differs. Some grading would be required to separate the developed areas within the project site from these off-site agricultural uses. The proposed project would include edge grading, where required, to achieve this separation, and in some cases, would relocate agricultural berms to consolidate fields, thus optimizing production capabilities in these adjacent areas. It is anticipated that this grading would disturb approximately 26 acres.

Off-Site Detention/Retention Basin

A dual detention/retention basin would be constructed on the western side of Brewer Road to receive flows directly from the lake storage area within the project area. The basin would cover approximately 20 acres immediately west of Brewer Road.

RUSP LAND USE DESIGNATIONS

Land use designations were developed specifically for the RUSP. Uses are organized into four broad land use categories: Community Residential, Village Service and Employment, Open Space and Public, and University.

All land within the Plan Area would be assigned with a land use designation, acreage, and number of dwelling units, as depicted on Figure 2-2. Table 2-1 provides an overall summary of each land use type. Land use designations are described below.

Community Residential

The land use plan would provide for three different residential densities: Low Density Residential (LDR), Medium Density Residential (MDR), and High Density Residential (HDR). Additional residential uses would be included within the University site and high-density residential uses are permitted in the Commercial-Mixed Use (CMU) zone. The Plan Area would provide for an overall average density of 10 units per gross residential acre.

Low Density Residential (LDR)

The LDR designation would permit single-family development, located within the North and East Villages. The primary housing product is anticipated to be single-family detached housing on conventional lots, with densities ranging from 4 to 7.9 units per acre. Half-plexes and second units would be also permitted. Use of alternative garage configurations, separated sidewalks, porches, and front courtyards would be encouraged.

Medium Density Residential (MDR)

The MDR designation would accommodate a variety of housing types. Types could include small-lot cluster, courtyard, zero-lot-line, half-plexes, and other attached and detached housing products, with densities ranging from 8 to 15.9 units per acre. MDR uses would be located in the North Village, East Village, and University Village.

High Density Residential (HDR)

The HDR designation would accommodate attached multi-family housing, including apartments, townhouses, and condominiums, with densities ranging from 16 to 25 units per acre. The HDR sites would be located within and adjacent to the University Village and the Central Civic Area. These HDR sites would provide both rental and for-sale housing for students and faculty, but would also be available to non-University residents.

Village Service and Employment

The land use plan would provide two different service and employment designations: Commercial Mixed Use (CMU) and Commercial Planned Development (CPD). Both of these uses would be located within the University Village, near adjoining residential uses. The CMU and CPD sites would be compact and emphasize interconnectivity between surrounding uses that would encourage daily community activity.

Commercial Mixed Use (CMU)

The CMU sites would be located in the western portion of the University Village and are envisioned by the applicant to include a wide variety of retail uses to serve both the University and adjacent neighborhoods. These CMU sites may include a full range of commercial shops, such as book stores, a small market, coffee shops, restaurants, retail, office, and professional services in a traditional, plaza-like setting. The CMU district also may include high-density residential uses, which may be second floor uses above the ground-floor commercial shops or separate apartment or condominium units integrated with the retail component. A maximum of 75 residential units would be allowed in the CMU parcels.

Commercial Planned Development (CPD)

The CPD site, located in the eastern portion of the University Village, could accommodate a variety of neighborhood-serving commercial and office uses, including, potentially, a supermarket-anchored center.

Open Space and Public

The land use plan would provide three different designations for public uses: Open Space (OS), Park (P) and Public/Quasi-Public (P/QP). The most intense of these uses, the community park, schools, fire station/sheriff services center, and public/quasi-public site would all be centrally located in the Central Civic Area.

Open Space (OS)

Open space areas would provide passive recreation opportunities where recreation use would not conflict with the preservation of significant natural resources. Drainage parkways would provide floodwater conveyance and retention and storm water quality treatment. Greenways would link open space preserves and drainage parkways to other land uses within the Plan Area.

Park (P)

Parks in the Plan Area would include community, neighborhood, and pocket parks. The community park would be located centrally within the Community within the Central Civic Area. The neighborhood park would be located in the North Village. The four pocket parks would be located centrally within the neighborhoods and University Village.

Public/Quasi-Public (P/QP)

In the Plan Area, Public/Quasi-Public land uses would include the K–6 school site, the K–8 school site, the 4.7-acre public facilities site, a 2.2-acre site reserved for a fire station and sheriff services center, and a 2.2-acre site for quasi-public uses such as a health club, community club, day care, or church. With the exception of the K–8 school site, which would be located on the northwestern portion of the Community, all Public/Quasi-Public uses would be located in the Central Civic Area.

University Campus

A special land use designation of University (UZ) would be created specifically for the Regional University. Sub-areas within the University use would include Faculty/Staff Housing, Retirement Housing, and Open Space. The project applicant has not yet determined the site of all housing areas; therefore, these areas are not specifically located on the land use diagram. The open space would be designated as UZ-OS, which would include approximately 183.5 acres, portions of which would include preserve areas and possibly an arboretum that would be integrated with the design of the campus.

University (UZ)

The University campus would include academic buildings, performing arts venues, visual arts facilities, a library, athletic facilities (gym, stadium, aquatics center), athletic fields, residential halls, administration buildings, warehouse and maintenance buildings, common areas, and gathering

spots. The campus would be designed to create pedestrian linkages amid open spaces and natural areas, and an absence of internal vehicular traffic.

The entrance to the campus is anticipated to be along a central parkway that would extend from the terminus of University Boulevard at 16th Street (proposed roadways are discussed below). The expansive green fields of the athletic area and the North Curry Creek Greenway would surround the grand entrance, with the “quad” areas immediately in front, and the administration and classroom buildings beyond. Vehicle access to the central core of the campus would be strictly limited, with parking areas located away from the core of the campus.

Residence halls would be located in proximity to the campus core, and within walking or biking distance of campus athletic facilities. In the northeastern corner of the University site, land would be reserved for a 40-acre private high school, which would serve 1,200 students, with 120 faculty and staff. The high school campus may include a library, a gymnasium, a performing arts theatre, and ball fields. In the event that a private high school is not developed, the 40-acre site may be used for another academic use, such as additional university use, a public school, private school or other similar use consistent with the overall University concept. Also co-located in this portion of the University is a Placer County Public Works/Facility Services Department corporation yard and a sewer lift station. The corporation yard site may be re-located pursuant to the University Master Plan. While the above discussion provides a general overview within the UZ designation area, detailed plans have not yet been submitted and will be required prior to any construction.

Faculty/Staff Housing

Land for the development of faculty and staff housing would be provided in the northwestern corner of the University site. This area would allow an enclave of single-family and attached homes, which would be separated from, but within walking distance to, the campus core. The large open space area would provide a natural buffer for the faculty and staff housing from the main campus, while also being a visual and recreational amenity.

Retirement Housing Village

A small retirement village is proposed on the northwest periphery of the core campus area, accommodating 75 cluster-style units. The exact location of the retirement complex within the University has not been determined; however, the site characteristics would require a location within close proximity to University services, yet separate from the academic core. The size of the complex is anticipated to be in the range of 6 to 12 acres. The retirement housing units would be controlled by the University.

Open Space (UZ-OS)

The approximately 183.5-acre open space area would include environmentally sensitive areas, wetlands, lakes, and detention/retention basins restored and enhanced to function as a natural setting. These areas would provide habitat for waterfowl, birds, and other wildlife and would be linked with a network of trails. This open space would provide for recreational activities such as walking or bicycling, and academic uses such as research and biological studies.

PROPOSED AFFORDABLE HOUSING COMPONENT

Consistent with the Sacramento Area Council of Government (SACOG) affordable housing compact, the applicant proposes that ten percent of the total dwelling units in the Community portion of the Plan Area (excluding the CMU units) would be designated for very low-, low-, and moderate-income households. The CMU units would provide a live-work opportunity and would be compact in size, thereby increasing the amount of below-market-rate rental opportunities. The proposed project excludes dwelling units within the University campus, consisting of faculty/staff, student, and retirement housing, from the affordable housing calculations. The on-campus (student and faculty) housing would serve the affordable housing needs of the University.

PROPOSED CIRCULATION SYSTEM

The RUSP would provide a circulation system consistent with the Placer County General Plan Circulation Diagram and circulation standards. The Plan Area would be served by a network of public streets organized in a hierarchy of functional classifications.

Description of Proposed Roadways

Figure 2-6 shows the Circulation Plan for the Community portion of the Plan Area, including the location and alignment of proposed arterials and collectors. Figure 2-6 also shows the possible future extensions and/or connections of Plan Area roadways to areas outside the Plan Area. All circulation descriptions of proposed roadways are based on full buildout of the Plan Area. County Public Works Department would review all future plans to ensure that roads are consistent with the Specific Plan and that all roads comply with applicable County standards. Additional facilities, such as bus rapid transit (BRT) lanes, maintenance turnouts, median cuts for emergency vehicles, may be required and would be considered by the County upon review of small lot tentative maps.

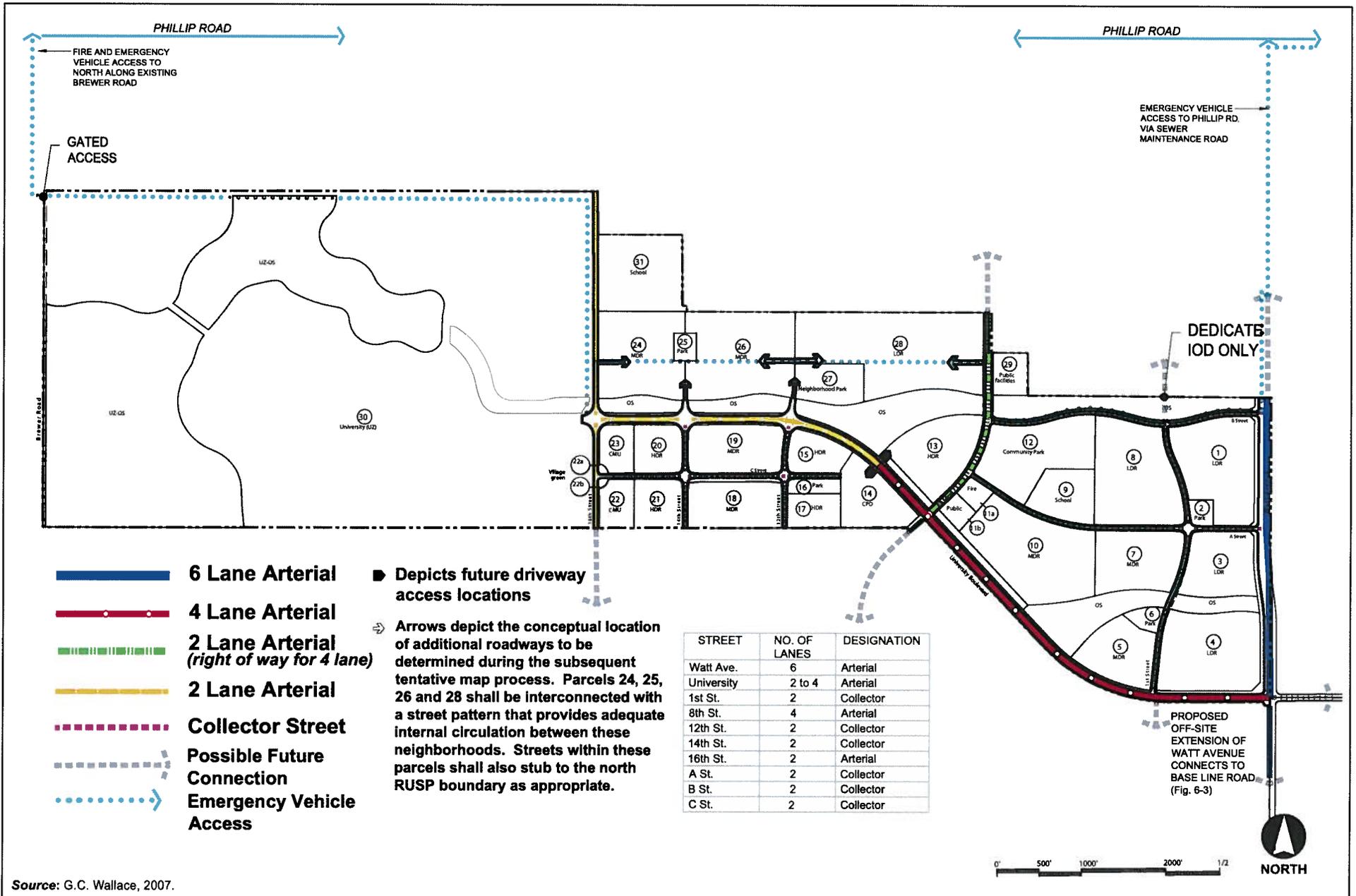
Arterial Streets

Watt Avenue

Watt Avenue north of University Boulevard would be a six-lane arterial with a landscaped median with physical right-of-way for potential future transit Bus Rapid Transit (BRT). Intersection median breaks are proposed at University Boulevard, A Street, and B Street. A landscape corridor and a multi-use trail are planned on the west side of Watt Avenue along the Plan Area frontage from University Boulevard to the north Plan Area boundary. The proposed project includes a median on Watt Avenue south of University Boulevard, but does not propose landscaping.

University Boulevard

University Boulevard would be the primary entry to the University and Community. From Watt Avenue to the driveway at Parcels 13 and 14, University Boulevard would be a four-lane arterial, with a landscaped median and landscape corridors on each side. Intersection median breaks are proposed at 1st Street, 8th Street, and at Parcels 13 and 14. Additional median breaks for emergency access may be required between 1st Street and 8th Street at 800 foot spacing. University Boulevard from the driveway at Parcels 13 and 14 to 16th Street is designed as a two-lane arterial. Roundabouts are proposed at 12th Street, 14th Street, and 16th Street. Class II on-street bike lanes are proposed along the entire length of University Boulevard.



Source: G.C. Wallace, 2007.

FIGURE 2-6
Circulation Plan

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8th Street

8th Street would be a two-lane arterial with right-of-way to accommodate widening to a four-lane arterial, if traffic demands for future development areas outside of the Plan Area warrant expansion. 8th Street would serve as the primary north-south route for the Community. Intersection median breaks are proposed at A and B Streets. To the south, 8th Street may ultimately connect south to Base Line Road. To the north, 8th Street may be extended and ultimately intersect with an extension of Blue Oaks Boulevard.

16th Street

16th Street would be a two-lane arterial that would serve as the primary north-south route for the University element of the Plan Area. South of University Boulevard, 16th Street would have parallel parking, bike lanes, and wide sidewalks adjacent to the University Village center. North of University Boulevard, parallel parking, bike lanes, and landscape corridors would be provided on each side. To the south, 16th Street may ultimately connect to an extension of 16th Street in Sacramento County.

Community Collector Streets

All Community Collector streets would be two-lane roadways, including 1st Street, A Street, and B Street.

1st Street

1st Street would be a north-south collector between University Boulevard and B Street. First Street would be the primary collector, parallel to Watt Avenue, that would serve the East Village. An on-street bike lane would be provided along both sides of the entire length of 1st Street. A roundabout would be included at the intersection of 1st Street and A Street. Parking would be provided on both sides of the street.

A Street

A Street would be a proposed east-west collector between Watt Avenue and 8th Street. Parking would be provided on both sides of the street.

B Street

B Street would be a proposed east-west collector between Watt Avenue and 8th Street. Parking would be provided on both sides of the street.

University Village Collector Streets

Streets surrounding the University Village would differ from the Community Collector streets by providing a narrower street with parallel parking spaces and street trees in planters. The applicant's intent is to provide safe, pedestrian-oriented streets. Proposed University Village collector streets include C Street, 12th Street, and 14th Street.

C Street

C Street would be an east-west collector within the University Village, extending from Parcel 14 to 16th Street. A section of C Street east of 14th Street would consist of two lanes with parallel parking on both sides of the street. C Street between 14th and 16th Street would also be a two-lane section without a median.

12th and 14th Streets

12th and 14th Streets would be north-south collectors within the University Village, providing the main connections to C Street via University Boulevard. The two-lane roadways would provide parallel parking on both sides and Class III bicycle routes.

Local Streets

Local streets in the Community Portion of the Plan Area would be two-lane roadways with on-street parking and separated sidewalks. In addition, the Development Standards and Design Guidelines prepared for the RUSP encourage a modified grid street system within the University Village, and include neighborhood entry elements. The Design Guidelines also include options on local streets for frontyard or sideyard configurations with pedestrian access or single loaded streets adjacent to open space areas, but preclude rear yards or soundwalls fronting on local streets,

The pattern of local streets will be determined through the subdivision map process. It is anticipated that a majority of local streets will be public, although private gated roadways may be proposed. Gated roadways would only be permitted where mechanisms are included to ensure maintenance of private streets and emergency access and where the gating of a neighborhood would not preclude public access to parks, schools, or open space areas. Gated subdivisions would not be permitted within Parcels 18, 19, 20, or 21. Through-road connections are encouraged between developments. These internal connections would enhance local circulation and assist in minimizing the number of connections to collector and arterial roadways.

Off-Site Roads

Watt Avenue

The RUSP proposes an extension of Watt Avenue south of the Plan Area, initially as a two-lane arterial, from Base Line Road north to University Boulevard. The RUSP would subsequently widen the off-site portion of Watt Avenue from two to four lanes, or provide the project's "fair share" contribution, should another development project be required to construct improvements to Watt Avenue before the RUSP triggers the need for additional improvements. Off-site improvements to the north of the Plan Area would consist of a sewer maintenance road, extending from the terminus of Watt Avenue at the northeastern portion of the Plan Area, serving a dual purpose as an emergency access to Phillip Road, which is an existing roadway. Median landscaping is not proposed for any off-site portions of Watt Avenue.

Brewer Road

Brewer Road is adjacent to the western edge of the Plan Area; the RUSP proposes no direct access to Brewer Road. Emergency access to the faculty/staff housing complex would be provided via an

access road from the housing area to Brewer Road, north to Phillip Road. As a result, no improvements are proposed to Brewer Road as part of the RUSP.

Emergency Vehicle Access

Primary Emergency Vehicle Access

The RUSP includes construction of a two-lane all-weather, surface Emergency Vehicle Access (EVA) starting from the northeast corner of the RUSP, north to connect to existing Phillip Road. From this point, the EVA uses existing Phillip Road easterly for a distance of 7,800 feet to the intersection of Westpark Drive, at the northeast corner of the Pleasant Grove Wastewater Treatment Plant. From that intersection, existing city of Roseville roads connect through the West Roseville Specific Plan easterly to Fiddyment Road.

Portions of the 7,800-foot length of existing Phillip Road to be used as the EVA do not currently meet Placer County flood protection standards. Those portions of Phillip Road subject to flooding would be improved by upsizing existing culverts and elevating some lengths of the existing roadway to protect from the 100-year storm event. All drainage improvements would be consistent with the Placer County Storm Water Management Manual.

Secondary Emergency Vehicle Access

A secondary EVA is required by the Placer County Fire Department, from Brewer Road to the University (Parcel 30). This access would be gated, and would provide security access to emergency vehicles. No improvements to Brewer Road are required for secondary EVA access to the RUSP other than the EVA encroachment.

Intersection Improvements

Traffic-control devices would be installed at intersections within the Plan Area in a phased manner based on traffic volumes. Stop-sign control (i.e., either side-street stop, or multi-way stop control) would be applied at internal intersections until conditions warrant the installation of a traffic signal. It is anticipated that stop-sign control would be adequate at all internal intersections during the earliest development phases of the Community area, prior to development of the University.

Roundabouts

Roundabouts are proposed in locations where two-lane streets intersect and would otherwise require some form of stop control. The use of roundabouts at these locations would provide traffic calming and result in better traffic operations. However, future modifications to signals are not precluded, if conditions warrant. The project would include roundabouts at the following intersections:

- 1st Street/A Street
- 12th Street/University Boulevard
- 14th Street/University Boulevard
- 16th Street/University Boulevard
- C Street/12th Street

- C Street/14th Street

Traffic Calming

The purpose of traffic-calming measures is to create livable neighborhoods by managing traffic volumes and speeds. Traffic-calming measures would be applied where appropriate within the University Village and on other local streets to soften the impact of motor vehicles. Traffic-calming devices that could be installed include traffic circles and bulb-outs. Traffic circles are raised islands installed in the middle of an intersection to provide a physical and visual break in the roadway; traffic circles can reduce vehicle speeds if designed to physically deflect traffic through an intersection. Bulbouts are pedestrian enhancements that shorten the pedestrian crossing distance at intersections or mid-block crossings through a narrowing of the street, typically eliminating parking. In all cases, traffic-calming devices would be designed not to restrict access by emergency vehicles or limit emergency response times below the required level of service standard. All traffic-calming devices would be subject to County review and approval.

Public Transportation Facilities

University Transit Center

A transit center is proposed at the southwest corner of University Boulevard and 16th Street, located immediately adjacent to the campus and across from the University Village. The University Transit Center would be an off-street facility with space for up to four bus berths.

Bus Stops

On-street bus stops are also planned along University Boulevard at 8th Street headed westbound, along University Boulevard at Parcel 14 headed eastbound, and along University Boulevard at 1st Street, with pullouts located at the far side of the intersection (e.g., northwest and southeast corners). On-street bus stops would be constructed to County standards.

It is anticipated that the earliest transit service to the Plan Area would be provided via Watt Avenue. The provision of transit service would be determined by Placer County based on ridership demand and funding availability.

Bicycle and Pedestrian System

Bicycle System

The RUSP proposes approximately 6.3 miles of multi-use trails, 3.4 miles of Class II bike lanes, and 1.1 miles of Class III bike routes.

Multi-use Trail

Multi-use trails are off-street bicycle paths completely separated from the traveled roadways for the exclusive use of bicycles and pedestrians. Multi-use trails are located in a separate easement. The paths would be a minimum of 10 feet in width and would be constructed of a hard surface, such as asphalt or concrete.

Class II Bicycle Lanes

Class II bicycle lanes are on-street lanes that vary from 4 feet to 5.5 feet in width, designed for one-way use of bicycles. The bike lane is typically located adjacent to the shoulder or gutter in a widened portion of the street. Class II bicycle lanes would be located within the street right-of-way and delineated with signing and striping.

Class III Bicycle Routes

Class III bicycle routes would be on-street routes along local public streets where bicyclists do not have a delineated lane and must share the roadway with motorists.

Pedestrian System

The pedestrian system would be made up of four-foot to eight-foot concrete separated sidewalks, with a landscaped buffer between the roadway edge and sidewalk, located along the collector and local streets. These sidewalks would be for the exclusive use of pedestrians. An eight-foot wide sidewalk is proposed at the CMU frontage on 15th Street, due to the anticipated high pedestrian activity. Sixteen-foot-wide concrete sidewalks would be located along the C Street and 16th Street frontage of the University Village Plaza. Tree wells would be integrated into the walks, and buildings would be placed immediately behind the walks to promote pedestrian activity and allow commercial uses, such as small eating areas and displays to extend out onto the sidewalk.

PUBLIC UTILITIES

Sanitary Sewer

No public sewage collection systems or treatment facilities currently exist within the Plan Area. The project proposes to convey wastewater to the nearest existing treatment facility: the Pleasant Grove Waste Water Treatment Plant (PGWWTP) located at the intersection of Phillip Road and Westpark Drive in the West Roseville Specific Plan area. The City of Roseville owns and operates the PGWWTP on behalf of the participants of the South Placer Wastewater Authority.

The nearest existing wastewater collection system for the PGWWTP is a 42-inch diameter sewer trunk line located in Phillip Road east of the PGWWTP. To connect to the PGWWTP for wastewater treatment, the proposed project would include the placement of sewer lines to the plant from the terminus of Watt Avenue at the northeastern portion of the Plan Area to Phillip Road. The alignment would continue east along Phillip Road to a 36-inch sewer stub at the "Influent Junction Structure," located approximately 1.3 miles east of the northeast corner of the Plan Area.

Planned On-Site Wastewater Improvements

The project site lies west of and downstream of the PGWWTP. The natural terrain for the project site has an average gradient of less than 0.2 percent and falls westerly from an approximate elevation of 82 at the east Plan Area boundary to an elevation of 57 at Brewer Road. With the elevation differential described, it is not possible to construct a sanitary sewer pipeline that would drain any portion of the Plan Area by gravity to the PGWWTP. A sanitary sewer pump station and force main system would be required to transport all wastewater from the Plan Area to the PGWWTP.

Within the Plan Area, wastewater would be collected in two sub-basins: the University and the Community. The proposed sanitary sewer collection system is shown on Figure 2-7.

University Sub-Basin

All sewer facilities on the University site would be privately owned and maintained. The University facilities would include a gravity collection system and a sewer pump station located in the western area of the University campus. The private pump station and force main system would transport wastewater easterly to tie into the public force main system that would deliver flows from the RUSP pump station to the PGWWTP. The University force main tie-in would be located near 16th Street. The University would be responsible for any regulatory permits required for operation and maintenance of the private collection, force main, and pump station system.

Tributary Sub-Basins

The Curry Creek Urban Growth Area (UGA) is located north and south of the Plan Area. The RUSP Sewer Master Plan studies the potential wastewater impact to the proposed project from both the north and south regional UGA shed areas and shows conceptual wastewater collection systems that could service these areas. Wastewater flows from the north Curry Creek UGA would be picked up by gravity systems at three points along the north boundary of the Plan Area. The south Curry Creek UGA will sewer to its own sewer pump station and force main system. All north and south Curry Creek UGA sub-basins and conceptual trunk sewer systems are fully described in the RUSP Sewer Master Plan.

Community Sub-Basin

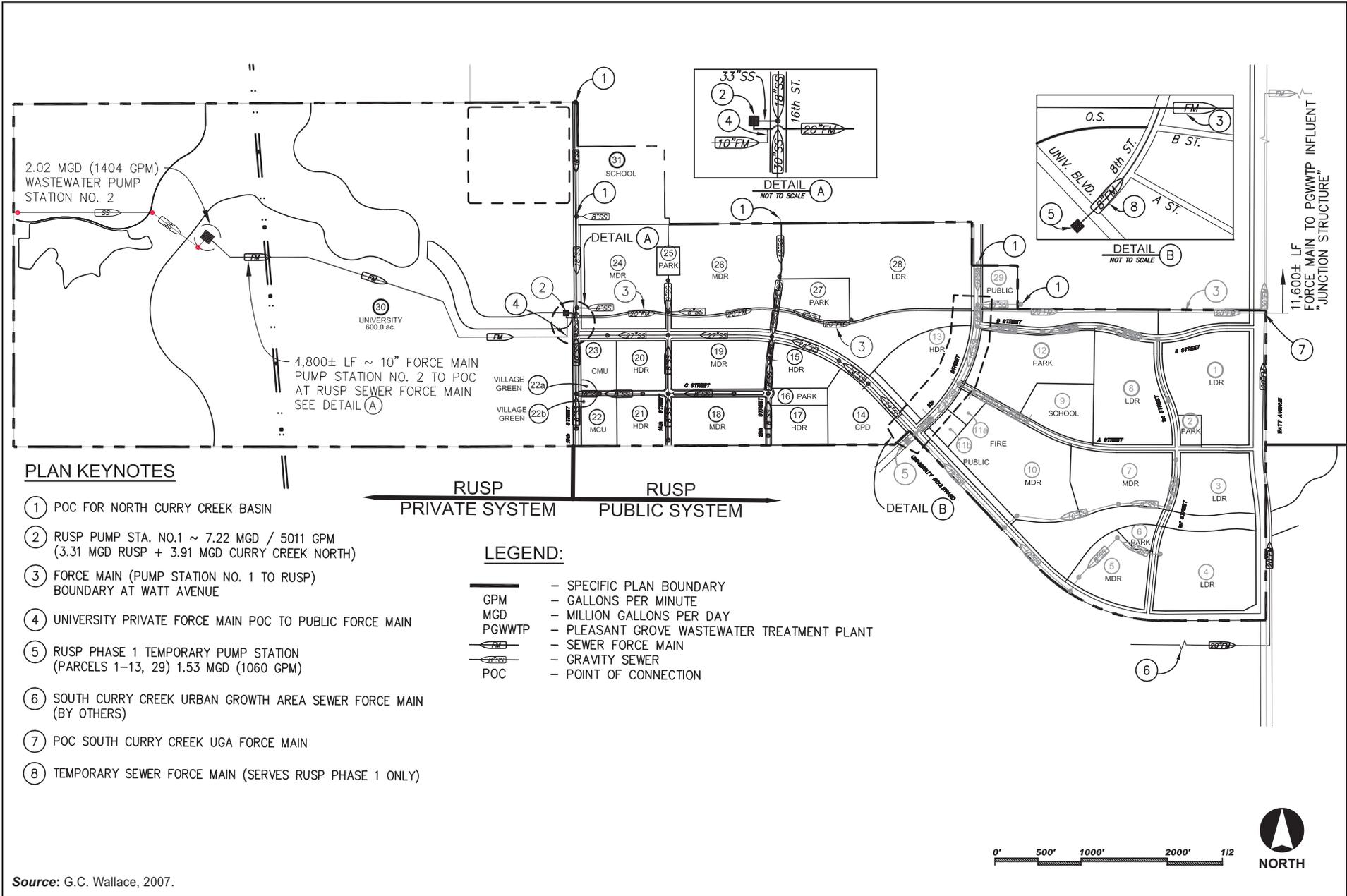
All sewer facilities, including a pump station and force main system would be owned, operated, and maintained by a County Service Area (CSA) or a Sewer Maintenance District (SMD). Sanitary sewer collection in the Community would be conventional gravity systems that begin with 6- and 8-inch lines that tie into larger collector and trunk sewer lines.

The RUSP includes proposed phasing of sewer improvements. Phase 1A would construct a temporary wastewater pump station, sized to service the buildout of Phase 1. As phased development proceeds west into Phase 2A, all sewer collection facilities in the Community would flow west to a permanent pump station location at the west side of 16th Street, approximately 300 feet north of University Boulevard. The pump station facility would be constructed with Phase 2A within a public utility easement on University Parcel 30, or on a County-owned parcel, accessed from 16th Street. The temporary pump station would be removed when the permanent pump station is operational.

From the permanent Community pump station, a sewer force main system would transport wastewater within road right-of-way or public utility easements, following a route south in 16th Street, then east along the north edge of the open space corridor to 8th Street to connect to the permanent force main constructed with Phase 1A.

Planned Off-Site Wastewater Improvements

Once the sewer force main system exits the Plan Area, the off-site route would extend north in the future Watt Avenue and east in Phillip Road to the northwest 36-inch sewer stub at the PGWWTP



Source: G.C. Wallace, 2007.

FIGURE 2-7
Sanitary Sewer Collection System

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Influent Junction Structure, a distance of approximately 11,900 feet. The proposed off-site sewer options are shown on Figure 2-8 and described below.

Option 1: Force Main

- Force Main: a route would extend north from the northeast corner of the Plan Area to Phillip Road in a public utility easement/utility corridor. A two-lane paved maintenance road that serves a dual use as a secondary emergency vehicle access (EVA) is proposed along this section of force main route.
- Force Main: a route would extend east, south, and east in the Phillip Road right of way to a sewer transition manhole located at the west side of the intersection of Phillip Road and Westpark Drive.
- Gravity Sewer: from the transition manhole, a gravity sewer flows east to its point of connection to the existing 36-inch stub sewer from the PGWWTP Influent Junction Structure.

Option 2: Force Main and Gravity

- Force Main: a route would extend north from the northeast corner of the Plan Area to Phillip Road in a public utility easement/utility corridor to a transition manhole and the beginning of a gravity trunk sewer. A two-lane paved maintenance road that serves a dual use as a secondary EVA is proposed along this section of force main route.
- Gravity Sewer: a route would extend east in a gravity line along Phillip Road and future Blue Oaks Boulevard to the future intersection of Blue Oaks and Westside Drive, then south in Westside Drive to the westerly projection of Phillip Road, east across the West Roseville Specific Plan Industrial Parcel and east in Phillip Road to its point of connection to the existing 36-inch stub sewer from the PGWWTP Influent Junction Structure.

Note: Phase 2 of the West Roseville Specific Plan proposes to construct a 24-inch gravity sewer along the last section of this alignment in Phillip Road. If construction of that 24-inch line precedes RUSP development, then Option 2 is not viable.

Option 3a: Force Main and Gravity Sewer

- Force Main: a route would extend north from the northeast corner of the Plan Area to Phillip Road in a public utility easement/utility corridor. A two-lane paved maintenance road that serves a dual use as a secondary EVA is proposed along this section of force main route.
- Force Main: a route would extend east in Phillip Road and future Blue Oaks Boulevard to future Westpark Drive, then south in Westpark Drive to a transition manhole.
- Gravity Sewer: from the transition manhole, a route would extend southeast across open space to its point of connection to the existing 36-inch stub sewer from the PGWWTP Influent Junction Structure.

Option 3b: Force Main to Transition Manhole/ Gravity Connection

- Force Main: a route would extend north from the northeast corner of the Plan Area to Phillip Road in a public utility easement/utility corridor. A two-lane paved maintenance road that serves a dual use as a secondary EVA is proposed along this section of force main route.

- Force Main: a route would extend east in Phillip Road to the east side of the intersection with Westside Drive to a transition manhole and the beginning of a gravity trunk sewer.
- Gravity Sewer: from the Westside Drive intersection with Phillip Road, a route would extend east in future Blue Oaks Boulevard to future Westpark Drive, south in Westpark Drive to a manhole, then southeast across open space to its point of connection to the existing 36-inch stub sewer from the PGWWTP Influent Junction Structure.

All four options propose connection to the existing 36-inch sewer stub from the PGWWTP Influent Junction Structure. The capacity of this sewer stub was studied by RMC as part of the SPWA Wastewater and Recycled Water Systems Evaluation Project. RMC's Technical Memorandum (TM) No. 3b, dated April 13, 2006, identifies sewer service to the Regional University and Curry Creek UGAs as Improvement Project 7 – Area L. The TM also confirms that the 36-inch stub from the Influent Junction Structure is sufficiently sized to convey the PWWF from the West Roseville Specific Plan, and the Creekview, Regional University, and Curry Creek UGAs.

Water Supply and Distribution System

The Plan Area is within the service area of the Placer County Water Agency (PCWA). The water needs of the Plan Area would be met using an integrated supply of the available PCWA water resources, including surface water, groundwater, and recycled water. To ensure that water demands would be met in periods of drought, supply emergencies, and during normal maintenance, PCWA is pursuing a supply strategy that integrates surface water, recycled water, demand reduction, and a redundant groundwater supply.

PCWA would meet potable water requirements, both initially and at build out, using surface water supplemented by groundwater in dry and critical years; however, PCWA could rely upon groundwater until such time that surface water infrastructure is in place. The available recycled water supply would be used to meet non-potable irrigation requirements, with potable supply used to supplement recycled water during the peak irrigation demand months, which is consistent with PCWA's integrated water resources strategy, combining surface water, recycled water, and a redundant groundwater supply.¹

The build-out demand for the Plan Area would be 3,220 afy, which includes 772 afy of public-area irrigation demand. Approximately 650 afy of this irrigation demand could be served by recycled water from the PGWWTP. The build-out demand for potable water and supplemental water sources, including the 120 afy needed to supplement the recycled water supply, would be 2,570 afy. Voluntary conservation measures could lead to a five percent reduction in the demand for potable water during dry and critical years.

The potable distribution system, a 3.0-million-gallon (mg) storage tank on Parcel 29 (approximately 30 feet tall and 150 feet in diameter), and a 3,500-gpm booster pump station would be designed to meet maximum day demands plus residential and commercial fire flow requirements (1,500 gpm and 3,500 gpm, respectively). The potable water distribution system would use a treated surface water supply provided by PCWA or supply from the three wells (on Parcels 6, 29, and 30). The tank and pump station would be located on parcel 29 in the northern portion of the Plan Area (see Figure 2-2).

One of the wells would be located at the potable water tank and booster pump station site (Parcel 29). This well would also have an appropriately designed intertie to the recycled water tank

1 Placer County Water Agency, *Integrated Water Resources Plan*, August 2006, pages ES-6 to ES11.

to provide redundancy to the recycled water supply in the event of a supply emergency or scheduled maintenance at the PGWWTP. The recycled water distribution system would include a storage tank with a capacity of up to 1.7 MG (approximately 30 feet tall and 100 feet in diameter) and 3,200 gpm booster pumping facilities, which would also be located on Parcel 29. Placer County will be the owner of the recycled water infrastructure within Placer County and the City of Roseville will be the wholesaler for the recycled water.

Figure 2-9 shows potential pipeline alignments for delivery of PCWA water, which would be within future road alignments. These alignments are analyzed in this Draft EIR. Any of the three alignments could be developed; however, as the agency responsible for constructing and maintaining the facilities, the ultimate location of the water lines would be determined by PCWA. Connection via Alignment C (at Fiddymont and Base Line Roads) would be consistent with the wheeling agreement currently in place between PCWA and the City of Roseville. If Alignment A or B is developed, a new wheeling agreement or a change to the existing wheeling agreement would be required.

Drainage and Flood Control

The drainage improvements for the Plan Area would consist of a combination of open space drainageways, retention and detention, a conventional subsurface pipe system constructed within the Specific Plan area, and an approximately 20-acre detention basin constructed off-site, to the west of Brewer Road. Drainage facilities would be designed and constructed in accordance with the *Placer County Stormwater Management Manual, Land Development Manual*, and the Regional University Specific Plan. Figures 2-10 and 2-11 show proposed drainage improvements for the University portion of the Plan Area and the Community, respectively.

Open Space Drainageways

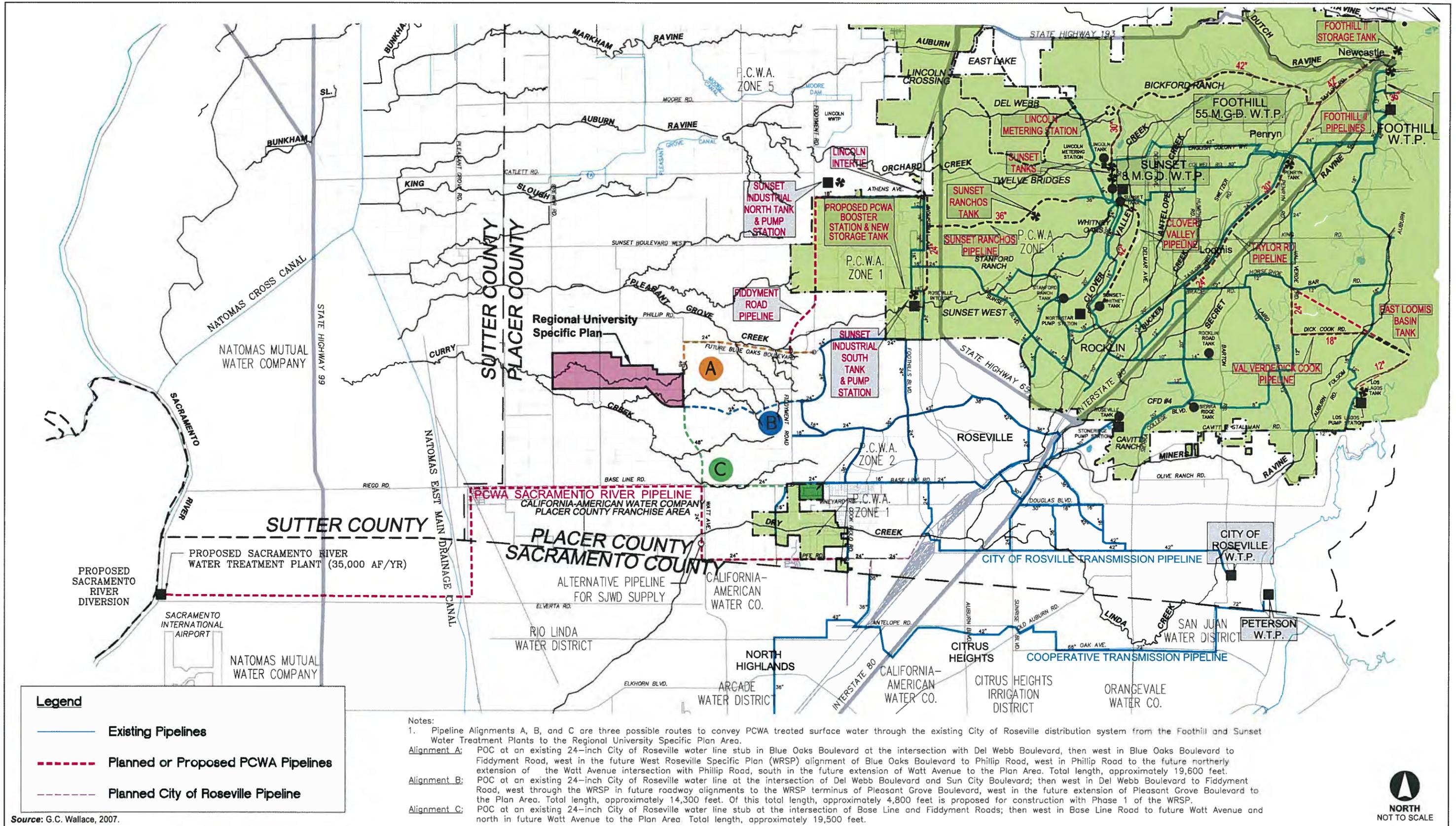
To safely transport flood flows east to west through the Plan Area, the hydraulic capacity of the existing North and South Tributaries to Curry Creek would be maintained and/or enhanced with additional conveyance and storage capacity. Improvements would be constructed within the proposed open space drainageways, generally following the existing tributary alignments. These corridors would convey the future, fully developed, unmitigated 100-year peak flows through the project, resulting in no change or a reduction in pre-Specific Plan 100-year water surface elevations at the project boundaries.²

The open space drainageways are designed to serve multiple purposes, including:

- transport 100-year peak flood flows through the Plan Area;
- provide opportunities for drainage detention, retention, and storm water quality treatment; and
- provide areas to establish riparian corridor vegetation within natural appearing sloped and terraced bank areas.

In the east quarter of the University site, the existing North Tributary channel would maintain its current alignment and the flow line would be lowered to provide additional capacity in the upstream

2 The post-project drainage analysis for the *West Roseville Specific Plan* was used to model drainage flows entering the plan area from the east.



Legend

- Existing Pipelines
- - - Planned or Proposed PCWA Pipelines
- - - Planned City of Roseville Pipeline

Notes:
 1. Pipeline Alignments A, B, and C are three possible routes to convey PCWA treated surface water through the existing City of Roseville distribution system from the Foothill and Sunset Water Treatment Plants to the Regional University Specific Plan Area.

Alignment A: POC at an existing 24-inch City of Roseville water line stub in Blue Oaks Boulevard at the intersection with Del Webb Boulevard, then west in Blue Oaks Boulevard to Fiddymont Road, west in the future West Roseville Specific Plan (WRSP) alignment of Blue Oaks Boulevard to Phillip Road, west in Phillip Road to the future northerly extension of the Watt Avenue intersection with Phillip Road, south in the future extension of Watt Avenue to the Plan Area. Total length, approximately 19,600 feet.

Alignment B: POC at an existing 24-inch City of Roseville water line at the intersection of Del Webb Boulevard and Sun City Boulevard; then west in Del Webb Boulevard to Fiddymont Road, west through the WRSP in future roadway alignments to the WRSP terminus of Pleasant Grove Boulevard, west in the future extension of Pleasant Grove Boulevard to the Plan Area. Total length, approximately 14,300 feet. Of this total length, approximately 4,800 feet is proposed for construction with Phase 1 of the WRSP.

Alignment C: POC at an existing 24-inch City of Roseville water line stub at the intersection of Base Line and Fiddymont Roads; then west in Base Line Road to future Watt Avenue and north in future Watt Avenue to the Plan Area. Total length, approximately 19,500 feet.

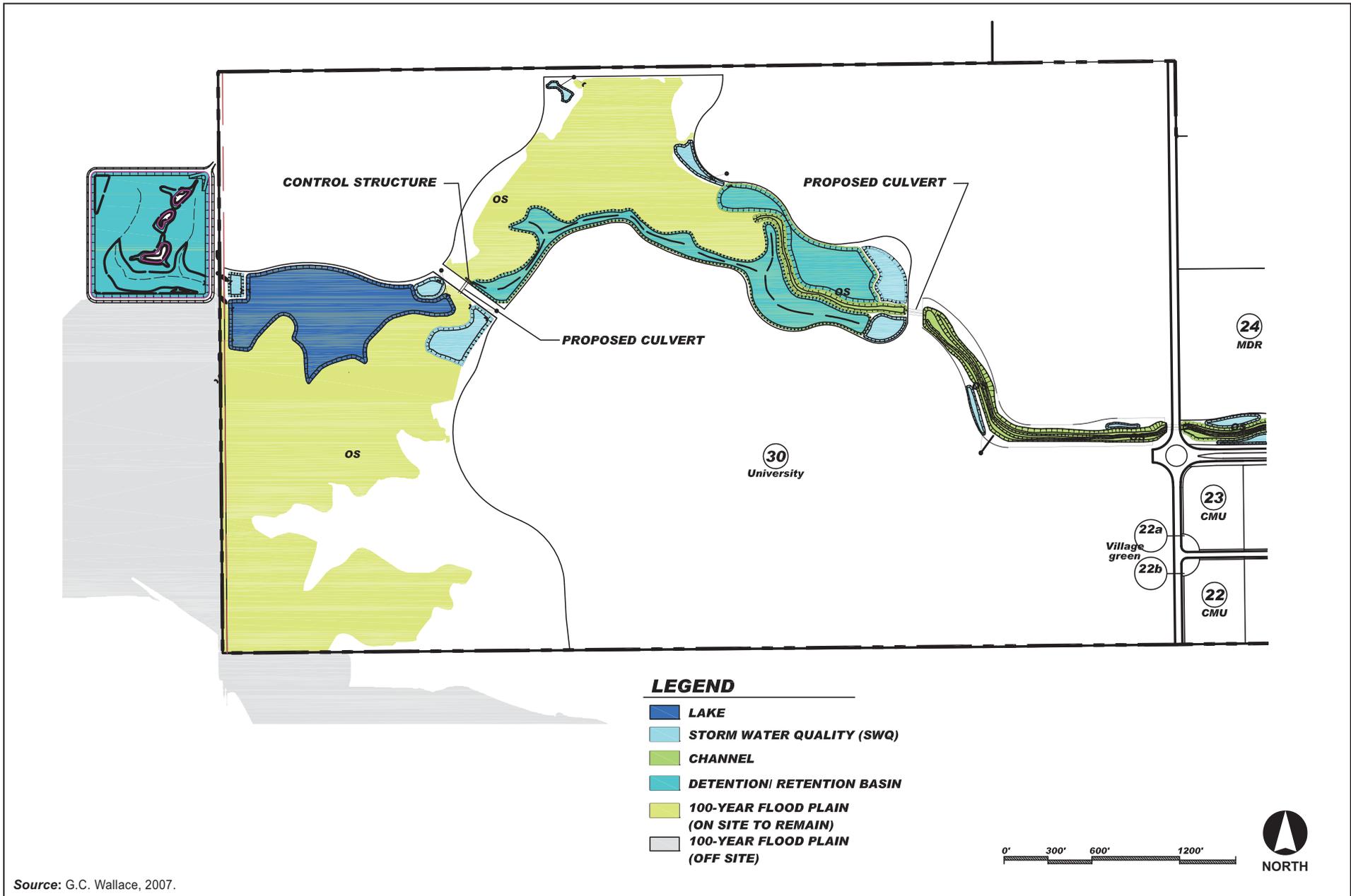
Source: G.C. Wallace, 2007.



FIGURE 2-9
Surface Water Delivery Pipelines

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Source: G.C. Wallace, 2007.

FIGURE 2-10
Proposed University Drainage Improvements

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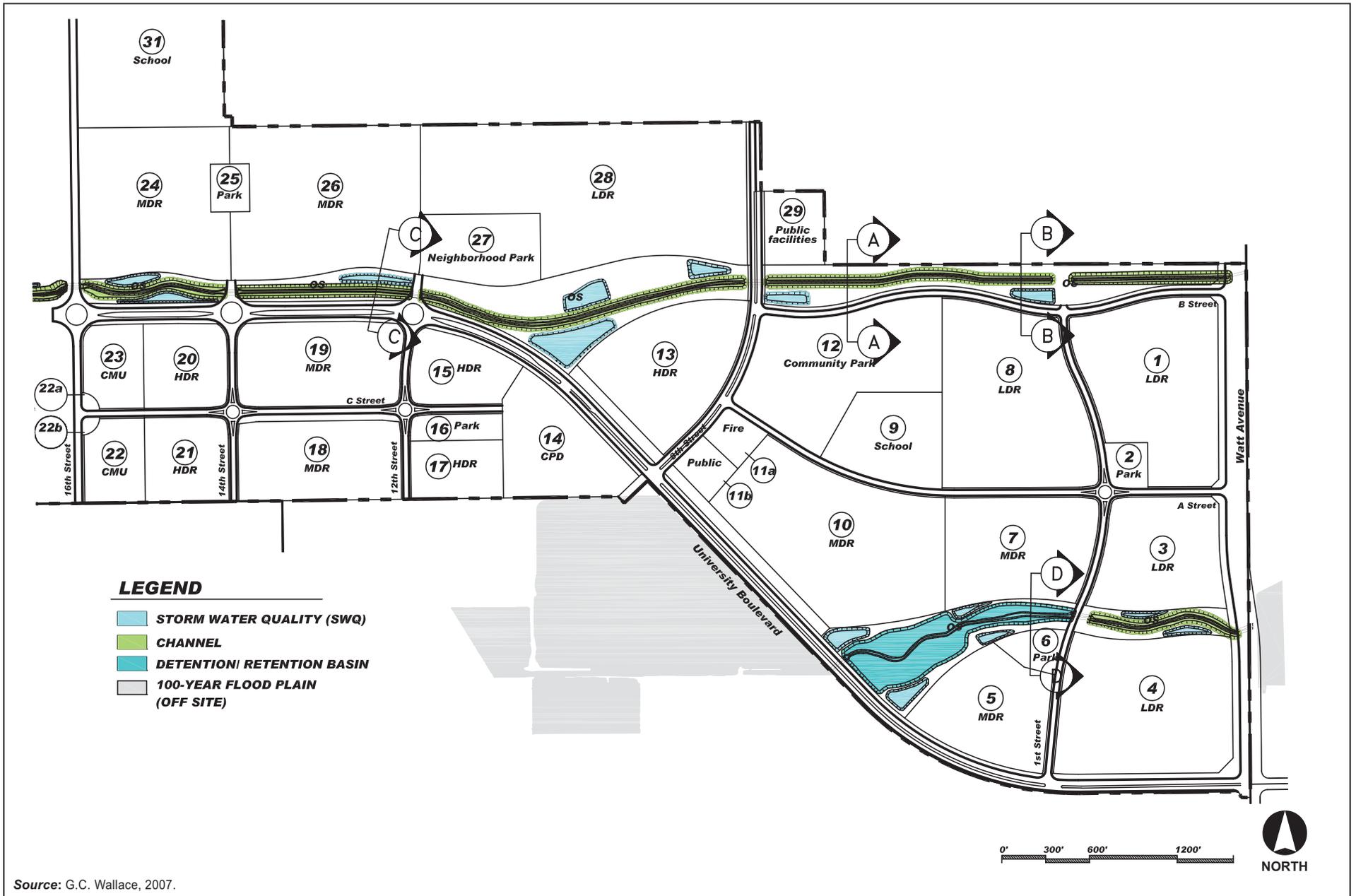


FIGURE 2-11
Proposed Community Drainage Improvements

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11803 | JCS | 07

open space corridor. Storm water quality basins are proposed along this section of channel, and a fringe marsh habitat would be allowed to develop and evolve over time.

In the remaining portion of the University site (to the west), the existing channel is a remnant fragment of natural channel that enters a culvert at the project's west boundary, where it crosses under Brewer Road and runs south in a ditch parallel to Brewer Road. Approximately half of this remnant channel is regularly submerged within extensive areas of perennial marsh, fed primarily by agricultural runoff. A constructed lake system is proposed, off the existing channel, in the northwestern portion of the University site. The proposed lake system would provide an increased area of year-round open water habitat, an island for nesting and roosting, and extensive shoreline interface between the open water and fringe marsh habitat. In addition, the lake and fringe marsh would provide drainage detention and retention to maintain post-project drainage peak flows and runoff volumes at less than pre-Specific Plan conditions.

Retention and Detention Mitigation

Drainage improvements would include retention and detention to mitigate increases in the volume and peak flow rates of runoff. Retention basins provide for long-term storage of stormwater and limit the amount of runoff to downstream areas. Stormwater runoff would be stored in on-site open space drainageways and lake areas for a period of not less than eight days. The proposed lake would provide long-term storage of stormwater through the use of gated weirs at the lake outlet upstream of Brewer Road. Gates would be used to store the increased runoff volume. The stormwater storage system would be designed so that the 100-year pre-project peak flow rates would be passed through the storage basin without increasing flood elevations at off-site areas, or without altering on-site 100-year levels. The net effect would be that during large storm events, no net increase in runoff volume from the Plan Area would occur during the eight-day holding period.

The lake concept also provides off-channel detention for the North Tributary of Curry Creek. Detention basins provide for short-term storage of stormwater and are used to control the timing of stormwater releases. This approach would provide peak flow volume attenuation in addition to normal lake storage. For the South Tributary, a detention basin is proposed upstream of the proposed crossing of University Boulevard into the project, providing detention volume at this location. The proposed detention volumes would provide adequate attenuation to reduce the post-project peak flow rates for the 2-year, 10-year, and 100-year events to below the pre-project estimated values.

Phasing of the project improvements is proposed. Prior to approval of improvement plans for each phase, the applicant would demonstrate that an appropriate amount of detention and retention storage is provided to mitigate the phased project improvements and development.

Subsurface Storm Drain System

The conventional subsurface pipe system for the Plan Area would include drainage collection systems within the roadways, which would connect to the open space drainageways and outlet to storm water quality (SWQ) facilities. Areas directly adjacent to the open space drainageways would discharge directly to the SWQ facilities. The North and South Tributaries would be relatively shallow channels within the open space corridors. To achieve positive drainage outlet from the SWQ facilities, the lowest point of the SWQ system would be higher than the receiving open channel. The closed conduit lines discharging from the developed areas would be higher than the SWQ facility.

Because the Plan Area has less than a 0.2 percent fall from east to west, the 2- and 10-year design water surfaces in the North and South Tributaries would be closer to the finish grade of proposed street gutter flow lines, as compared to many other areas of Placer County that have more variation in terrain.

The storm drainage system would be designed to transport flow rates as prescribed by the *Placer County Land Development Manual*, and the *Storm Water Management Manual*, assuming a free outlet condition. Drainage pipelines for the Plan Area would be designed based on meeting both of the following design criteria:

- Criterion 1: the beginning pipeline hydraulic grade line (HGL) at the SWQ facility will be the inside top of the pipe (soffit) of the discharge pipe and upstream pipelines will be sized to function for the 10-year storm without pressure flow.
- Criterion 2: the beginning HGL at the outlet point to the SWQ facility will be the 10-year or 100-year event per County Standards, and upstream pipelines will function under pressure. The minimum Placer County street encroachment would be met for the 10 and/or 100-year event per County Standards at overland release paths.

For closed conduits, a low-flow pipeline would discharge flows to the SWQ facility up to the 2-year event and route those flows through the SWQ facility. Using an engineered diversion system or structure (typically a weir in a drainage structure or a bypass flow pipe), flows in excess of the 2-year event would bypass SWQ treatment and discharge directly into the main receiving channel.

Where a linear open space is adjacent to a roadway, a SWQ swale may be designed into the open space feature. Periodic low points along the swale and a 2-year storm event pipeline would collect treated drainage from the SWQ swale and discharge directly to the main receiving channel. Multiple discharge points may be used along the linear SWQ swale feature.

Where water is to be stored or conveyed against a roadway embankment, special provisions would be required to prevent the migration of waters into the sub-grade and/or utility trenches. These locations would be engineered to the requirements of the Placer County design standards, and a geotechnical engineer would make recommendations as to the extent of the “special provisions” that would be required on a case by case basis.

Storm Water Quality Elements

Design Criteria

National Pollutant Discharge Elimination System (NPDES) Phase II Storm Water Quality Treatment facilities Best Management Practices (BMPs) would be designed and constructed consistent with the requirements of the County’s Municipal Separate Storm Sewer System (MS4) Permit and other County standards and methodologies in effect at the time the project plans are prepared. The BMPs would be located upstream of the drainage system discharge points to the North and South Tributary Open Space drainage corridors.

In the Community, where SWQ facilities would be constructed adjacent to or within the proposed open space drainageways, the SWQ facility would be separated from the main channel flows so that co-mingling of drainage in events less than the 2-year peak event would not occur. Co-mingling of flows in events greater than the 2-year peak event would be permitted. However, the co-mingling

would not result in the re-suspension of previously deposited constituents within the SWQ facility, per Phase II NPDES requirements.

Storm Water Quality Facilities

SWQ facilities would be designed in different shapes, forms, and function capabilities, including but not limited to, SWQ basins, linear “grassy swales,” and buried, pre-fabricated concrete SWQ treatment structures. SWQ basins and other passive SWQ features would be generally located within the open space drainage corridors. Buried SWQ structures would be located in roadways or behind curbs for maintenance accessibility.

Solid Waste Disposal

Solid waste collection and disposal in the Plan Area would be by Placer County’s franchise waste collector — Auburn Placer Disposal Service. After collection, solid waste would be transported to the Western Placer Waste Management Authority’s Materials Recovery Facility (MRF) located at the intersection of Athens Road and Fiddyment Road. Un-recyclable solid waste would then be transferred to the adjacent Western Regional Landfill for disposal. The County also has a curbside green waste collection program, so green waste generated in the Plan Area would be collected and composted at the MRF.

The solid waste service by Auburn Placer Disposal would include curbside collection of residential green waste and collection of source-separated commercial cardboard and office paper. Construction debris waste would be separated on-site to achieve a minimum of 50 percent diversion of this material prior to transport to the landfill.

Electrical Service

The Plan Area is within the Pacific Gas and Electric (PG&E) service area. The Roseville Electric service area is located adjacent to the Plan Area on the east. Both electrical service providers have the ability to serve the Plan Area.

PG&E owns and maintains several 12kv lines throughout the Plan Area, which generally exist along roadway alignments and provide service to existing residences in the project area. Twin north-south overhead PG&E 230kv transmission lines within existing easement corridors bisect the proposed University site. The nearest PG&E substations are the Catlett Substation on Fifield Road, just east of Natomas Road in Sutter County, which feeds the circuit located along Pleasant Grove Road, and the Pleasant Grove substation on Industrial Avenue, just north of Sunset Boulevard, which feeds the Fiddyment Road circuit. Both of these substations have some available capacity, as well as potential for expansion to carry additional load.

Roseville Electric provides service to the West Roseville Specific Plan area. No Roseville Electric facilities currently exist in the immediate proximity of the RUSP project site.

PG&E would initially serve the project by extending its existing distribution lines into the Plan Area in conjunction with Plan Area roadway improvements. Ultimately, new electric distribution lines would also be extended from a proposed PG&E substation in the Placer Vineyards development south of the Plan Area, along the Watt Avenue extension and Brewer Road. A new PG&E substation within the Plan Area would not be required as long as the proposed Placer Vineyards substation is constructed.

A new substation would be required if Roseville Electric would be the electrical service provider for the Plan Area. A 1-acre portion of Parcel 29 is reserved for an electric substation, if required. This site is co-located with proposed water storage tanks near the extension of the proposed 8th Street. Underground electrical distribution would be extended from the substation to the Plan Area in conjunction with roadway improvements.

Natural Gas Service

PG&E would provide natural gas upon request and in accordance with the rules and tariffs of the California Public Utilities Commission. Gas service to the Plan Area would be obtained by constructing off-site transmission facilities necessary to serve the Plan Area.

An existing PG&E 6-inch gas distribution line runs north-south along Fiddymment Road, approximately 2.75 miles east of the Plan Area. PG&E would require the developers of the West Roseville Specific Plan to extend new connections from the 6-inch Fiddymment Road main along the westerly extensions of Blue Oaks Boulevard and Pleasant Grove Boulevard to serve that area. A 6-inch gas stub would be constructed by the developers of the West Roseville Specific Plan to the west in Base Line Road at Fiddymment Road. PG&E is planning to construct a 10-inch transmission pipeline along Fiddymment/Pleasant Grove/ West Side Drive in 2007 to serve the Roseville Energy Park.

The primary point of service for natural gas to the Plan Area would be a connection to the 6-inch gas line to be constructed in Pleasant Grove Boulevard as part of the West Roseville Specific Plan and an extension of that line to the eastern project boundary, which is sufficient to serve the Plan Area.

If Pleasant Grove Boulevard is not extended to the Plan Area in Phase 1, and if Watt Avenue is constructed as the access road for Phase 1, PG&E would tie into the 6-inch gas stub at Base Line and Fiddymment Roads. From that point of connection, gas service would be extended westerly in Base Line Road and north in the Watt Avenue extension to the Plan Area.

Within the Plan Area, 8-, 6-, 4- and 2-inch distribution mains would be extended from the 6-inch main located at Pleasant Grove Boulevard and/or Watt Avenue and looped through the internal streets.

Gas regulation stations would be required along the backbone main in this scenario. These facilities would provide the necessary gas pressure reductions or increases to serve individual developments within the Plan Area and would be considered by PG&E as part of the standard development process.

To serve build-out gas loads within the Plan Area, a new pressure-regulating station would be required along Pleasant Grove Boulevard, between West Side Drive and the eastern Plan Area boundary. The pressure regulating station would be supplied by a new 6-inch transmission extension along Pleasant Grove Boulevard from the 10-inch transmission line at West Side Drive. The regulator station could require a dedication area approximately 20 feet wide and 80 feet long; however, if required, the ultimate size and location of the station would have to be determined by PG&E based upon demand in the area. Gas regulation stations would be required along the backbone main in this scenario. These facilities would provide the necessary gas-pressure reductions or increases to serve individual developments within the project area and would be considered by PG&E as part of the standard development process. Gas facility development and line extension within specific developments would proceed according to PG&E's typical subdivision line and facility extension policies. The feeder and service lines would be placed within a joint trench with other utilities to reduce the construction cost.

Telephone and Communications Service

The Plan Area is within the Pleasant Grove Service Area of AT&T. The existing service equipment for this general area is located at the Pleasant Grove Wire Center at Howsley Road and Pleasant Grove Road in Sutter County. AT&T maintains a small telephone line from this facility south along Brewer Road and easterly along Phillip Road to the Pleasant Grove Wastewater Treatment Plant.

The Pleasant Grove Wire Center would need to be upgraded due to the increase in demand as a result of the RUSP and Placer Vineyards Specific Plan. The existing distribution line that runs from the Pleasant Grove Wire Center along Brewer Road to Phillip Road would need to be upgraded as the University and Community are developed.

In addition, a new line would be installed along Brewer Road to serve the Plan Area. This new line would include telecommunication lines appropriate for the demands of the Plan Area. Distribution lines to individual parcels within the Plan Area would be extended from the new line in Brewer Road and would occur as development takes place.

PUBLIC SERVICES

Parks and Open Space

Figure 2-12 shows the specific locations of the proposed major park and open space facilities, providing a total of 39.6 acres of parkland and 247.3 acres of open space. Park facilities would include a 22.1-acre Community Park, an 8.5-acre neighborhood park, a 2.8-acre University Village Central Green, and three 2-acre pocket parks. The Village Green, approximately 0.5 acres, is a private facility and is not included in the 39.6-acre total. Park facilities are described below.

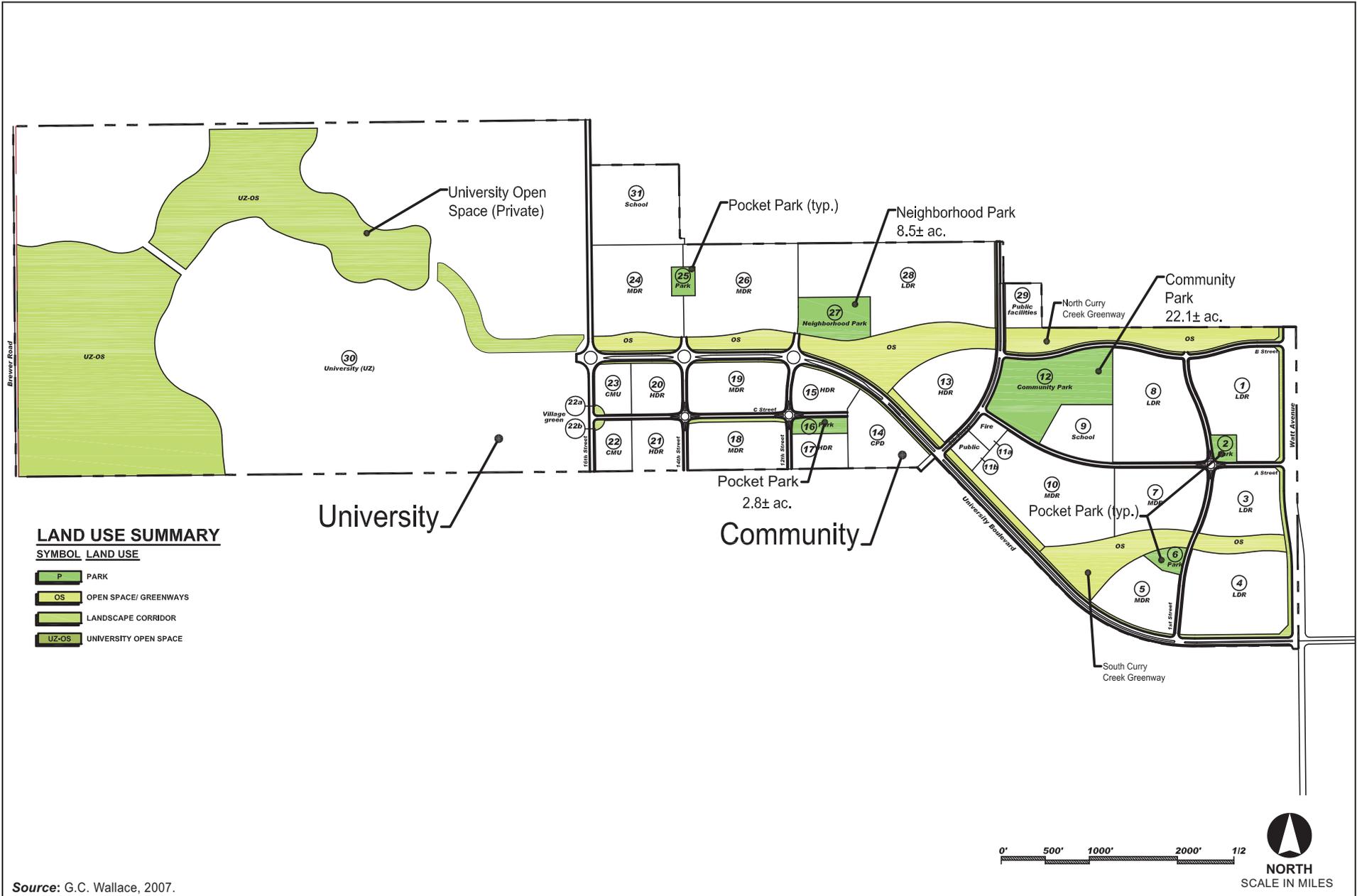
Community Park (Parcel 12)

The 22.1-acre community park would provide a variety of facilities to meet the needs of the Plan Area. Located adjacent to the K-6 school site, the Community Park would provide access to the open space corridor and trail system at the intersection of 8th & B Streets. A majority of the large sports fields would be located within the community park.

Facilities in the community park may include a recreation building, restroom/concession building, soccer fields, hardball diamonds, a volleyball court, a group picnic area, playground, tot lots, on-site parking, maintenance area, and open turf-grass play areas. The soccer and ball fields would include lighting for evening play until 10 PM.

Neighborhood Park (Parcel 27)

This 8.5-acre neighborhood park would be surrounded by medium- and low-density units. On the south boundary, the Park is adjacent to an open space corridor, which would provide trail access to the entire community. A restroom, soccer fields, Little League fields, softball fields, playground, tot lot, picnic areas, vehicular parking, and open turf-grass play areas may be included in the park. The athletic fields and park facilities would include lighting for evening play until 10 PM.



Source: G.C. Wallace, 2007.

FIGURE 2-12
Proposed Park and Open Space Facilities

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University Village Central Green (Parcel 16)

This 2.8-acre pocket park would be located in the heart of a higher-density housing area. Amenities may include a youth soccer field, tot-lot, basketball court, tennis court, and open turf-grass play areas. Parking for the youth soccer field may be provided at the adjacent commercial parcel.

Pocket Parks (Parcels 2, 6, and 25)

Three 2-acre pocket parks are proposed in the heart of neighborhoods. The sites would be linked to the open space network via pedestrian walks and bike trails. The pocket parks may include tot-lots, picnic areas, and open turf-grass play areas.

Community Open Space

The Community Open Space would be the pedestrian- and bicycle-oriented open space corridors that would traverse the Community from the eastern boundary to the University in two locations. The North Curry Creek Community Open Space would start at the northeastern boundary of the Plan Area and would run west along B Street and University Boulevard to the University boundary, at which point the North Curry Creek Community Open Space would become University Open Space. The South Curry Creek Community Open Space would begin at the southeast portion of the site, extend northwest along University Boulevard, and connect with the North Curry Creek Community Open Space at Parcel 13. The corridors would restore and direct drainage flows that have been significantly altered over time by agricultural operations. The Community Open Space corridors would vary from 77 to 300 feet wide and would be designed to provide a facility for storm water conveyance, water quality treatment detention, and the opportunity for groundwater recharge, as well as provide a pedestrian and bicycle corridor that links the University and the Community and provides access to parks and public facilities.

Because of the previous alterations made in the terrain for agricultural operations, significant grading would be required to re-create the creek section and provide 100-year flood protection. The shape and slope of the open space would vary to create a more natural appearance. Predominantly native plant species would be used within the Community Open Space.

Landscape Corridors (Public)

Landscape corridors with separated walkways are proposed along all arterial roadways. Ongoing maintenance, including litter clean up, may be funded through a County Service Area (CSA), a Community Services District (CSD), Community Facilities District (CFD), or other special district.

University Arboretum (Private)

A portion of the University may be developed as an arboretum, which would provide important educational, aesthetic, and recreation benefits to the campus and the surrounding community. If an arboretum were included in the campus, the design of the arboretum would be integrated throughout the campus, with natural elements located within the open space areas and with more formal plantings situated within the campus and extending into the landscape and open space corridors within the Community.

University Open Space (Private)

Approximately 183.5 acres of the University would be designated as open space. The southwestern corner, approximately 62 acres, would be preserved to protect an existing vernal pool complex that includes approximately 15.2 acres of wetlands. The remaining open space would be used for a combination of storm water detention, lakes, wetland habitat restoration, and portions of the arboretum.

Fire Station

Fire protection would be provided by the Placer County Fire Department (PCFD). The PCFD has a goal of providing 1 firefighter per 1,000 population. A 2.2-acre (Parcel 11a) fire station site would be provided within the P/QP parcel, centrally located within the Plan Area at 8th Street and A Street. The fire station would be designed to serve as both a fire station, fire prevention, and support services facility for both the Community and University. Emergency services would be provided with the first phase of construction and would be operational at the time the first units are occupied. If emergency services are provided with a temporary fire facility for the first phase, the permanent fire station would be constructed at the time of development of the phase that includes the fire station site.

Library

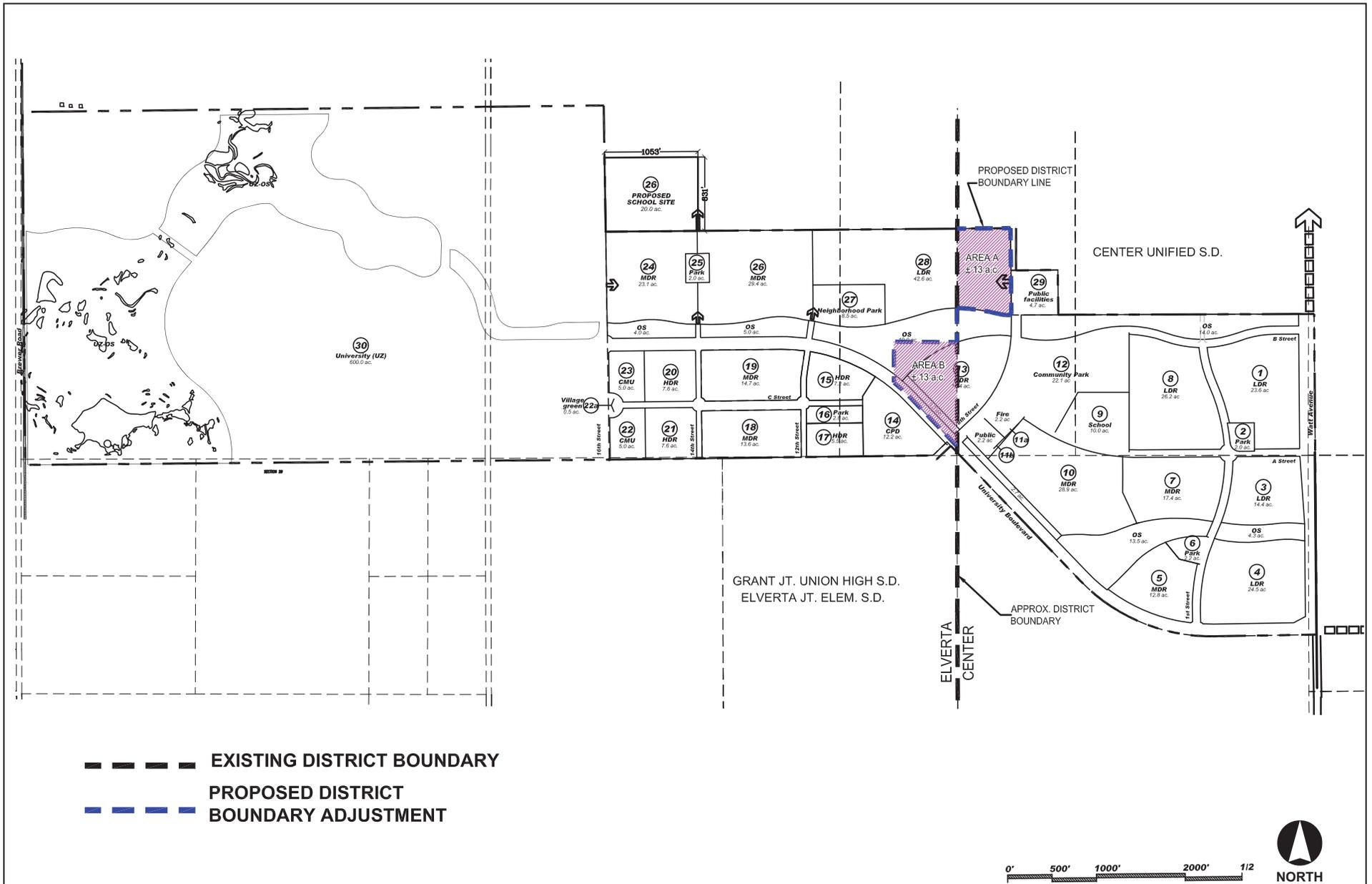
Based on the service standards of 0.4 square feet per resident for the estimated 10,037 residents of the Community and University, a library of approximately 4,015 square feet of library space would be needed to serve the needs of the residents in the Plan Area at build-out. Since library facilities are proposed within the Placer Vineyards Specific Plan area that would be sized to accommodate the RUSP population, in addition to facilities that would be developed within the University, a full library is not warranted within the Plan Area. However, a small branch library could be located within the Commercial Planned Development (CPD) site, or may be co-located with other public community facilities.

Schools

The Plan Area is located within the boundaries of three school districts: Center Unified School District (CUSD), Elverta Joint Elementary School District (EJESD), and Grant Joint Union High School District (GJUHS). The eastern portion of the Community is located within CUSD boundaries, and the west portion of the Community is located within the EJESD and the GJUHS boundaries. The boundary between these two areas is located near the center of the Community portion of the Plan Area (at the intersection of 8th Street and University Avenue). The University area is located entirely within the EJESD and the GJUHS boundaries.

The project includes a proposal to transfer 13 acres in Parcel 28, currently within the CUSD boundaries, to the EJESD and 13 acres, which is comprised of a portion of Parcel 13 and adjacent Open Space Parcel, from the CUSD to the EJESD and the GJUHS. The current and proposed boundaries are shown in Figure 2-13. Based on current student generation rates for CUSD, EJESD, and GJUHS, the RUSP would generate approximately 1,792 students.

A site for a private high school, accommodating approximately 1,200 students, is provided within the University. A public elementary school (K–6) and an elementary/middle school (K–8) are proposed within the Plan Area to accommodate the elementary students generated from the Plan Area.



Source: G.C. Wallace, 2006.

FIGURE 2-13
Proposed School District Boundaries

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Initially, students generated in the Plan Area would attend existing schools in CUSD, EJESD, and GJUHS, which could necessitate the addition of temporary classrooms. Ultimately, students would likely attend the elementary or K–8 school within the RUSP Plan Area. Initially, high school students would likely attend Center High School or Rio Linda High School, which could necessitate the addition of temporary classrooms. Ultimately, these students could attend high schools closer to the RUSP, which could include schools built in either in the Placer Vineyards Specific Plan Area or another future development project.

PROJECT PHASING

Overview

The RUSP would provide for a comprehensively planned infrastructure system with coordinated phasing and construction facilities. A conceptual phasing plan is shown on Figure 2-14.

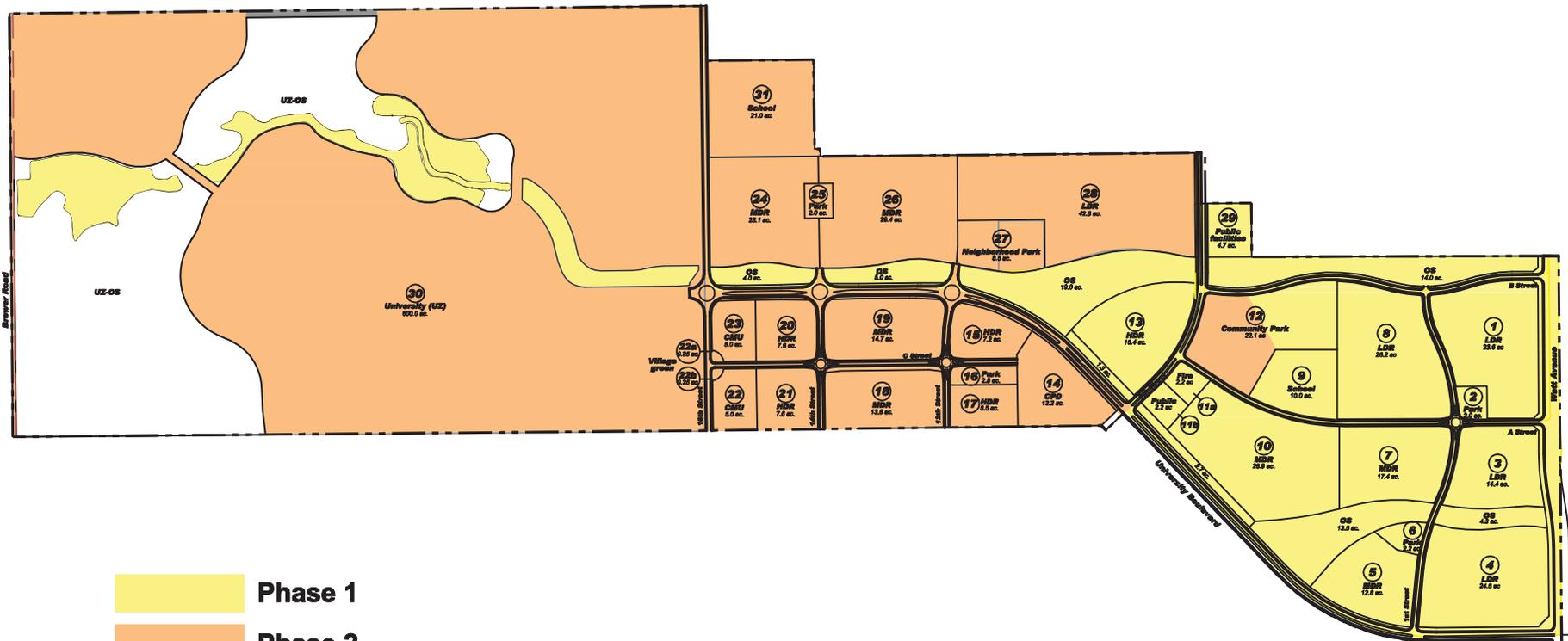
Infrastructure requirements for each phase of development include all on-site backbone infrastructure and off-site facilities necessary for each phase to proceed. Included are roadway, sewer, water, recycled water, storm drainage, dry utility, parks, school, open space, and other facilities and improvements. Improvement plans for any tract or commercial parcel in a phase will be approved only after the backbone improvement plans for that phase are approved, secured subject to a Deferred Improvement Agreement, and are under contract for construction. Construction of on-site improvements may proceed concurrently with the construction of the backbone infrastructure for that phase. In the case of residential subdivisions, building permits may be issued prior to the acceptance of the improvements by the County as provided in Section 15.04.060 of the County Code subject to conditions outlined in Section 15.04.060B through G. In the case of commercial developments, following County practice, occupancy would not be granted until the site improvements and the backbone infrastructure for the phase containing the site are accepted as complete.

Community-level infrastructure facilities would be required to be constructed by phase to support the build-out of the Plan Area. Because the infrastructure would be phased, the opportunity would exist for any or all parcels within that phase to move forward in any sequence, subject to tentative map and/or site plan review and approval by the County. All in-tract roadway improvements, open space, recreational improvements, sewer, storm drain, water, recycled water, and dry utilities within specific parcels would be installed as part of individual project tract improvements.

The University could initiate on-site development in Phase 2; however, the build out of the University is anticipated to occur during and beyond the completion of the second phase of the Community development. The backbone sewer, recycled water, and storm drainage system within the University would be privately funded, owned and operated, and would not be included in the phasing of facilities.

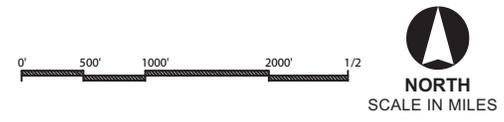
PROPOSED AMENDMENTS TO PLACER COUNTY GENERAL PLAN POLICIES

Amendments to the following Placer County General Plan policies and Dry Creek/West Placer Community Plan policies would be required prior to project approval. Changes are shown in underline for new text and strikeout for deleted text.



Phase 1
 Phase 2

***Note: This map does not show the off-site detention basin west of the university site.**



Source: G.C. Wallace, 2007.

FIGURE 2-14
Conceptual Phasing Plan

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Proposed Placer County General Plan Amendments

Part I

Page 21: LAND USE BUFFER ZONE STANDARDS: Amend 2nd paragraph as follows: This *General Plan* requires the use of buffer zones in several types of development. While the exact dimensions of the buffer zones and specific uses allowed in buffer zones will be determined through the County's specific plan, land use permit, and/or subdivision review process, buffer zones must conform to the following standards (as illustrated conceptually in Figures I-2 through I-7); provided, however, different buffer zone standards may be established within a Specific Plan as part of the Specific Plan approval.

Land Use

Policy 1.H.4. The County shall allow the conversion of existing agricultural land to urban uses only within community plan or specific plan areas, ~~and~~ within city spheres of influence, or where designated for urban development on the General Plan *Land Use Diagram*.

Policy 1.H.5. The County shall require development within or adjacent to designated agricultural areas to incorporate design, construction, and maintenance techniques that protect agriculture and minimize conflicts with adjacent agricultural uses, except as may be determined to be unnecessary or inappropriate within a Specific Plan as part of the Specific Plan approval.

Policy 1.H.6. The County shall require new non-agricultural development immediately adjacent to agricultural lands to be designed to provide a buffer in the form of a setback of sufficient distance to avoid land use conflicts between the agricultural uses and the non-agricultural uses except as it may be determined to be unnecessary or inappropriate within a Specific Plan as part of the Specific Plan approval. Such setback or buffer areas shall be established by recorded easement or other instrument, subject to the approval of County Counsel. A method and mechanism (e.g., a homeowners association or easement dedication to a non-profit organization or public entity) for guaranteeing the maintenance of this land in a safe and orderly manner shall be also established at the time of development approval.

Policy 1.O.1. Except as otherwise provided in the Design Guidelines of an approved Specific Plan, ~~The~~ County shall require all new development to be designed in compliance with applicable provisions of the *Placer County Design Guidelines Manual*.

Transportation and Circulation

Policy 3.A.7. The County shall develop and manage its roadway system to maintain the following minimum levels of service (LOS), or as otherwise specified in a Community or Specific Plan.

- a. LOS "C" on rural roadways, except within one-half mile of state highways where the standard shall be LOS "D."
- b. LOS "C" on urban/suburban roadways except within one-half mile of state highways where the standard shall be LOS "D."
- c. An LOS no worse than specified in the Placer County Congestion Management Program (CMP) for the State highway system.

The County may allow exceptions to these level of service standards where it finds that the improvements or other measures required to achieve the LOS standards are unacceptable based on established criteria. In allowing any exception to the standards, the County shall consider the following factors:

- The number of hours per day that the intersection or roadway segment would operate at conditions worse than the standard.
- The ability of the required improvement to significantly reduce peak hour delay and improve traffic operations.
- The right-of-way needs and the physical impacts on surrounding properties.
- The visual aesthetics of the required improvement and its impact on community identity and character.
- Environmental impacts including air quality and noise impacts.
- Construction and right-of-way acquisition costs.
- The impacts on general safety.
- The impacts of the required construction phasing and traffic maintenance.
- The impacts on quality of life as perceived by residents.
- Consideration of other environmental, social, or economic factors on which the County may base findings to allow an exceedance of the standards.

Exceptions to the standards will only be allowed after all feasible measures and options are explored, including alternative forms of transportation.

Policy 3.A.8. ~~The County's level of service standards for the State highway system shall be no worse than those adopted in the Placer County Congestion Management Program (CMP).~~

Policy 3.A.12. The County shall require an analysis of the effects of traffic from all land development projects. Each such project shall construct or fund improvements necessary to mitigate the effects of traffic from the project consistent with Policy 3.A.7. Such improvements may include a fair share of improvements that provide benefits to others.

Table I-7: Functional Classifications

Table I-7, Functional Classifications, of the Placer County General Plan, Part I Land Use/Circulation Diagrams and Standards, would be amended to include the following proposed project roads:

- University Boulevard

- A Street
- B Street

Any changes to the names of the proposed roads listed above would be reflected in Table I-7 of the General Plan.

Recreational and Cultural Resources

Policy 5.A.16. Except as otherwise provided in an approved Specific Plan, tThe County should not become involved in the operation of organized, activity-oriented recreation programs, especially where a local park or recreation district has been established.

Policy 5.A.25. The County shall encourage the establishment of activity-oriented recreation programs for all urban and suburban areas of the County. Except as otherwise provided in an approved Specific Plan, sSuch programs shall be provided by jurisdictions other than Placer County including special districts, recreation districts, or public utility districts.

Agricultural and Forestry Resources

Policy 7.B.1. The County shall identify and maintain clear boundaries between urban/suburban and agricultural areas and require land use buffers between such uses where feasible, except as may be determined to be unnecessary or inappropriate within a Specific Plan as part of the Specific Plan approval. These buffers shall occur on the parcel for which the development permit is sought and shall favor protection of the maximum amount of farmland.

Noise

Policy 9.A.2. The County shall require that noise created by new non-transportation noise sources be mitigated so as not to exceed the noise level standards of Table 9-1 as measured immediately within the property line of lands designated for noise-sensitive uses; provided, however, the noise created by occasional events occurring within a stadium on land zoned for university purposes may temporarily exceed these standards as provided in an approved Specific Plan.

Part III

Page 146: Amend 2nd sentence of 2nd paragraph as follows: The County will not consider GPAs in the Future Study Area until an application for the West Placer Specific Plan has been adopted ~~accepted~~ by the County.

Proposed Dry Creek/West Placer Community Plan Policy Amendments

6 The Capital Improvement Program (CIP) shall ~~be sufficient to ensure~~ strive to maintain a minimum level of service (LOS) "C" on the Community Plan area's road network – ~~Given the projected buildout of the Community Plan area and implementation of the CIP.~~

9 The level of service (LOS) on roadways and intersections identified on the Capital Improvement Program (CIP) shall be a Level C or better. The first priority for available funding shall be the correction of potential hazards. ~~Land development projects shall be approved only if LOS C can be sustained on the CIP roads and intersection after:~~

- ~~a. Traffic from approved projects has been added to the system.~~
~~b. Improvements funded by this program have been constructed.~~

The County may allow exceptions to this level of service (LOS) standard where it finds that the improvements or other measures required to achieve the LOS standard are unacceptable based on established criteria. In allowing any exception to the standard, the County shall consider the following factors:

- The number of hours per day that the intersection or roadway segment would operate at conditions worse than the standard.
- The ability of the required improvement to significantly reduce peak hour delay and improve traffic operations.
- The right-of-way needs and the physical impacts on surrounding properties.
- The visual aesthetics of the required improvement and its impact on community identity and character.
- Environmental impacts including air quality and noise impacts.
- Construction and right-of-way acquisition costs.
- The impacts on general safety.
- The impacts of the required construction phasing and traffic maintenance.
- The impacts on quality of life as perceived by residents.
- Consideration of other environmental, social, or economic factors on which the County may base findings to allow an exceedance of the standards.

Exceptions to the standard will only be allowed after all feasible measures and options are explored, including alternative forms of transportation.

REQUIRED PERMITS AND APPROVALS

Placer County would be required to certify that this EIR adequately identifies the significant environmental effects of the proposed project, pursuant to CEQA, the State CEQA Guidelines, and the Placer County CEQA Guidelines. The project applicants are seeking approval of the following discretionary actions:

- Specific Plan
- Amendment to the Placer County General Plan Land Use Diagram
- Placer County General Plan Policy Amendments
- Rezoning (from F-B-X to SLP-RUSP)
- Development Agreement
- Public Facilities Financing Plan
- Right-of-Way Acquisitions
- Dry Creek/ West Placer Community Plan policy amendments
- Creation of one or more new zones of benefit within existing county service area(s), creation of one or more community facilities districts.

In addition to the list of entitlements, approvals and/or permits identified above that must be obtained from the County of Placer, the following approvals, consultations, and/or permits may be required from other agencies. Technically, no federal agency can be a “responsible agency” within the meaning of CEQA, as federal agencies are beyond the reach of state law, which does impose various duties on responsible agencies. Even so, various federal agencies, discussed below, may use the analysis in this document in order to assist with the preparation of their own analyses required by federal law.

- **Section 404 Permit** (U.S. Army Corps of Engineers and Environmental Protection Agency)

The U.S. Army Corps of Engineers (Corps) regulates the placement of fill or dredged materials in waters of the United States, which include stream courses and jurisdictional wetlands. The Corps regulates these activities under the authority of Section 404 of the Clean Water Act, and the Environmental Protection Agency (EPA) has authority to comment on and veto Corps decisions. The Corps would regulate development in the RUSP that affects jurisdictional wetlands. To comply with the Section 404 Permit requirements, the project applicant would be required to prepare both a wetland delineation and a wetland mitigation plan based, on the wetland delineation verified by the Corps. It is anticipated that 22.15 acres of wetlands within the proposed project area, including off-site improvements, would be disturbed. The Corps would conduct its own NEPA analysis depending upon the total number of acres disturbed.

- **Federal Endangered Species Act Section 7 Consultation** (U.S. Army Corps of Engineers)

As part of the 404 permit process, the Corps would initiate consultation with the U.S. Fish and Wildlife Service (USFWS) to determine whether any federally listed species could be adversely affected and to identify measures to avoid or lessen adverse impacts on listed species. If it is determined that take of any federally listed species cannot be avoided, the U.S. Fish and Wildlife Service shall prepare and submit a Biological Opinion to the U.S. Army Corps of Engineers in support of the Clean Water Act Section 404 permit process prior to any activities that require a Clean Water Act permit.

- **Water Quality Certification** (State Water Resources Control Board)

Construction has the potential to directly or indirectly affect “waters and wetlands of the United States.” Water or wetlands disturbance could result in a discharge to Curry Creek. The project applicant would be responsible for obtaining a water quality certification issued pursuant to Section 401 of the federal Clean Water Act, or a waiver thereof, by the State Water Resources Control Board (SWRCB).

- **Construction Storm Water Discharge Permit** (State Water Resources Control Board)

Construction would involve clearing, grading, and excavation activities that would result in the disturbance of one acre or more of land. As such, the project applicant would be required to obtain a SWRCB General Construction permit for stormwater discharge from construction sites. The permit process would include development of a Stormwater Pollution Prevention Plan (SWPPP) and identification of Best Management Practices (BMPs) to control pollutants in stormwater discharges both during construction and after construction is completed.

- **National Pollutant Discharge Elimination System Permit Modification** (Regional Water Quality Control Board)

Expansion of treatment capacity of the PGWWTP beyond that planned for in the 1996 Wastewater Master Plan EIR would require modification to the PGWWTP’s NPDES permit to accommodate additional effluent discharges to Pleasant Grove Creek. Such modification would require approval by the Central Valley Regional Water Quality Control Board. If any modifications to the National Pollutant Discharge Elimination System (NPDES) Permit are required, the WWTP operator would address modifying the allowable discharge amounts. Additional environmental review may be required as part of the approval process. The ability to treat wastewater flow from the Plan Area is contingent upon receiving this discharge permit from the RWQCB.

- **Streambed Alteration Agreements** (California Department of Fish and Game)

Construction would require the project applicant obtain a Section 1602 Streambed Alteration Agreement(s) from the California Department of Fish and Game (CDFG) to evaluate the potential for impacts to aquatic habitat. CDFG has jurisdiction over construction activities affecting streambeds and banks within the 100-year floodplain. A 1602 Agreement between the applicant and CDFG addresses methods to avoid or minimize aquatic or wetland losses in accordance with CDFG policies.

- **Hazardous Materials Environmental Oversight**

Any environmental problems relating to hazardous materials detected on the project site may require oversight by the appropriate governmental agency (e.g., Department of Toxic Substances Control, Placer County Division of Environmental Health Services). It would be

the responsibility of the project applicant to contact the appropriate agency in the event any potential hazardous materials are identified before or during project construction.

- **Permit to Operate by Placer County Air Pollution Control District**

Commercial, office and industrial operations would require a permit to operate from the Placer County Air Pollution Control District. It would be the responsibility of the project applicant to obtain any required permits from the air district prior to project operation.

- **School District Boundary Changes**

The Grant Joint High School District, the Center Unified School District and the Elverta Joint Unified School District may require boundary changes to accommodate the RUSP.

- **Reorganization (Annexations/Detachments) for Roadways**

A portion of Watt Avenue may require annexation into the City of Roseville. If any roadway annexations are required LAFCO would use this EIR for their review and approval.

- **Recycled Water Provider Agreement**

The project includes the use of recycled water for landscape irrigation, so a recycled water provider agreement would need to be obtained from the City of Roseville in order to use recycled water for landscape irrigation.

- **Service Area Boundary Amendment**

The operations agreement among the Participants of the South Placer Wastewater Authority (SPWA) will need to be modified to allow wastewater from the RUSP to be treated by a SPWA regional WWTP. Specifically, the Service Area Boundary would need to be approved by the SPWA Board and the Participants.

- **Public Water System Wells**

The project includes the use of groundwater wells for water supply. The Placer County Division of Environmental Health Services would be responsible for issuing well construction permits for the public water system wells. The California Department of Health Services (DHS) is responsible for implementing the federal Safe Drinking Water Act of 1974 and its updates, as well as California statutes and regulations related to drinking water. As part of their efforts, the DHS inspects and provides regulatory oversight for public water systems within California.

- **Traffic Mitigation Program**

A traffic mitigation program will be required in order to implement the proposed project, which will require Placer County to coordinate with other jurisdictions, such as Sutter County, the City of Roseville, and Sacramento County, to fund and build various road improvements. (See Chapter 6.12 ("Transportation and Circulation"), and especially Mitigation Measure 6.12-1.)

SUBSEQUENT PROJECT REVIEW

The County would review subsequent project applications to determine consistency with the Regional University Specific Plan and other regulatory documents and guidelines. The County has developed a review process that would be applied to all subsequent applications in the Community or the University portion of the Plan Area.

Subsequent Conformity Review Process

In addition to submitting any required County application for approval of a subsequent discretionary development entitlement (such as a small lot tentative map or conditional use permit) within the Specific Plan area, the applicant for each proposed project shall complete a Subsequent Conformity Review Questionnaire. The purpose of the Questionnaire will be to enable the County to determine whether the proposed project is consistent with the Specific Plan and to examine whether there are project-specific effects that are peculiar to the project or its site that were not considered in the Specific Plan EIR, or whether an event as described in CEQA Guidelines section 15162 has occurred. The County may require such additional information as it may need to make such a determination, including, but not limited to:

- A. Preliminary Grading Plan (including off-site improvements)
- B. Preliminary Geotechnical Report
- C. Preliminary Drainage Report
- D. Preliminary Water Quality BMP Plan
- E. Traffic Circulation Plan
- F. Traffic Study, including traffic calming, trail connections and crossings, traffic level of service (internal and external), safety considerations, and roadway and traffic signal phasing
- G. Tentative Map (16.12.040 of the PCC)
- H. Noise Studies (acoustic analysis and associated transportation and circulation studies)
- I. Hazards/Past Uses Studies (Phase I Environmental Site Assessments, and Phase 2 limited soils investigation, and/or Preliminary Endangerment Assessment with State Department of Toxic Substances Control as determined by Environmental Health Services)
- J. Mosquito Control Design Features (for waterways, underground water detention structures, water features, etc.)
- K. Water Quality Related Studies/Details (BMPs, Preliminary Grading Plan, Preliminary Drainage Plan)

- L. Utility Will Serve Requirements Letters (water, sewer, solid waste, reclaimed water, etc.)
- M. SB 221 Water Supply Assessment Information
- N. Hazardous Materials Usage Information
- O. Water Supply Well Information (as applicable)
- P. Biological and Cultural Resources Study
- Q. Public Safety Assessment
- R. Summary of anticipated utility generation demands for comparison with approved plans and assumptions used in prior CEQA documentation

Based upon such information, the County will determine whether the proposed development entitlement is consistent with the Specific Plan, whether additional environmental review is required, and if so, the scope of such additional review.

The County has also developed a process for projects within the University zoning district. Although the Specific Plan provides for an illustrative University design layout, the County would require a subsequent Campus Master Plan to be developed to guide development and for a review process to be established that will facilitate and accommodate flexibility and change as the University grows with the Community. The Campus Master Plan would be required to provide a detailed site plan depicting approximate building locations, athletic facilities locations, parking facilities, street layout, and infrastructure locations. The Campus Master Plan would be subject to the Site Review Approval process and would be required to complete the Subsequent Conformity Review Process, described above and in Section 10.2.3 of the Specific Plan. The authority to grant or deny University Site Review approval is assigned to the County Planning Director.

The Specific Plan requires that a Campus Master Plan and detailed site plan for the first phase of the campus be submitted for University Site Review Approval prior to any development on the University property. The Campus Master Plan is intended to provide for the comprehensive planning and subsequent orderly development of the University district and to ensure infrastructure (i.e., water, sewer, and roads) necessary for orderly development of the university is provided. The Campus Master Plan would also recognize that, over time, the overall design of the University may shift and vary as development progresses.

The development process must also comply with the Zoning Ordinance, except as otherwise specifically provided in the RUSP Development Standards and Design Guidelines. Applications for development projects within the University district shall be processed as set forth in the RUSP Development Standards and Design Guidelines:

1. Applications:
 - a. Content. Requests for site review approval shall be filed on the forms provided by the Placer County Planning Department, and shall include the information and materials required in accordance with the Zoning Ordinance.

- b. Filing and Initial Review. A site review application shall be subject to the same requirements established by the Zoning Ordinance for other land use applications.
2. Site Review Evaluation. The Planning Director or the Director's designee shall review the application.
3. Issues to be Considered. The Site Review shall utilize the Regional University Development Standards/ Design Guidelines and primarily focus on the adequacy and location of the necessary infrastructure to serve the University property and development impacts affecting the edge treatment along the boundaries of the University property.

Issues not included in the purview of the site review are building design and arrangement, colors and materials, and landscaping interior to the campus.

4. Approval or Disapproval. Within thirty (30) calendar days of the acceptance of a complete application, the Planning Director shall review and consider whether the application conforms to the provisions of the Regional University Development Standards / Design Guidelines, and shall utilize the following guidelines to decide, in a timely matter, whether to approve or disapprove the application:
 - a. Basis for Approval or Disapproval. If the application substantially conforms with the RUSP Development Standards / Design Guidelines and to the extent applicable, any approved Campus Master Plan, the Planning Director shall issue a written site review approval. A site review application may be denied only if the proposal does not meet the standards of the Regional University Specific Plan, the Regional University Development Standards / Design Guidelines, any approved Campus Master Plan and, if applicable, County Development Standards.
5. Conditions of Approval. The Planning Director may impose such conditions on the site review approval as are necessary to ensure infrastructure is adequate and constructed in a timely manner and County and RUSP development standards are met.

Further environmental review would be required if it is determined through the Subsequent Conformity Review process that the Specific Plan EIR did not provide an adequate level of detail for the full University development.