Recommendations of the Planning Commission to the Board of Supervisors

Regional University Specific Plan and Related Entitlements

The Planning Commission of Placer County, having held public hearings and having reviewed and considered the Regional University Specific Plan Final Environmental Impact Report, the proposed amendments to the Placer County General Plan, the proposed amendments to the Dry Creek/West Placer Specific Plan, the proposed Regional University Specific Plan dated September 10, 2008, the proposed Regional University Specific Plan Development Standards and Design Guidelines dated September 10, 2008, the proposed rezoning, the proposed form of the Development Agreement between the County of Placer and Angelo K. Tsakopoulos, William C. Cummings, and Placer 2780, a California limited partnership, the staff report, public comment, all written comments received and responses thereto and all oral testimony in relation thereto, hereby recommends that the Placer County Board of Supervisors take the following actions:

- 1) Adopt a resolution to approve the amendments to the General Plan, attached hereto as Exhibit 1, based upon the following finding:
 - A) The amendments are consistent with the objectives, policies, general land uses and programs otherwise specified in the Placer County General Plan and support and enhance the general health, safety and welfare of the residents of the County.
- 2) Adopt a resolution to approve the amendments to the Dry Creek/West Placer Community Plan, attached hereto as Exhibit 2, based upon the following finding:
 - A) The amendments are consistent with the objectives, policies, general land uses and programs otherwise specified in the Placer County General Plan and in the Dry Creek/West Placer Community Plan and support and enhance the general health, safety and welfare of the residents of the County.
- 3) Adopt a resolution to approve the Regional University Specific Plan dated September 10, 2008, based upon the following findings:
 - A) The Specific Plan is consistent with the objectives, policies, general land uses and programs specified in the Placer County General Plan, including but not limited to the policies and standards as set forth in Part III, General Standards for Consideration of Future Amendments to the General Plan;
 - B) The Specific Plan contains all of the elements required by Government Code section 65451;
 - C) Although 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. The Board can adopt 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.
- 4) Adopt an ordinance to approve the Regional University Plan Development Standards and Design Guidelines dated September 10, 2008, based upon the following finding:

- A) The Development Standards and Design Guidelines are consistent with the objectives, policies, general land uses and programs specified in the Placer County General Plan and in the Regional University Specific Plan.
- 5) Adopt an ordinance to approve the rezoning of the properties described in Exhibit 3 attached hereto to Specific Plan District, Regional University Specific Plan (SPL-RUSP) based upon the following finding:
 - A) The rezoning is consistent with the objectives, policies, general land uses and programs specified in the Placer County General Plan and the Regional University Specific Plan.
- 6) Adopt an ordinance to approve Development Agreements between the County of Placer and Angelo K. Tsakopoulos, William C. Cummings, and Placer 2780, a California limited partnership, in the form attached hereto as Exhibit 4, based upon the following findings:
 - A) The Development Agreement is consistent with the objectives, policies, general land uses and programs specified in the Placer County General Plan;
 - B) The Development Agreement is compatible with the uses authorized in, and the regulations proscribed for, the land use districts in which the real property subject to the Development Agreement is located;
 - C) The Development Agreement is in conformity with public convenience, general welfare and good land use practice;
 - D) The Development Agreement will not be detrimental to the health, safety and general welfare of persons residing in Placer County;
 - E) The Development Agreement will not adversely affect the orderly development of property or the preservation of property values.

Exhibit 1: General Plan Amendments

Exhibit 2: Dry Creek/West Placer Community Plan Amendments

Exhibit 3: List of Property to be Rezoned Exhibit 4: Form of Development Agreement