

# **ATTACHMENT 2**

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

**In the matter of: A RESOLUTION AMENDING  
THE PLACER COUNTY GENERAL PLAN**

**Resolution No. 2008-**

**The following resolution was duly passed by the Board of Supervisors  
of the County of Placer at a regular meeting held November 4, 2008,  
by the following vote:**

**Ayes:**

**Noes:**

**Absent:**

**Signed by me after its passage.**

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**Jim Holmes, Chairman**

**Attest:**

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**Ann Holman  
Clerk of said Board**

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**WHEREAS**, on September 25, 2008, the Placer County Planning Commission ("Planning Commission") held a public hearing to consider the Regional University Specific Plan ("Specific Plan"), including certain proposed amendments to the Placer County General Plan ("General Plan"), and the Planning Commission has made recommendations to the Board of Supervisors ("Board") related thereto, and

**WHEREAS**, on November 4, 2008, the Board held a public hearing to consider the recommendations of the Planning Commission and to receive public input regarding the proposed amendments to the General Plan, and

**WHEREAS**, the Board has reviewed the proposed amendments to the General Plan, considered the recommendations of the Planning Commission, received and considered the written and oral comments submitted by the public thereon, and has adopted Resolution No. 2008- \_\_\_\_ certifying the Final Environmental Impact Report for the Regional University Specific Plan, and

**WHEREAS**, the Board finds the proposed amendments will serve to protect and enhance the health, safety and general welfare of the residents of specific plan areas and the County as a whole, and

**WHEREAS**, the Board further finds the proposed amendments are consistent with the provisions of the General Plan and are in compliance with applicable requirements of State law, and

**WHEREAS**, notice of all hearings required has been given and all hearings have been held as required by County ordinance and State law, and

**WHEREAS**, the Board finds that the foregoing recitals setting forth the actions of the County are true and correct,

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER** that certain portions of Part I, Policies 1.H.4, 1.H.5, 1.H.6, 1.O.1, 3.A.7, 3.A.8, 3.A.12, 5.A.16, 5.A.25, 7.B.1 and 9.A.2, and Part III of the Placer County General Plan are hereby amended as shown and described in Exhibit A, attached hereto and incorporated herein by reference, and

**BE IT FURTHER RESOLVED**, that this Resolution shall take force and become effective as to the amendment of Policies 1.H.5, 1.H.6, 1.O.1, 3.A.7, 3.A.8, 3.A.12, 5.A.16, 5.A.25 and 7.B.1 only in the event that Resolution 2007-230 adopted by the Board on July 16, 2007, is for any reason determined to be invalid by a final order issued in the case Sutter County v. Placer County et al., Sacramento County Superior Court Case No. 2007-00883516 or in any related matter, and

**BE IT FURTHER RESOLVED**, that this Resolution shall take force and become effective immediately as to the amendment of the certain portions of Part I, Policies 1.H.4 and 9.A.2, and Part III.

## EXHIBIT A

### AMENDMENTS TO THE PLACER COUNTY GENERAL PLAN

General Plan Page Number	Policy	General Plan language proposed for amendment. (Additional text is shown as <u>underlined</u> , deleted text is shown as <del>strikeout</del> )
<b>Part I – Land Use/Circulation Diagrams and Standards</b>		
		Amend the Land Use Diagram (Attachment A) and Generalized Land Use Diagram (Attachment B).
21	Land Use Buffer Zone Standards	Amend 2 <sup>nd</sup> paragraph as follows: This <i>General Plan</i> 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); <u>provided, however, different buffer zone standards may be established within a Specific Plan as part of the Specific Plan approval.</u>
30		<p>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:</p> <ul style="list-style-type: none"> <li>• University Boulevard</li> <li>• A Street</li> <li>• B Street</li> </ul> <p>Any changes to the names of the proposed roads listed above would be reflected in Table I-7 in the General Plan.</p>
<b>Part II – Goals, Policies, and Implementation</b>		
<b>Section 1 - Land Use</b>		
40	1.H.4.	The County shall allow the conversion of existing agricultural land to urban uses only within community plan <u>or specific plan</u> areas, <del>and</del> within city spheres of influence, <del>or</del> where designated for urban development on the General Plan <i>Land Use Diagram</i> .
40	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, <u>except as may be determined to be unnecessary or inappropriate within a Specific Plan as part of the Specific Plan approval.</u>

40	1.H.6.	<p>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 <u>except as it may be determined to be unnecessary or inappropriate within a Specific Plan as part of the Specific Plan approval</u>. 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.</p>
47	1.O.1.	<p><u>Except as otherwise provided in the Design Guidelines of an approved Specific Plan,</u> The County shall require all new development to be designed in compliance with applicable provisions of the <i>Placer County Design Guidelines Manual</i>.</p>
<b>Section 3 – Transportation and Circulation</b>		
69	3.A.7.	<p>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.</p> <ol style="list-style-type: none"> <li>a. LOS "C" on rural roadways, except within one-half mile of state highways where the standard shall be LOS "D."</li> <li>b. LOS "C" on urban/suburban roadways except within one-half mile of state highways where the standard shall be LOS "D."</li> <li>c. <u>An LOS no worse than specified in the Placer County Congestion Management Program (CMP) for the state highway system.</u></li> </ol> <p>The County may allow exceptions to these levels 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:</p> <ul style="list-style-type: none"> <li>• The number of hours per day that the intersection or roadway segment would operate at conditions worse than the standard.</li> <li>• The ability of the required improvement to significantly reduce peak hour delay and improve traffic operations.</li> <li>• The right-of-way needs and the physical impacts on surrounding properties.</li> <li>• The visual aesthetics of the required improvement and its impact on community identity and character.</li> <li>• Environmental impacts including air quality and noise impacts.</li> <li>• Construction and right-of-way acquisition costs.</li> <li>• The impacts on general safety.</li> </ul>

		<ul style="list-style-type: none"> <li>• The impacts of the required construction phasing and traffic maintenance.</li> <li>• The impacts on quality of life as perceived by residents.</li> <li>• Consideration of other environmental, social, or economic factors on which the County may base findings to allow an exceedance of the standards.</li> </ul> <p>Exceptions to the standards will only be allowed after all feasible measures and options are explored, including alternative forms of transportation.</p>
70	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).
70	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.
<b>Section 5 - Recreational and Cultural Resources</b>		
98	5.A.16	Except as otherwise provided in an approved Specific Plan, the 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.
99	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, such programs shall be provided by jurisdictions other than Placer County including special districts, recreation districts or public utility districts.
<b>Section 7 - Agricultural and Forestry Resources</b>		
123	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.
<b>Section 9 - Noise</b>		
137	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.
<b>Part III - General Standards for Consideration of Future Amendments to the General Plan</b>		
146		Amend 2nd sentence of 2nd paragraph as follows: The County will not consider GPAs in the Future Study Area until <u>an application for the West Placer Specific Plan has been adopted</u> <del>accepted</del> by the County.

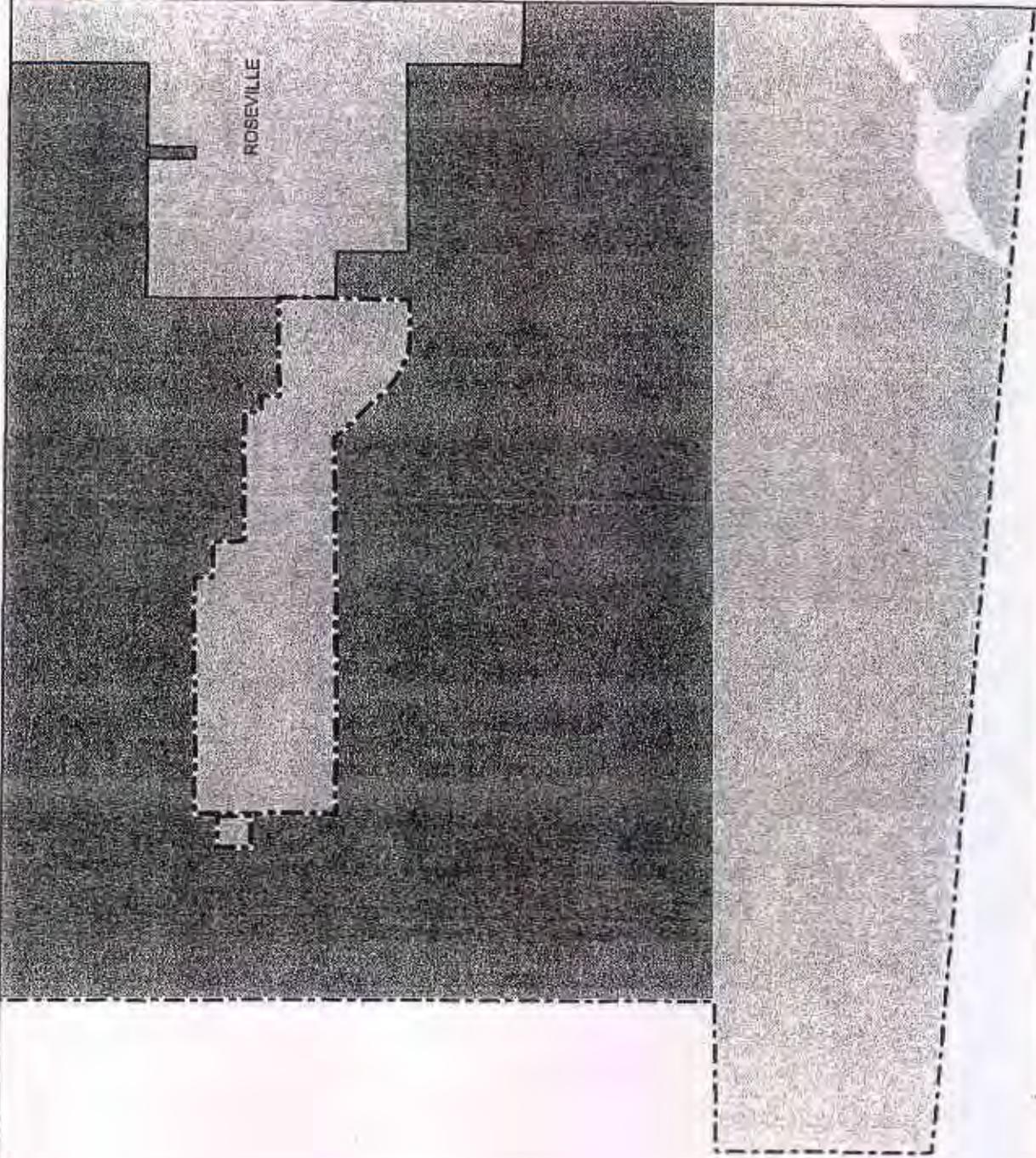


# ATTACHMENT B

PLACER COUNTY GENERAL PLAN  
GENERALIZED LAND USE  
PROPOSED  
REGIONAL UNIVERSITY  
SPECIFIC PLAN AMENDMENT

## LEGEND

-  REGIONAL UNIVERSITY SPECIFIC PLAN
-  COUNTY BOUNDARY
-  CITY LIMITS
-  AGRICULTURE
-  URBAN
-  OPEN SPACE
-  RURAL RESIDENTIAL



# **ATTACHMENT 3**

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

In the matter of: A RESOLUTION AMENDING  
THE DRY CREEK/WEST PLACER COMMUNITY PLAN

Resolution No. 2008-\_\_\_\_\_

The following resolution was duly passed by the Board of Supervisors  
of the County of Placer at a regular meeting held November 4, 2008,  
by the following vote:

Ayes:

Noes:

Absent:

Signed by me after its passage.

\_\_\_\_\_  
Jim Holmes, Chairman

Attest:

\_\_\_\_\_  
Ann Holman  
Clerk of said Board

**WHEREAS**, on September 25, 2008, the Placer County Planning Commission ("Planning Commission") held a public hearing to consider the Regional University Specific Plan ("Specific Plan"), including certain proposed amendments to the Placer County General Plan ("General Plan") and the Dry Creek/West Placer Community Plan (the "Community Plan"), and the Planning Commission has made recommendations to the Board of Supervisors ("Board") related thereto, and

**WHEREAS**, on November 4, 2008, the Board held a public hearing to consider the recommendations of the Planning Commission and to receive public input regarding the proposed amendments to the Community Plan, and

**WHEREAS**, the Board has reviewed the proposed amendments to the Community Plan, considered the recommendations of the Planning Commission, received and considered the written and oral comments submitted by the public thereon, and has adopted Resolution No. 2008-\_\_\_\_\_ certifying the Final Environmental Impact Report for the Regional University Specific Plan, and

**WHEREAS**, the Board finds the proposed amendments will serve to protect and enhance the health, safety and general welfare of the residents of the Community Plan area and the County as a whole, and

**WHEREAS**, the Board further finds the proposed amendments are consistent with the provisions of the General Plan and other provisions of the Community Plan and are in compliance with applicable requirements of State law, and

**WHEREAS**, notice of all hearings required has been given and all hearings have been held as required by County ordinance and State law, and

**WHEREAS**, the Board finds that the foregoing recitals setting forth the actions of the County are true and correct,

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER** that Goals 6 and 9 of Section IV of the Dry Creek/West Placer Community Plan are hereby amended to read as shown and described in Exhibit A, attached hereto and incorporated herein by reference, and

**BE IT FURTHER RESOLVED**, that this Resolution shall take force and become effective only in the event that Resolution 2007-231 adopted by the Board on July 16, 2007, is for any reason determined to be invalid by a final order issued in the case Sutter County v. Placer County et al., Sacramento County Superior Court Case No. 2007-00883516 or in any related matter.

## EXHIBIT A

### Amendments to the Dry Creek West Placer Community Plan

Community Plan Page Number	Goal/Policy	Community Plan language proposed to be revised. (Additional text is shown as <u>underlined</u> , deleted text is shown as <del>strikeout</del> )
<b>Section IV – Transportation/Circulation</b>		
122	6	<p>The Capital Improvement Program (CIP) shall <del>strive to maintain</del> <u>be sufficient to ensure a minimum</u> level of service (LOS) “C” on the Community Plan area’s road network – given the projected build-out of the Community Plan area and implementation of the CIP.</p>
124	9	<p>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. <del>Land development projects shall be approved only if LOS C can be sustained on the CIP roads and intersection after:</del></p> <ol style="list-style-type: none"> <li><del>a. Traffic from approved projects has been added to the system.</del></li> <li><del>b. Improvements funded by this program have been constructed.</del></li> </ol> <p><u>The County may allow exceptions to this level of service 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:</u></p> <ul style="list-style-type: none"> <li>• <u>The number of hours per day that the intersection or roadway segment would operate at conditions worse than the standard.</u></li> <li>• <u>The ability of the required improvement to significantly reduce peak hour delay and improve traffic operations.</u></li> <li>• <u>The right-of-way needs and the physical impacts on surrounding properties.</u></li> <li>• <u>The visual aesthetics of the required improvement and its impact on community identity and character.</u></li> <li>• <u>Environmental impacts including air quality and noise impacts.</u></li> <li>• <u>Construction and right-of-way acquisition costs.</u></li> <li>• <u>The impacts on general safety.</u></li> <li>• <u>The impacts of the required construction phasing and traffic maintenance.</u></li> <li>• <u>The impacts on quality of life as perceived by residents.</u></li> <li>• <u>Consideration of other environmental, social, or economic factors on which the County may base findings to allow an exceedance of the standards.</u></li> </ul> <p><u>Exceptions to the standard will only be allowed after all feasible measures and options are explored, including alternative forms of transportation.</u></p>

# **ATTACHMENT 4**

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

**In the matter of: A RESOLUTION ADOPTING  
THE REGIONAL UNIVERSITY SPECIFIC PLAN**

**Resolution No. 2008-\_\_\_\_\_**

**The following resolution was duly passed by the Board of Supervisors  
of the County of Placer at a regular meeting held November 4, 2008,  
by the following vote:**

**Ayes:**

**Noes:**

**Absent:**

**Signed by me after its passage.**

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**Jim Holmes, Chairman**

**Attest:**

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**Ann Holman  
Clerk of said Board**

**WHEREAS**, pursuant to Government Code sections 65450-65457 the County of Placer ("County") is authorized to adopt specific plans, and the County has adopted Placer County Code Section 17.58.200 in furtherance thereof, and

**WHEREAS**, on September 25, 2008, the Placer County Planning Commission ("Planning Commission") held public hearing pursuant to Section 17.58.200(E)(1) of the Placer County Code to consider the Regional University Specific Plan ("Specific Plan"), and other land use approvals related to the Specific Plan, and the Planning Commission has made written recommendations to the Board of Supervisors ("Board") related thereto, and

**WHEREAS**, on November 4, 2008, the Board held a public hearing pursuant to Section 17.58.200(E)(2) of the Placer County Code to consider the recommendations of the Planning Commission and to receive public input regarding the Specific Plan and the related entitlements, and

**WHEREAS**, having considered the recommendations of the Planning Commission, having reviewed the Specific Plan, having received and considered the written and oral comments submitted by the public thereon, and having adopted Resolution No. 2008-\_\_\_\_ certifying the Final Environmental

Impact Report for the Regional University Specific Plan, the Board finds pursuant to Section 17.58.200(F) of the Placer County Code:

- a. The Specific Plan is consistent with the objectives, policies, general land uses and programs specified in the Placer County General Plan, and specifically as set forth in Part III;
- b. The Specific Plan contains all of the elements required by Government Code section 65451;
- c. As set forth in Resolution No. 2008-\_\_\_\_ certifying the Final Environmental Impact Report, while some impacts are insignificant or can be mitigated to a level of less than significant, the Specific Plan will have significant environmental impacts on the environment in some instances, but the Board has adopted a statement of overriding considerations in accordance with Section 18.20.070(A)(2) of the Placer County Code and the California Environmental Quality Act;
- d. The Specific Plan is not within the area of any airport land use plan; and

**WHEREAS**, notice of all hearings required by Section 17.58.200 of the Placer County Code have been given and all hearings have been held as required by statute and ordinance, and

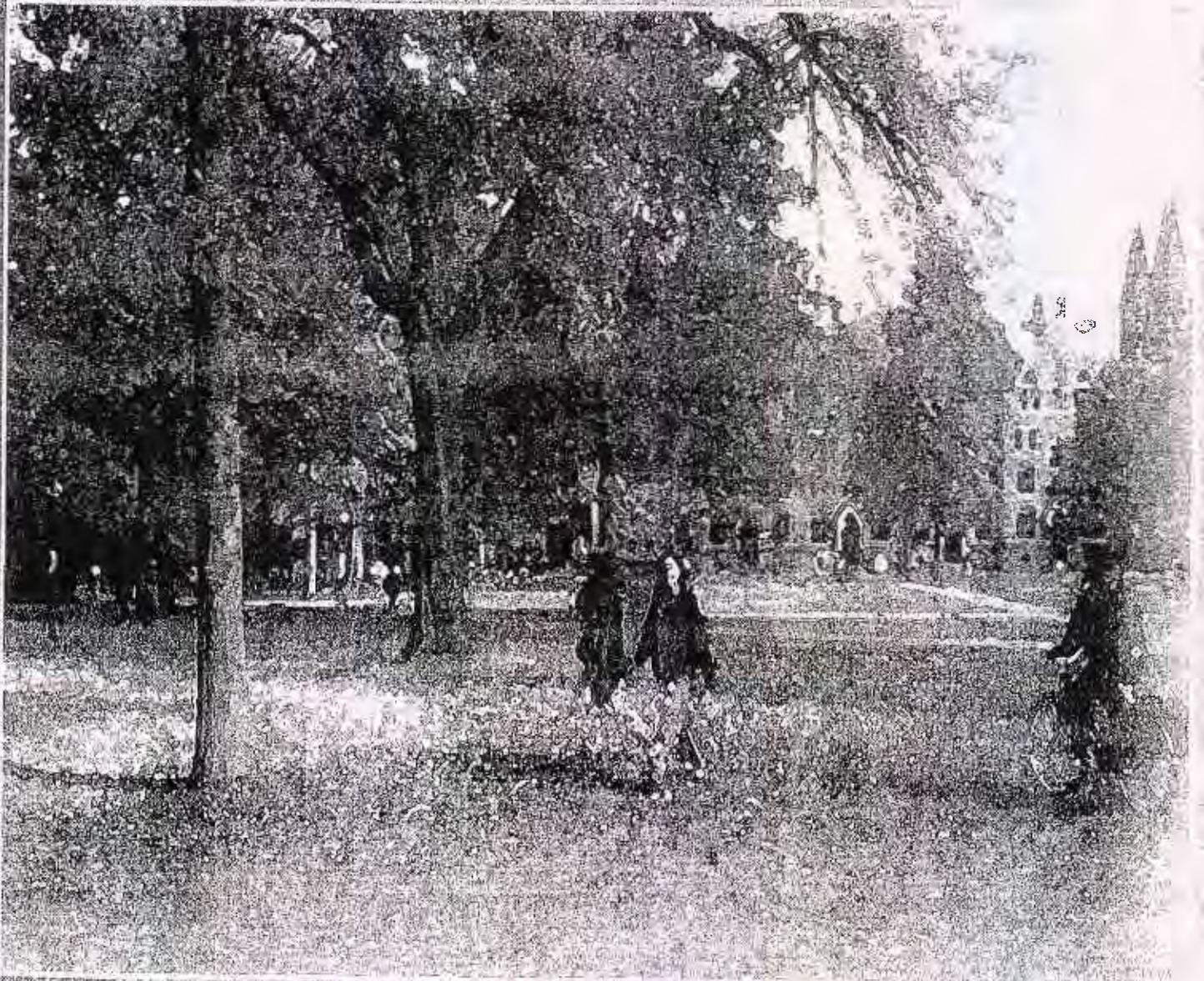
**WHEREAS**, the Board finds that the foregoing recitals setting forth the actions of the County are true and correct,

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER:**

(1) The Regional University Specific Plan, a true and correct copy of which is attached hereto as Exhibit A and incorporated herein by reference, is hereby approved in accordance with Section 17.58.200(F) of the Placer County Code.

(2) The Regional University Specific Plan shall take effect and be in full force and effect upon the effective date of the Regional University Development Agreement.

# Regional University



**Exhibit A**

# **ATTACHMENT 5**

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

In the matter of: **AN ORDINANCE ADOPTING  
DEVELOPMENT STANDARDS AND DESIGN GUIDELINES  
FOR THE REGIONAL UNIVERSITY SPECIFIC PLAN**

Ordinance No. \_\_\_\_\_

The following ordinance was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held on November 4, 2008, by the following vote:

Ayes:

Noes:

Absent:

Signed by me after its passage.

\_\_\_\_\_  
Jim Holmes, Chairman

Attest:

\_\_\_\_\_  
Ann Holman  
Clerk of said Board

**THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER HEREBY FINDS  
THE FOLLOWING RECITALS ARE TRUE AND CORRECT:**

1. On September 25, 2008, the Placer County Planning Commission ("Planning Commission") held public hearings pursuant to Sections 17.58.200(E)(1) and 17.58.240(A) of the Placer County Code to consider the Regional University Specific Plan Development Standards and Design Guidelines (the "Development Standards and Design Guidelines") among other land use approvals related to the Regional University Specific Plan, and the Planning Commission has made recommendations to the Board related thereto.
2. On November 4, 2008, the Board held a noticed public hearing to consider the recommendations of the Planning Commission and to receive public input regarding the Development Standards and Design Guidelines, among other issues.
3. The Board has considered the recommendations of the Planning Commission, has reviewed the Regional University Specific Plan and the Development Standards and Design Guidelines, has received and considered the written and oral comments submitted by the public thereon, and has adopted Resolution No. 2008-\_\_\_\_ certifying the Final Environmental Impact Report for the Regional University Specific Plan and related entitlements.

4. The Board has determined that the proposed ordinance is consistent with the General Plan and the Regional University Specific Plan and is in the interests of the County.
5. Notice of all hearings required by statute and ordinance has been given and all hearings have been held as required by statute and ordinance.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER:**

**Section 1:** The Regional University Specific Plan Development Standards and Design Guidelines, a true and correct copy of which is attached hereto as Exhibit A and incorporated herein by reference, are hereby adopted and shall serve as the zoning and use regulations within the Placer Vineyards Specific Plan Area outside of the Special Planning Area. The Regional University Specific Plan Development Standards and Design Guidelines are hereby incorporated herein by reference into Chapter 17 of the Placer County Code in accordance with Subsection (E) of Section 17.51.010 thereof. To the extent that a provision contained within the Development Standards and Design Guidelines is in conflict with a provision that may be contained within Chapter 17 of the Placer County Code or within the Placer County Land Development Manual (the "County Codes"), the provision of the Development Standards and Design Guidelines shall apply and shall take precedence. To the extent no specific provision within the Development Standards and Design Guidelines is applicable, the County Codes shall apply and shall take precedence.

**Section 2:** This ordinance shall apply upon its effective date to the following property within the Regional University Specific Plan:

**PLACER 2780 PROPERTY:**

All that certain real property situated in the County of Placer, State of California, being a portion of Sections 21, 22 and 27, Township 11 North, Range 5 East, Mount Diablo Meridian, and being more particularly described as follows:

Parcels 2 and 3 as shown on Parcel Map No. DPM 20080287 recorded in Book \_\_\_\_ of Parcel Maps, at Page \_\_\_\_, Official Records of Placer County.

**TSAKOPOULOS/CUMMINGS PROPERTY:**

All that certain real property situated in the County of Placer, State of California, being a portion of Section 20, Township 11 North, Range 5 East, Mount Diablo Meridian, and being more particularly described as follows:

Parcels A, B, C and D as shown on that Certain Waiver of Parcel Map, Number 73228W, as filed for record in Book 2121 at Page 295, Official Records of Placer County.

**Section 3:** This ordinance shall take effect and be in full force and effect upon thirty (30) days after its passage. The Clerk is directed to publish a summary of the ordinance within fifteen (15) days in accordance with Government Code Section 25124.

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REGIONAL UNIVERSITY SPECIFIC PLAN

DEVELOPMENT STANDARDS AND DESIGN GUIDELINES  
SEPTEMBER 10, 2008

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**Exhibit A**

# **ATTACHMENT 6**

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

**In the matter of: AN ORDINANCE REZONING  
PROPERTIES WITHIN THE  
REGIONAL UNIVERSITY SPECIFIC PLAN**

**Ordinance No.** \_\_\_\_\_

**The following ordinance was duly passed by the Board of Supervisors  
of the County of Placer at a regular meeting held on November 4, 2008,  
by the following vote:**

**Ayes:**

**Noes:**

**Absent:**

**Signed by me after its passage.**

\_\_\_\_\_  
**Jim Holmes, Chairman**

**Attest:**

\_\_\_\_\_  
**Ann Holman  
Clerk of said Board**

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**THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER HEREBY FINDS  
THE FOLLOWING RECITALS ARE TRUE AND CORRECT:**

1. On September 25, 2008, the Placer County Planning Commission ("Planning Commission") held public hearings pursuant to Sections 17.58.200(E)(1) and 17.58.240(A) of the Placer County Code to consider the Regional University Specific Plan and other land use approvals related to the Specific Plan, including the rezoning of certain property within the Specific Plan boundaries, and the Planning Commission has made recommendations to the Board related thereto.
2. On November 4, 2008, the Board held a noticed public hearing to consider the recommendations of the Planning Commission and to receive public input regarding the proposed rezoning, among other issues pertaining to the Regional University Specific Plan.
3. The Board has considered the recommendations of the Planning Commission, reviewed the Regional University Specific Plan and the proposed rezoning, has received and considered the written and oral comments submitted by the public thereon, and has adopted Resolution No. 2008-\_\_\_\_ certifying the Final Environmental Impact Report for the Regional University Specific Plan and related entitlements.

4. The Board has determined that the proposed rezoning is consistent with the General Plan, Article 17.51 (Specific Plan District) of the County Zoning Ordinance, the Regional University Specific Plan and the Regional University Specific Plan Development Standards and Design Guidelines, and in the best interests of the County by facilitating logical and efficient land use within the Regional University Specific Plan.
5. Notice of all hearings required by statute and ordinance has been given and all hearings have been held as required by statute and ordinance.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER:**

**Section 1:** The following properties are rezoning from their respective current zoning designation(s) to SPL-RUSP (Specific Plan—Regional University Specific Plan) and shall be subject to the Regional University Specific Plan Development Standards and Design Guidelines:

**PLACER 2780 PROPERTY:**

All that certain real property situated in the County of Placer, State of California, being a portion of Sections 21, 22 and 27, Township 11 North, Range 5 East, Mount Diablo Meridian, and being more particularly described as follows:

Parcels 2 and 3 as shown on Parcel Map No. DPM 20080287 recorded in Book \_\_\_\_\_ of Parcel Maps, at Page \_\_\_\_\_, Official Records of Placer County.

**TSAKOPOULOS/CUMMINGS PROPERTY:**

All that certain real property situated in the County of Placer, State of California, being a portion of Section 20, Township 11 North, Range 5 East, Mount Diablo Meridian, and being more particularly described as follows:

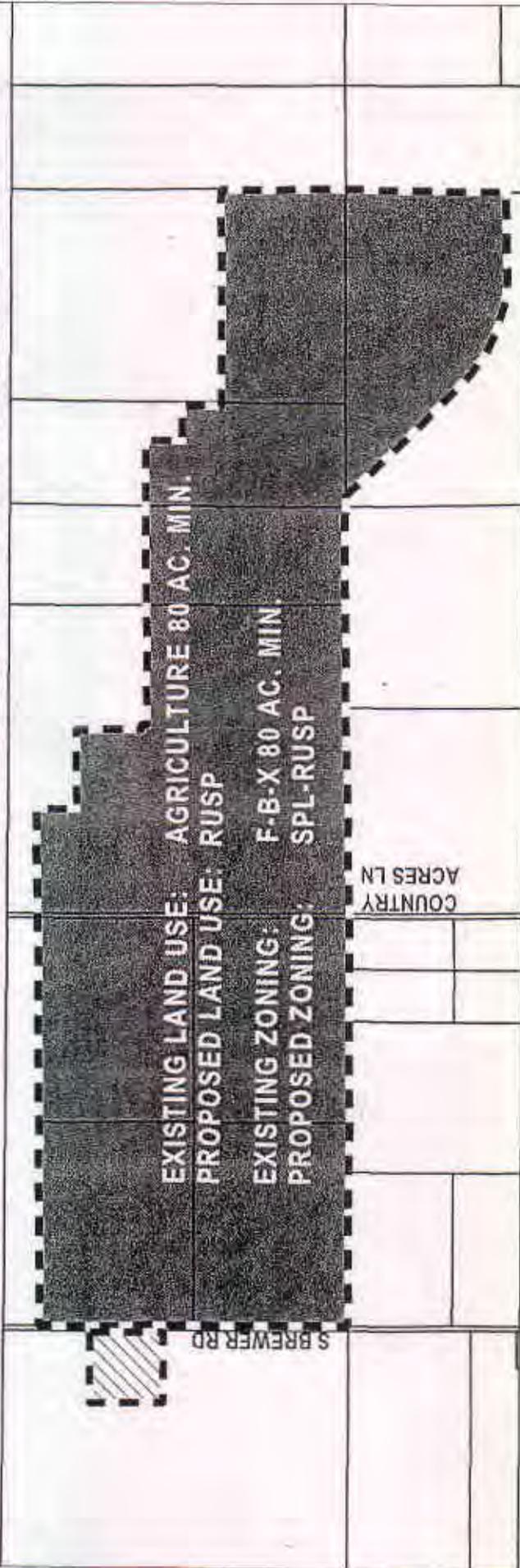
Parcels A, B, C and D as shown on that Certain Waiver of Parcel Map, Number 73228W, as filed for record in Book 2121 at Page 295, Official Records of Placer County.

A map of the property subject to this rezoning is attached as Exhibit A.

**Section 2:** This ordinance shall take effect and be in full force and effect upon thirty (30) days after its passage. The Clerk is directed to publish a summary of the ordinance within fifteen (15) days in accordance with Government Code Section 25124.

# EXHIBIT A

## REGIONAL UNIVERSITY SPECIFIC PLAN GENERAL PLAN AMENDMENT & REZONING EXHIBIT



### LEGEND

-  REGIONAL UNIVERSITY SPECIFIC PLAN AREA BOUNDARY
-  AREA SUBJECT TO GENERAL PLAN AMENDMENT AND REZONING  
ENTIRE APN: 017-090-047, 017-090-048, 017-090-049, 017-090-050  
PORTION OF APN: 017-090-025, 017-090-026, 017-100-025, 017-100-026  
017-150-001
-  AREA NOT SUBJECT TO GENERAL PLAN AMENDMENT OR REZONING  
PORTION OF APN: 017-090-053



### VICINITY MAP

