Refer to Appendix A, Design Guidelines and Development Standards, for design guidelines relating to the stormwater quality treatment facilities and the planting of the drainageways. Refer to Section 7, Environmental Resources Element, for discussion of the wetland preservation, compensation and mitigation plan.

In the east quarter of the University site, the existing North Tributary channel will maintain its current alignment and the flow line will be lowered to provide additional capacity in the upstream open space corridor, as depicted in Exhibit 8-14. Storm water quality basins and a fringe marsh area are proposed along this section of channel.

In the remaining portion of the University site (to the west), the existing channel is a remnant fragment of the natural channel. which enters a culvert at the project's west boundary where it crosses under Brewer Road and then runs south in a ditch parallel to Brewer Road. Post project, flood plain storage will be increased at the channel overbank areas, and an additional flood control channel will be added along parallel to and south of this feature.

The constructed system will provide an increased area of wet season water habitat. Between the existing extensive areas of perennial marsh, and Brewer Road, and north of the existing drainageway, a unique lake area will be constructed. In addition, the lake and fringe marsh will provide drainage detention and retention to maintain post-project drainage flows and runoff volumes at less than pre-Specific Plan conditions. The lake would be connected to a detention area located west of Brewer Road by a pipe crossing of Brewer Road. At the southwestern corner of the University, the South Tributary of Curry Creek re-enters the Plan Area before it crosses Brewer Road. The South Tributary will not be altered at this location.

# Proposed Drainage Improvements

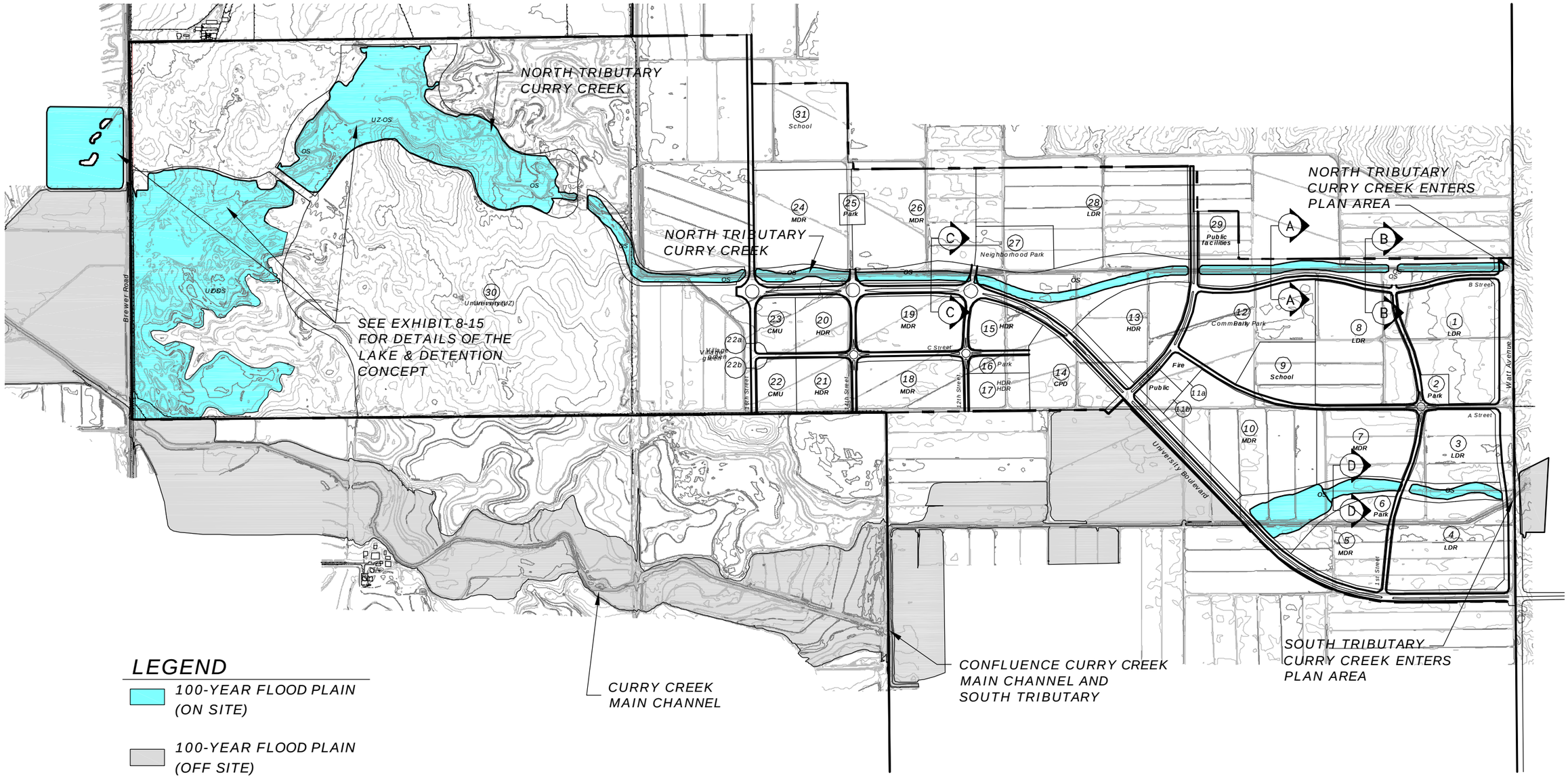



Exhibit 8-11

Proposed Drainage Improvements

# Proposed Community Drainage Improvements

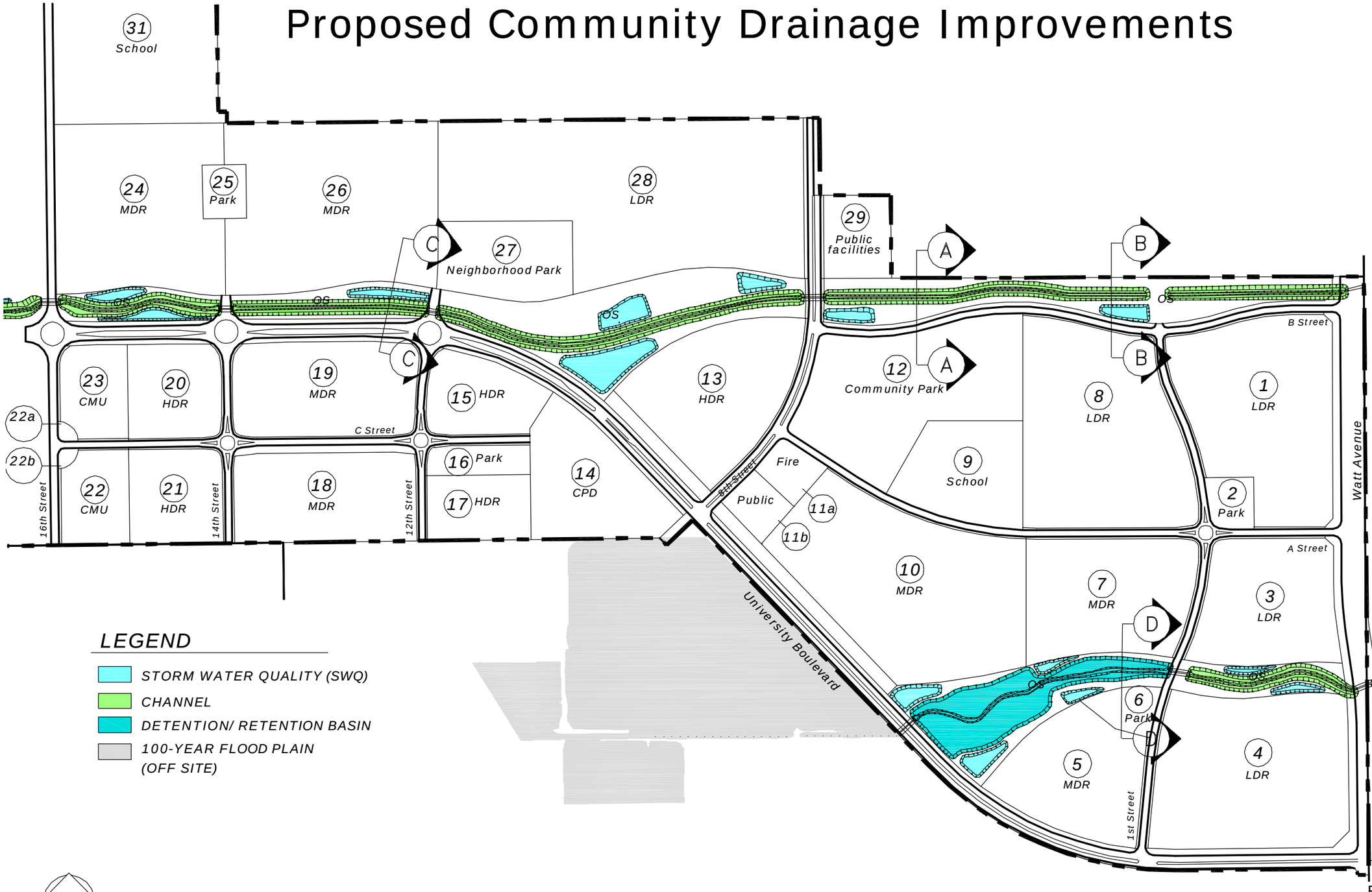
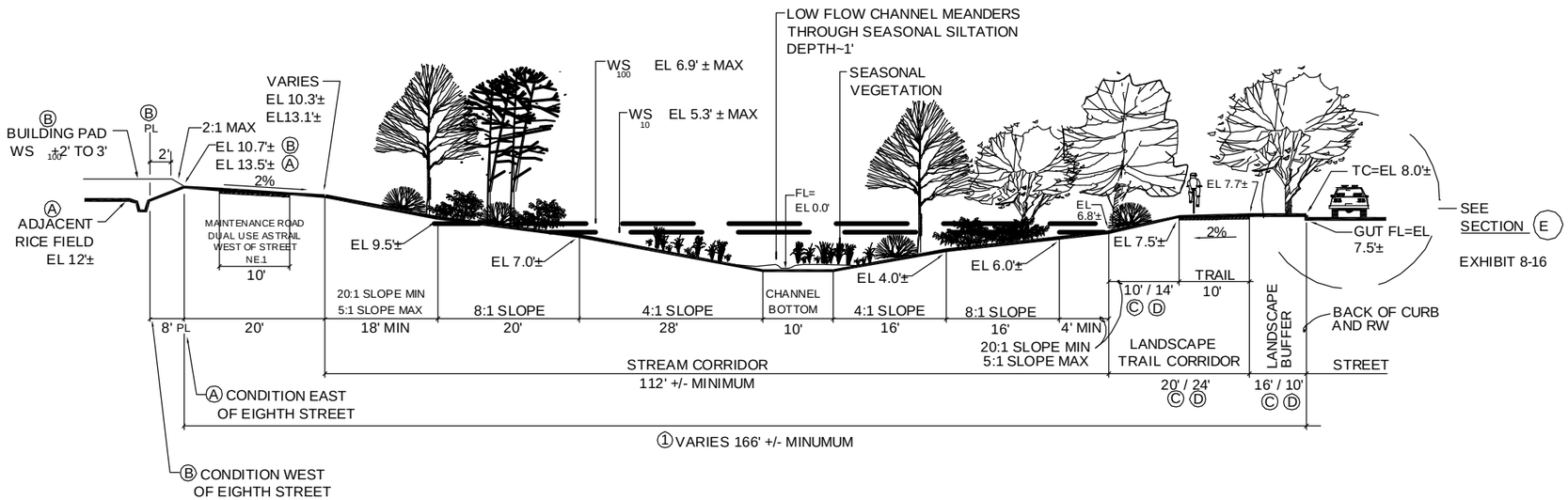


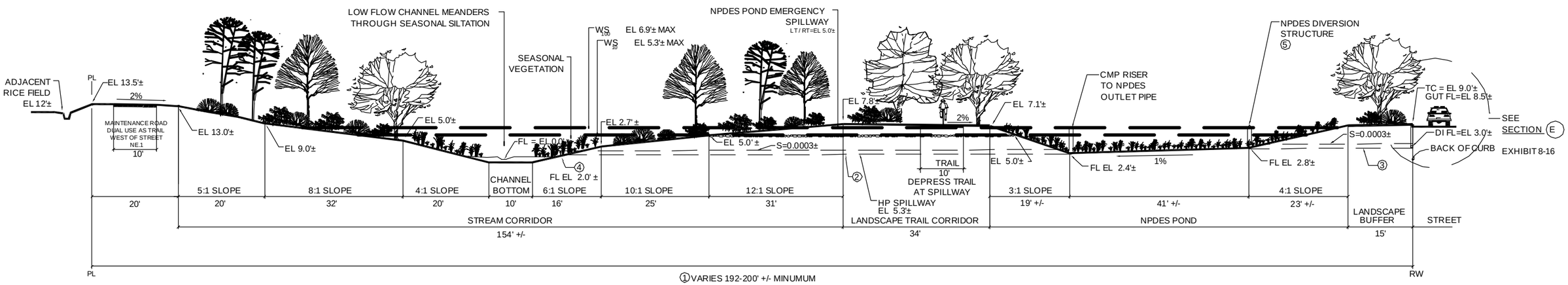

Exhibit 8-12

Proposed Community Drainage Improvements

# Drainage Sections




SECTION A (SEE EXHIBIT 8-12 FOR SECTION LOCATION)




SECTION B (SEE EXHIBIT 8-12 FOR SECTION LOCATION)

NOTES

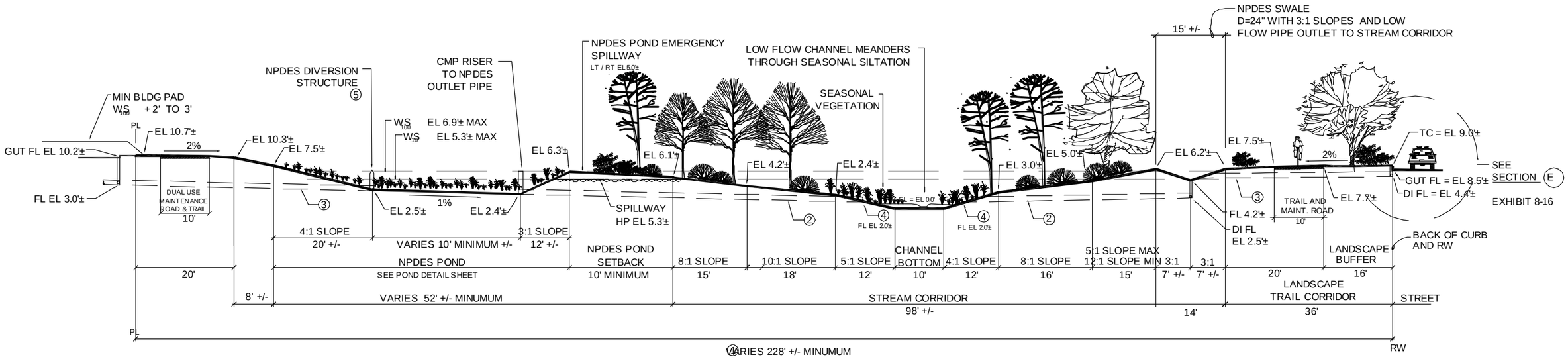
1. ALL ELEVATIONS AND DIMENSIONS SHOWN ON ALL SECTIONS A-D ARE SUBJECT TO CHANGE AT FINAL DESIGN.
2. NPDES POND OUTLET PIPE TO STREAM CORRIDOR
3. NPDES POND INLET PIPE
4. NPDES SWALE INLET PIPE
5. LOW FLOWS ROUTED TO NPDES POND. HI EXCESS FLOWS ARE ROUTED DIRECTLY TO STREAM CORRIDOR VIA BYPASS PIPE. SEE SECTION E FOR DIVERSION STRUCTURE NOTES.

| LEGEND: | |
|---|---|
| FL | = Flow line elev (0.0) at low-flow channel |
| PL | = Property line |
| RW | = Right of Way |
| WS | = Water surface, 10 or 100 year storm |

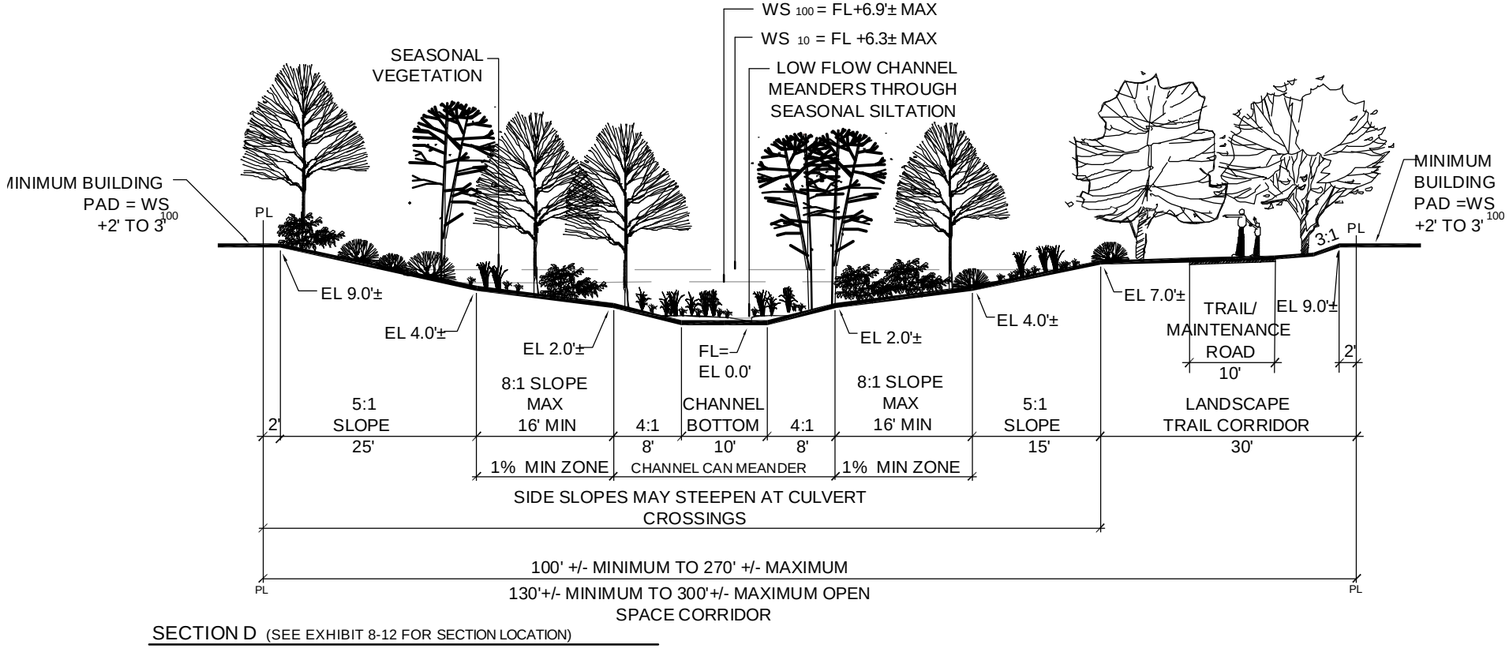
Exhibit 8-13

Drainage Sections A and B

# Drainage Sections




SECTION C (SEE EXHIBIT 8-12 FOR SECTION LOCATION)




SECTION D (SEE EXHIBIT 8-12 FOR SECTION LOCATION)

NOTES

1. ALL ELEVATIONS AND DIMENSIONS SHOWN ON ALL SECTIONS A-D ARE SUBJECT TO CHANGE AT FINAL DESIGN.
2. NPDES POND OUTLET PIPE TO STREAM CORRIDOR
3. NPDES POND INLET PIPE
4. NPDES SWALE INLET PIPE
5. LOW FLOWS ROUTED TO NPDES POND. HI EXCESS FLOWS ARE ROUTED DIRECTLY TO STREAM CORRIDOR VIA BYPASS PIPE. SEE SECTION E FOR DIVERSION STRUCTURE NOTES.

| LEGEND: | |
|---|---|
| FL | = Flow line elev (0.0) at low-flow channel |
| PL | = Property line |
| RW | = Right of Way |
| WS | = Water surface, 10 or 100 year storm |

Exhibit 8-14

Drainage Sections C and D

# Proposed University Drainage Improvements

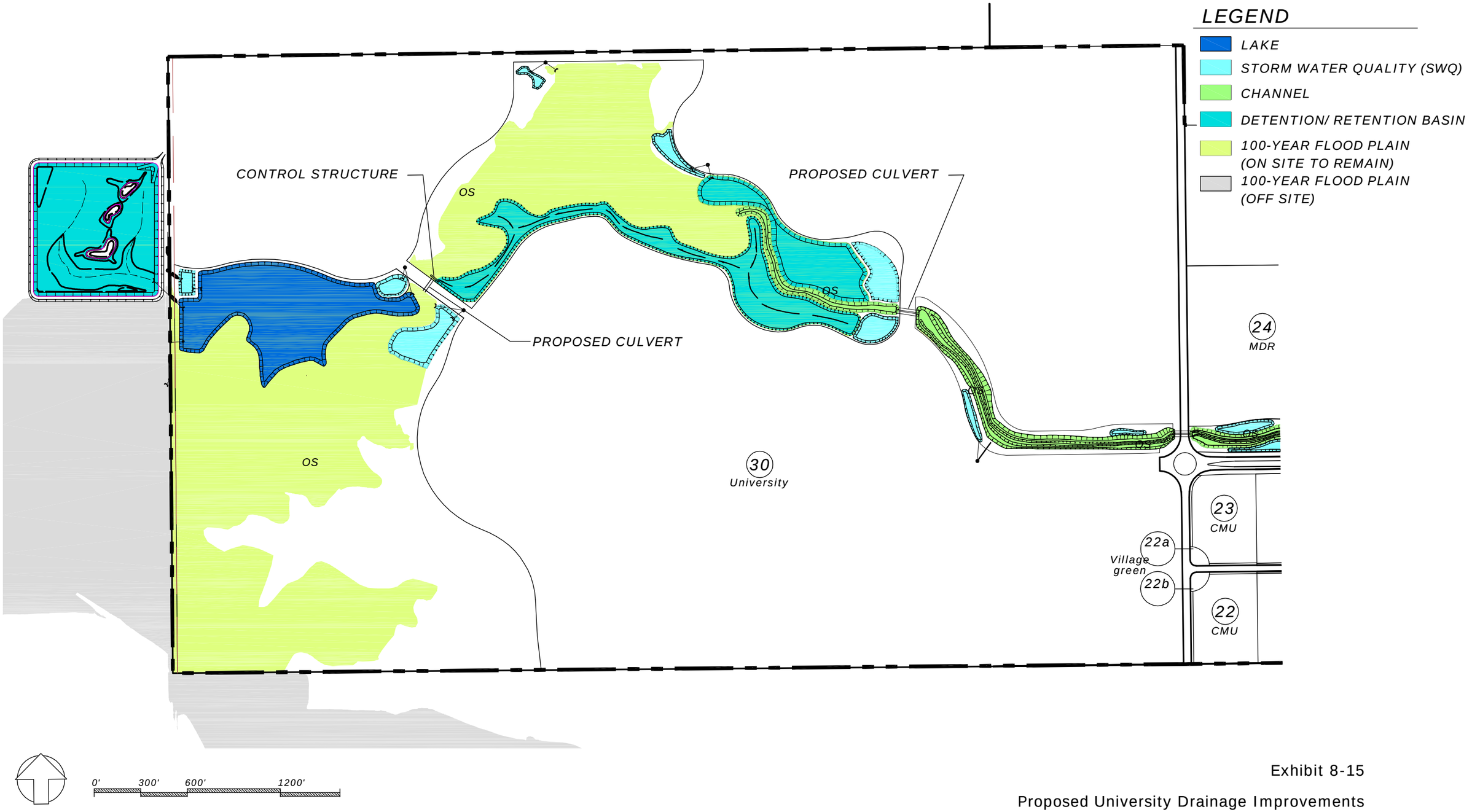



Exhibit 8-15

Proposed University Drainage Improvements

### ♦ Retention and Detention Mitigation

The drainage improvements include retention and detention to mitigate increases in the volume and peak flow rates of runoff.

Retention volume, estimated amount of 165 acre-feet, will be accommodated using available storage in on-site open space drainage ways and lake areas, as shown in Exhibits 8-12 and 8-15, for a period of not less than eight days (8-day 100-year event runoff excess design criteria). The proposed lake and retention area concept provides long-term storage of a volumetric mitigation quantity through the use of gated weirs at the lake outlet upstream of Brewer Road.

The volumetric storage system will be designed so that the 100-year pre-project peak flow rates will be passed through the storage basin without increasing flood elevations to off-site areas, or encroaching within the on-site 100-year freeboard requirements. The net effect will be that during events of volumetric significance, no net increase in runoff volume from the Plan Area would occur during the eight day holding period.

The lake and detention facility concept also provides detention for the North Tributary. as shown in Exhibits 8-12 and 8-15. For the South Tributary, a dry extended detention basin is proposed upstream of the proposed crossing of University Boulevard into the project as shown in Exhibit 8-12. 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. Each phase will demonstrate that an appropriate amount of detention and retention storage is provided to mitigate the phase's project improvements through the preparation of a RUSP Drainage Master Plan[5].

### ♦ Subsurface Storm Drain System

The conventional subsurface pipe system for Plan Area includes drainage collection systems within the roadways, which connect to the open space drainageways and outlet to storm water quality facilities. Areas directly adjacent to the open space drainageways will discharge directly to the SWQ facilities. A cross section of the RUSP closed conduit systems discharging to the SWQ system is shown in Exhibits 8-17, Sections E and F.

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 will 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. As a result, the design of closed conduit storm drainage facilities that meet the Placer County Standard to pass design flows without "head" or pressure flow will therefore be not possible to achieve, except at the early stages of storm events.

[5] Regional University Specific Plan Drainage Master Plan, April 2005

The storm drainage system will 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. The conceptual storm drain system is shown in Exhibit 8-16. Maximum hydraulic elevations at various types of roadways and project location are indicated in Table 6.1 Addendum 1 (1997) of the Placer County Storm Water Management Manual. This criteria was used for the Plan Area hydrology study, except for modification to the hydraulic grade line (HGL) design criteria described below.

For closed conduit drainage systems, the soffit of the discharge pipe to the SWQ facility will be below the 10-year HGL in the receiving open channel. Drainage pipelines for the Plan Area will be designed based on meeting both of the following design criteria:

- Criteria 1: the beginning pipeline 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. Sections E and F in Exhibit 8-17 show the non-pressure condition.
- Criteria 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 (per Table 6.1 Addendum 1 (1997) of the Placer County Storm Water Management Manual) will be met for the 10 and/or 100-year event per County Standards at overland release paths. Pressure flow conditions are shown in Sections E and F in Exhibit 8-17.

During Criteria 2 conditions with the discharge channel flowing at a water surface level that submerges the pipe outlet, pressure flow within a portion or all of the upstream pipe system will occur. At locations where pressure flow is calculated to occur in the 10-year event, pressure rated pipe with rubber gaskets will be specified in the construction document.

In addition, during the Criteria 2 operation, velocities within the upstream pipe drainage system may be reduced below 2 feet per second when the outlet pipe to the channel is submerged. All drainage pipe systems will be designed to function at a minimum two feet per second self-cleansing velocity without pressure flow. At various stages of seasonal storm events, the water surface elevation in the discharge channel will allow non-pressure flow, and the upstream pipeline system will function at minimum self-cleansing velocities of two feet per second or greater.

For closed conduits, a low flow pipeline will 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 will 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 will 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 will be required to prevent the migration of waters into the sub-grade and/or utility trenches. These locations will be engineered to the requirements of the Placer County design standards, and a geotechnical engineer will make recommendations as to the extent of the “special provisions” that will be required on a case by case basis.

# Proposed Drainage Collection System

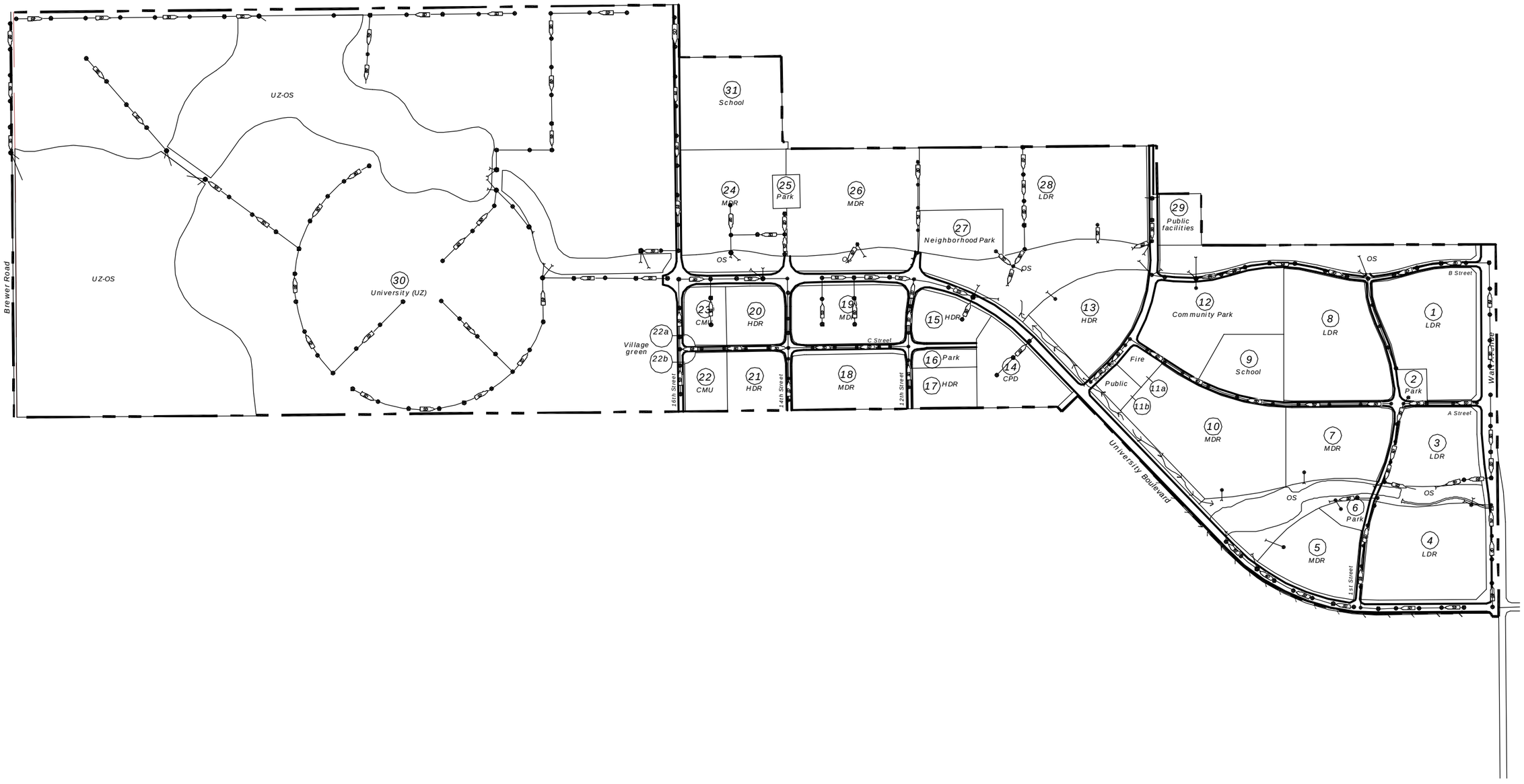
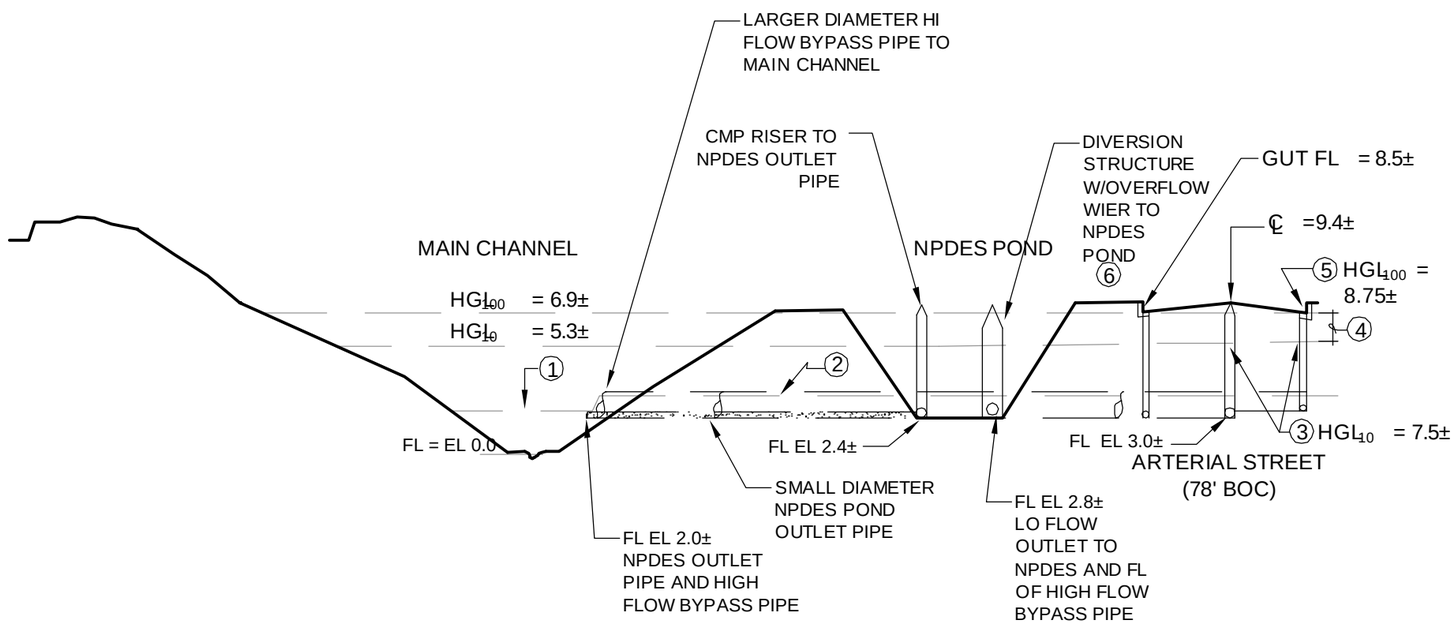



Exhibit 8-16

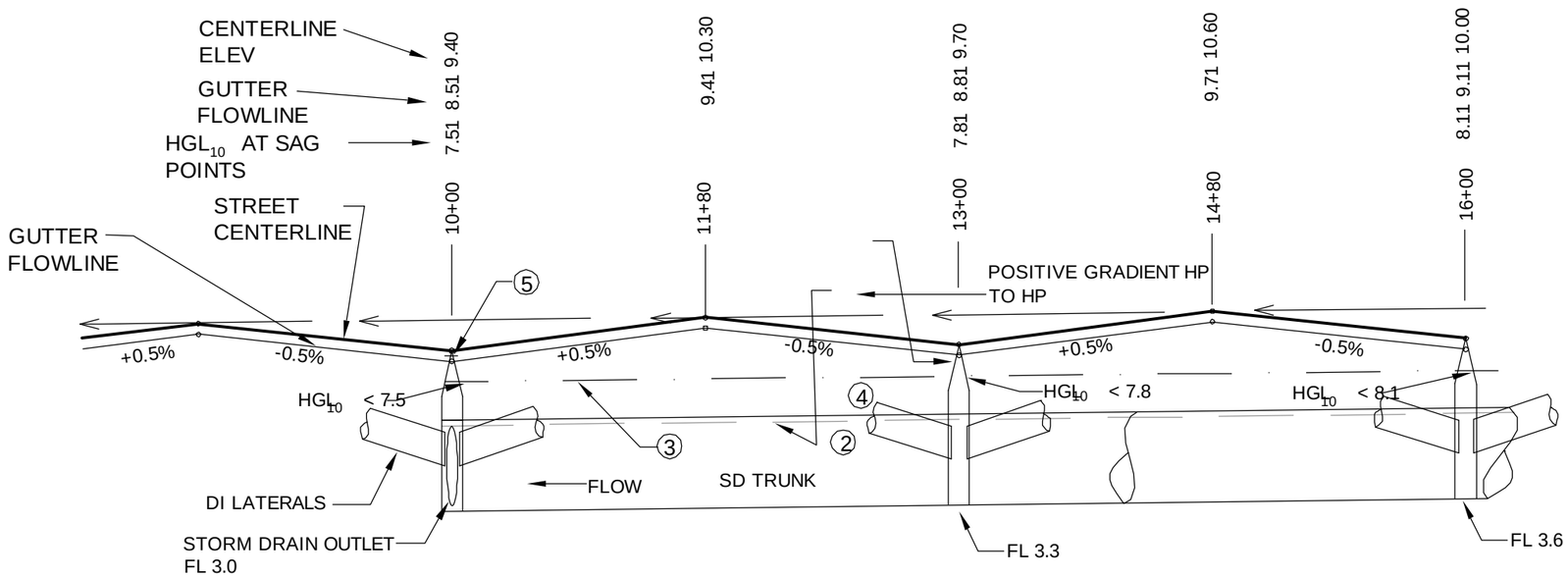
Proposed Drainage Collection System

# Drainage Sections




**SECTION E**

**Reference Exhibits 8-13 and 8-14**




**SECTION F**

**Reference Section E above**

KEYNOTES:

① HGL 10 NON-PRESSURE PIPE FLOW: WATER SURFACE IN CHANNEL/NPDES FACILITY IS NOT HIGHER THAN SOFFIT OF OUTLET PIPE AT EARLY STAGE OF STORM.

② HGL 10 IN PIPE SYSTEM FUNCTIONS UNDER NON-PRESSURE FLOW.

③ HGL 10 IN PIPE SYSTEM FUNCTIONS UNDER PRESSURE FLOW WHEN WATER SURFACE IN DRAINAGE CHANNEL OR NPDES FACILITY IS HIGHER THAN SOFFIT OF OUTLET PIPE. UPSTREAM HGL IN PIPE SYSTEM IS DEPENDANT ON HYDRAULIC GRADIENT IN THE UPSTREAM SYSTEM.

④ HGL 10 AT PRESSURE FLOW CONDITION HAS ONE (1) FOOT MINIMUM FREEBOARD TO GUTTER FLOWLINE. THIS MAY BE REDUCED AT SPECIFIC LOCATIONS IF APPROVED BY THE PUBLIC WORKS DEPARTMENT.

⑤ HGL 100 (MAX) AT SAG POINTS EQUALS GUTTER FLOWLINE PLUS 3 INCHES FOR ARTERIALS. REFERENCE THE PLACER COUNTY STORMWATER MANAGEMENT MANUAL, TABLE 6-1 FOR LOCAL AND COLLECTOR STREET CRITERIA.

⑥ DIVERSION STRUCTURE ROUTES LOW FLOWS DIRECTLY TO NPDES POND. HIGH FLOWS PASS OVER A WIER IN THE DIVERSION STRUCTURE AND ARE ROUTED AROUND THE NPDES POND IN A BYPASS PIPE TO THE MAIN CHANNEL.

LEGEND:

| | |
|---|---|
| $HGL_{10}$ | = 10 year hydraulic grade line |
| $HGL_{100}$ | = 100 year hydraulic grade line |
| FL | = Flow line elevation (0.0) at low-flow channel |

Exhibit 8-17

Drainage Sections E and F

## *8.5 Storm Water Quality Elements*

### 8.5.1 Design Criteria

NPDES Phase II Storm Water Quality Treatment facilities Best Management Practices (BMP's) will be designed and constructed consistent with the requirements of the County's MS4 permit, and other County standards and methodologies in effect at the time the project plans are prepared. The BMP's will 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 are constructed adjacent to or within the proposed open space drainageways, the SWQ facility will be separated from the main channel flows so that co-mingling of drainage in less than the 2-year peak event will not occur. Co-mingling of flows in events greater than the 2-year peak event will be permitted, however, it shall be demonstrated that the co-mingling will not result in the re-suspension of previously deposited constituents within the SWQ facility, per Phase II NPDES requirements. Exhibit 8-16 depicts the Community Drainage Improvements.

### 8.5.2 Stormwater Quality Improvements

Federal and State Policies require that Stormwater Best Management Practices (BMP's) be included as part of the project development. The goal of BMP measures is to reduce sediment and pollutants in stormwater runoff at their origin prior to the runoff discharging into waters of the United States. Whereas BMP's traditionally have focused on the post development process, the goal of the RUSP is to integrate BMP's throughout the Plan Area development.

Regional stormwater management improvements disbursed through the Plan Area provide treatment to runoff before it enters the open space natural drainage conveyance systems. In addition, by integrating the stormwater management system through the Plan Area, each individual parcel can provide specific stormwater management elements that respond to the particular constraints of the individual site. This will promote the removal of various potential pollutants on each parcel prior to discharging into the drainage system.

### 8.5.3 Planned Stormwater Quality

The Plan Area Developer is responsible for the installation of major roadways, mass grading of the Plan Area and regional drainage facilities such as detention/retention basins, sanitary sewer lines, waterlines, and dry utilities. Historically, master planned communities developed a regional water quality plan consisting primarily of water quality basins. This section will provide a summary of regional and local water quality measures that will be applicable to the overall Plan Area. Site-specific local water quality measures will then be provided that apply to the individual parcels or land use areas, such as the University, high density residential areas, commercial sites, mixed use sites, business, office, and the major roadways.

Permanent treatment of the runoff for all development areas of the plan area shall be included within the regional water quality measures specified in the Project Drainage Master Plan. The initial stormwater quality improvements will consist of mitigation of impacts created during general site construction. These measures are implemented as part of the Stormwater Pollution Prevention Plan (SWPPP) as part of the overall Plan Area improvements.

The first phase will address construction activities. The second phase will address site-specific development. Development will consist of on-site improvements and building construction. The individual parcel developers will be required to implement both the general site construction phase and post construction phase water quality measures.

### 8.5.4 Construction Phase Applications

During the construction phase, stormwater quality will consist of various measures to stabilize sediment in place, as well as capturing sediment in the runoff to prevent it from entering into the storm drain system and drainages. These measures will be provided in the construction improvement plans and included within the SWPPP that is prepared by the Plan Area Developer prior to starting the site construction. The accepted construction stormwater quality measures will include, but are not limited to, a combination of the various applications listed below:

- Hydro-seeding
- Fiber roll
- Construction sedimentation basins
- Drain inlet protection
- Stabilized construction access
- Equipment tire wash and cleaning areas
- Waste management and pollution control

The construction phase of the SWPPP plan shall include a statement that the latest edition of the CASQA BMP handbook in effect at the time of construction shall be applicable to each specific project.

### 8.5.5 Post Construction Phase Applications

Post construction applications of stormwater quality consist of treatment measures used to capture and remove the pollutants on a permanent basis prior to discharge to waters of the United States.

In contrast to the construction applications, which are temporary in nature, the post construction applications included in this section consist of permanent facilities that will be maintained during the life of the Plan Area. Maintenance can occur through regular weekly maintenance, annual maintenance activities prior to the onset of the rainy season, during the rainy season and on an as-needed basis through a regular inspection of the stormwater facilities. Maintenance activities and schedules for the BMP's shall be specified in the Stormwater Quality Management Plan.

## *8.6 Solid Waste Disposal*

### 8.6.1 Pre-Specific Plan Conditions

Solid waste generated by the Plan Area will be collected and disposed of by Placer County's franchise waste collector Auburn Placer Disposal Service. After collection, solid waste is 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 is then disposed of at the adjacent Western Regional Landfill. Green waste is also collected and composted at the facility.

The Western Regional Landfill is owned and operated by the Western Placer Waste Management Authority, comprised of the County of Placer and the cities of Roseville, Rocklin and Lincoln through a joint power agreement for solid waste management. The landfill is currently permitted until 2036. The Placer County Facilities Service Department, Solid Waste Management Division provides staff to the Waste Management Authority.

### 8.6.2 Planned Solid Waste Program

Development of the Plan Area will generate approximately 11,029 tons per year* of municipal solid waste (MSW). Short-term construction debris waste will also be generated. The solid waste service by Auburn Placer Disposal will include curbside collection of residential greenwaste and collection of source separated commercial cardboard and office paper. Construction debris waste will be separated on-site to achieve a minimum of 50% diversion of this material prior to transport to the landfill. The University will encourage recycling of all office paper/cardboard, glass, plastic, aluminum and metal separation, through an on-campus program.

*Factors are 9.4 lbs. per day per residential dwelling unit and 2.5 lbs. per day per 100 square feet of commercial and University buildings, per conversation with John Rowe, General Manager, Auburn Placer Disposal Service.

## *8.7 Electrical Service*

The Plan Area is within the 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. The estimated yearly electrical demand for the combined University and Community is 29.8 MW.

### 8.7.1 Pre-Specific Plan Electric Facilities

PG&E owns and maintains several 12kv lines throughout the RUSP, generally existing along roadway alignments and provide service to existing residences in the area. The University site is bisected by twin north-south overhead PG&E 230kv transmission lines within easement corridors as shown on the Electrical Distribution Exhibit 8-18. The nearest PG&E substations are Catlett Substation, located on Fifield Road, just east of Natomas Road in Sutter

County, feeding the circuit located along Pleasant Grove Road, and the Pleasant Grove substation located on Industrial Avenue just north of Sunset Boulevard, feeding 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, however no Roseville Electric facilities are existing in the immediate proximity of the Plan Area at the time of Specific Plan preparation. The nearest Roseville Electric substation is the Fiddyment Substation, located at Fiddyment Road and Pleasant Grove Boulevard.

## 8.7.2 Proposed Electric Facilities

The RUSP evaluated the proposed electrical facilities for both PG&E and Roseville Electric. All new electrical facilities will be constructed to the electrical providers standards.

PG&E will initially serve the RUSP by extending its existing distribution lines into the Plan Area in conjunction with Plan Area roadway improvements. Ultimately, new electric distribution lines will 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 RUSP should not be required as long as the proposed Placer Vineyards substation is constructed. However, a one acre portion of Parcel 29 has been reserved in the events a substation is needed prior to obtaining the site within Placer Vineyards.

A new substation is required if Roseville Electric is the electrical service provider for the RUSP. A one acre portion of Parcel 29 (P/QP) is reserved for an electric substation, if required. This site, co-located with planned water storage tanks, is near the extension of 8$^{th}$ Street, as shown on Exhibit 8-18. Underground electrical distribution will be extended from the substation to the Plan Area parcels in conjunction with roadway improvements.

# Electric Service Exhibit

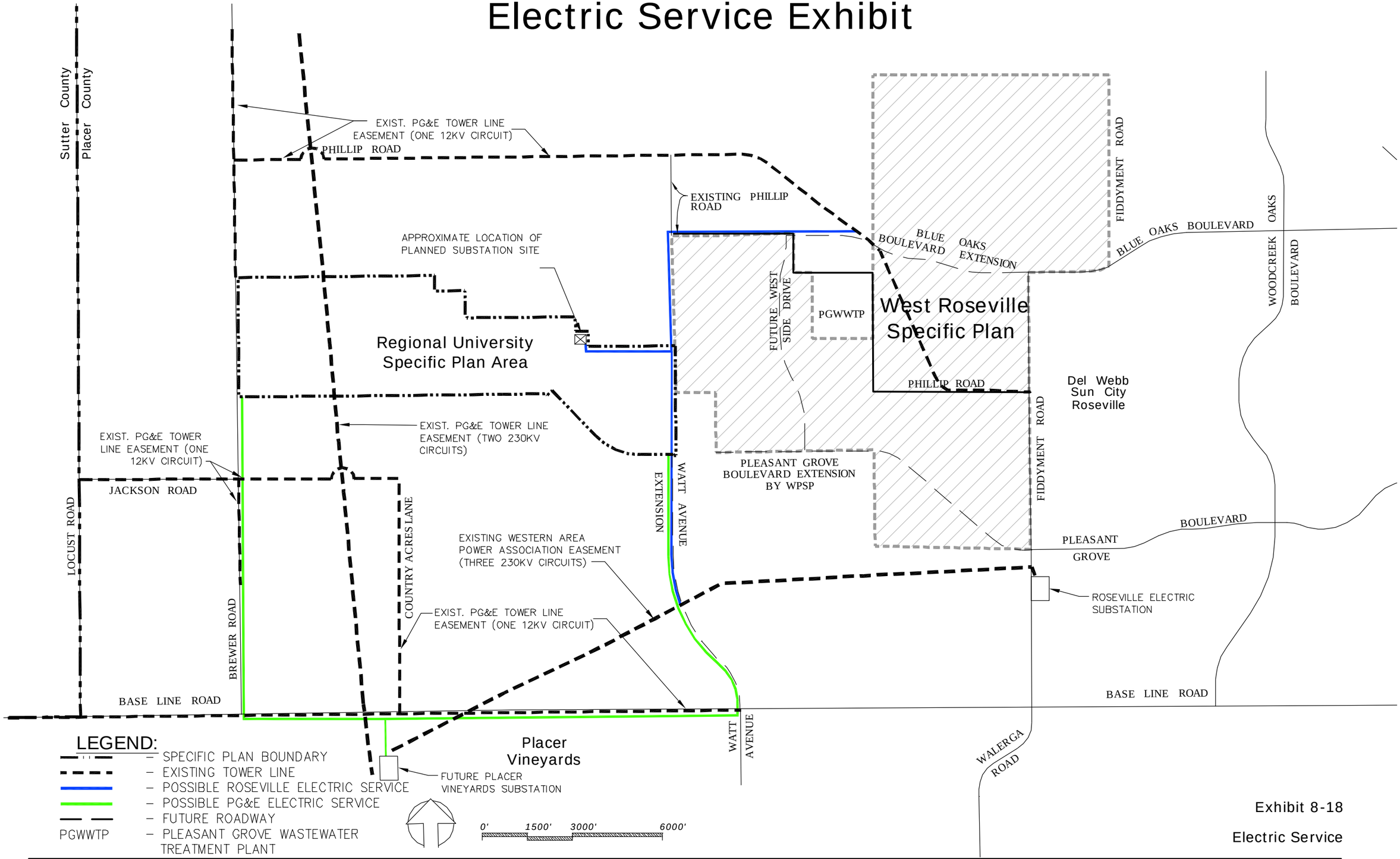



Exhibit 8-18

Electric Service

## *8.8 Natural Gas Service*

Pacific Gas & Electric Company (PG&E) will 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 will be obtained by constructing off-site transmission facilities necessary to serve the Plan area.

### 8.8.1 Pre-Specific Plan Gas Facilities

An existing PG&E 6" gas distribution line runs north-south along Fiddyment Road approximately 2.75 miles east of the DLSPP. PG&E will require the developers of the WRSP to extend new connections from the 6" Fiddyment Road main along the westerly extensions of Blue Oaks Boulevard and Pleasant Grove Boulevard. A 6" gas stub will be constructed by WRSP to the west in Base Line Road at Fiddyment Road. PG&E is planning to construct a 10" transmission pipeline along Fiddyment/Pleasant Grove/ West Side Drive in 2006 to serve the Roseville Energy Park.

### 8.8.2 Proposed Gas Facilities

The primary point of service for natural gas to the Plan Area will be by connecting to the 6" gas line to be constructed in Pleasant Grove Boulevard as part of the WRSP and extending 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 will tie into the 6-inch gas stub at Base Line and Fiddyment Roads. From that point of connection, gas service will be extended westerly in Base Line Road and north in Watt Avenue to the Plan Area. See PG&E Natural Gas Exhibit 8-19 for primary and alternate alignments.

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

To serve the build out gas loads within the RUSP, a new pressure regulating station along Pleasant Grove Boulevard between West Side Drive and the eastern Plan Area boundary will be needed. The pressure regulating station will be supplied by a new 6" transmission extension along Pleasant Grove Boulevard from the 10" transmission line at West Side Drive. The regulator station will require a dedication area approximately 20 feet wide and 80 feet long. These facilities would provide the necessary gas pressure to serve individual developments within the project area, and will be considered by PG&E as part of the standard development process.

Gas facility development and line extension within specific developments will proceed according to PG&E's typical subdivision line and facility extension policies. The feeder and service lines will be placed within a joint trench with other utilities to reduce the construction cost.

# PG & E Natural Gas Exhibit

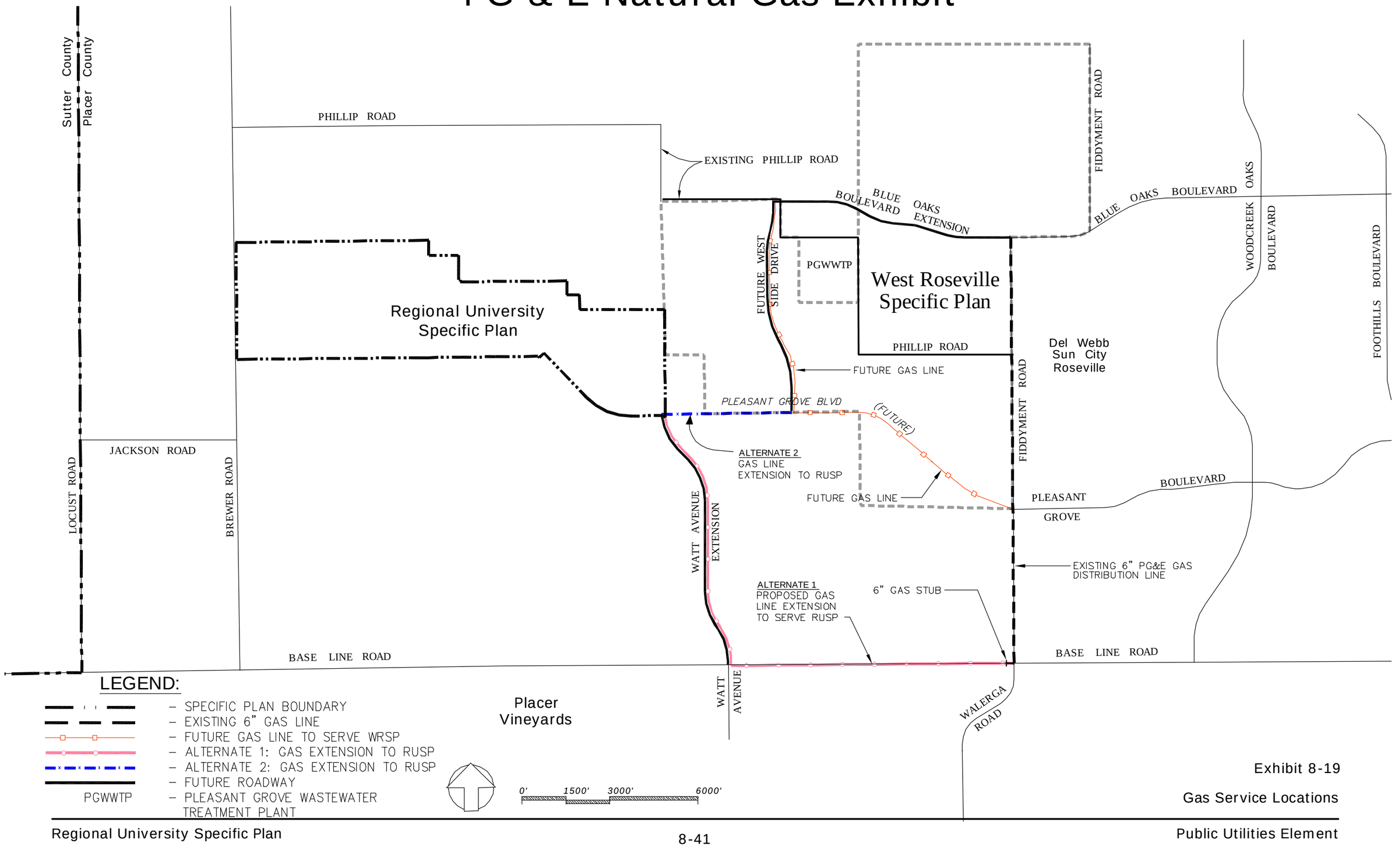



Exhibit 8-19

Gas Service Locations

## *8.9 Telephone and Communications Service*

### 8.9.1 Pre-Specific Plan Facilities

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.

### 8.9.2 Proposed Facilities

The Pleasant Grove Wire Center will 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 will need to be upgraded as the University and Community are developed.

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

One or more private cable television companies will provide service to the Plan Area. The appropriate providers will review delivery of telecommunication and cable television services to individual projects within the site.

# Section 9 Public Services Element

## 9.1 Purpose

The Regional University Specific Plan will provide public services necessary to meet the needs of Plan Area residents, in accordance with the policies of the County's General Plan. Phasing and financing obligations relating to public services are outlined in the RUSP development agreement and in Implementation and Administration, Section 10, of the Specific Plan. Table 9-1 summarizes the public service providers to the Plan Area.

**Table 9-1 Service Providers**

| Service | Provider |
|---|---|
| Parks and Recreation | Placer County |
| Fire Protection | Placer County Fire Protection District |
| Law Enforcement and Protection | Placer County Sheriff and California Highway Patrol |
| Schools | Center Unified (HS/ES); Elverta Joint (ES) and Grant Joint Union (HS) |
| Library | Auburn-Placer County Library District |

*A Dependent Community Services District (CSD), Community Services Area (CSA) or other special district will be formed to provide maintenance of park and recreation facilities, road drainage and maintenance of open space areas.

## 9.2 Parks and Open Space

The RUSP provides for a full range of recreational opportunities including active and passive parks, natural open space and parkway corridors. The parks and open space program is structured to provide a distribution of facilities to meet the needs of future residents of the Plan Area.

Policy 5.A.1 of the Recreation and Cultural Resources Element in the County General Plan states: "The County shall require new development to provide a minimum of 5 acres of improved park land and 5 acres of passive recreation area or open space for every 1,000 new residents." Based on a potential population of approximately 7,427 people within the Community portion of the Plan Area, 37.1 acres of improved park sites and 37.1 acres of open space or passive recreation must be provided in the Community portion of the Plan Area. A total of 39.6 acres of parkland is provided by the RUSP, which provides 2.5 acres of parkland in addition to the minimum requirement. The 7,427 resident population excludes the potential 150 residents allocated to the CMU sites since these units are not mandatory. If the CMU units are constructed up to 0.75 acres of the excess parkland will be utilized to meet the CMU unit's parkland dedication obligation. In addition, the 0.5 acre Village Green (Parcel 22a), which is located directly adjacent to the CMU sites, and will be developed as a private facility, has not been credited to the total park calculation. This park will serve the needs of the adjacent CMU residents.

Policy 5.A.2 of the County General Plan lists the park acreage standards and specifies the projected need for facilities per 1,000 residents. Table 9-2 summarizes the projected need for park acreage assuming an estimated population of 7,427 residents and based on the General Plan standards and input from the Placer County Department of Facility Services staff.

The facility requirements identified in Table 9-2 may be met through the provision of community-oriented public recreation facilities. Policy 5.B.1 of the County General Plan encourages the development of private recreation facilities to reduce demands on public agencies. Such private facilities, however, may not receive credit toward meeting the park and open space dedication requirement.

All parks shall comply with the General Plan Park Classification System located in Table 5-1 of the General Plan, which calls for a combination of park sizes to meet local, neighborhood and community level needs. Any additional facility requirements are specified in the RUSP Development Agreement.

**Table 9-2 Summary of Community Parks and Open Space**

| Type of Parkland/OS | Required Acres | Provided Acres | % of Total Area* |
|---|---|---|---|
| Parks | 37.1 | 39.6 | 7% |
| Open Space | 37.1 | 63.8 | 12% |
| **COMMUNITY TOTAL** | **74.2** | **103.9** | **19% (total Plan Area)*** |

*Percentages calculated based on Community acreages less CMU units.

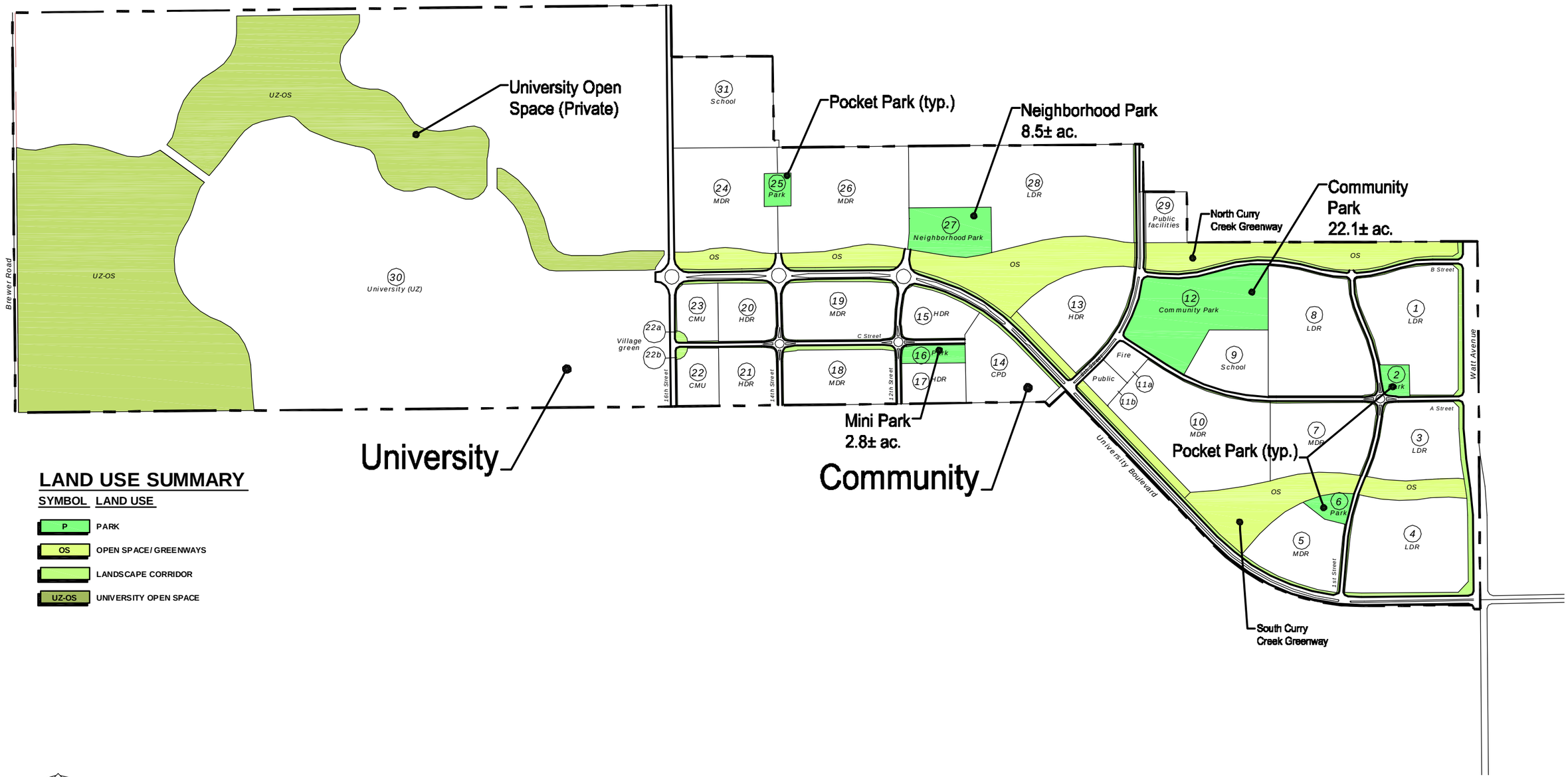
### 9.2.1 Active Park Land Provided

Exhibit 9-1 designates the specific locations of the major park facilities providing a total of 39.6 acres of parkland. Based on the sizes and distribution of these parks, the types of park facilities required by the Placer County Code can be easily accommodated. As Exhibit 9-1 illustrates, 22.1 acres have been designated for the 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.

Parklands shall be dedicated prior to the approval and recordation of final maps. Parks shall be delivered to the County as turnkey projects and will be the subdivision builder's responsibility to construct. Park development fees will be used to fund the required maintenance equipment, recreation program equipment and the pro rata share contribution towards regional recreation facilities. Plan Area special taxes will be used to maintain the park facilities, park maintenance equipment and provide recreation programs. Recreational programs will be provided and funded per Placer County Parks Department. Park fees will be charged on a per unit basis to fund construction, or developers can contribute improvements in-lieu of fees. The timing and triggers for the construction of the parks are addressed in the

RUSP Development Agreement. Maintenance for Plan Area parks may be funded by assessments or special taxes, (including a Mello-Roos CFD) or similar financing mechanism. Individual HOAs may be formed for specific projects that choose to provide separate amenities (e.g. swimming pool complexes typical to apartment projects).

# Parks and Open Space




## LAND USE SUMMARY

| SYMBOL | LAND USE |
|---|---|
| P | PARK |
| OS | OPEN SPACE/ GREENWAYS |
| | LANDSCAPE CORRIDOR |
| UZ-OS | UNIVERSITY OPEN SPACE |

0' 500' 1000' 2000' 1/2 mile

Exhibit 9-1

Parks and Open Space

### ♦ Active Park Facilities

The recreation facilities proposed for the Plan Area respond to those identified within the Placer County General Plan. Table 9-3 quantifies the number of facilities recommended within the active parkland. The 39.6-acres of active parks proposed will be adequate to provide the recommended facilities for the Community. Actual facilities provided at each park site are dependent upon the current recreation trends, and will be directed by Placer County Staff. The RUSP project will pay their pro rata share for the proportion of regional facilities such as swimming pools, gymnasiums, recreation buildings and maintenance facilities as defined in the RUSP development agreement.

**Table 9-3 Summaries of Recommended Active Park Facilities**

| Facility | One Facility For # Residents | Recommended | Provided |
|---|---|---|---|
| Tot Lot | 1000 | 8 | 8 |
| Playground | 3000 | 3 | 3 |
| Tennis Court | 6000 | 1 | 1 |
| Volleyball Court* | 6000 | 1 | 1 |
| Basketball Court | 6000 | 1 | 1 |
| Hardball Diamond | 3000 | 3 | 3 |
| Softball/LL Diamond | 3000 | 3 | 3 |
| Youth Soccer Field | 2000 | 4 | 4 |
| Adult Soccer Field | 2000 | 4 | 4 |
| Swimming Pool* | 20,000 | 0 | 0 |
| Community Center* | 25,000 | 0 | 0 |
| **TOTAL** | | **28** | **28** |

*** General Plan does not contain adopted standards for these uses.**

### ♦ Community Park (Parcel 12)

The 22.1-acre community park provides a variety of facilities to meet the needs of the Plan Area. Located adjacent to the elementary school site, the Community Park provides access to the open space corridor and trail system at the intersection of 8$^{th}$ & B Streets. A majority of the large sports fields will be located within this park. There is an opportunity to work with the school district to provide joint-use facilities for the community within this park.

Facilities in this park may include a recreation center, restroom/concession building, soccer/football fields, baseball/softball diamonds, a volleyball court, a group picnic area, play lot, tot lots, on-site parking, , and open turf-grass play areas. The tennis courts, soccer/football and baseball/softball fields will be lit for evening play. Exhibit 9-2 shows the conceptual Community Park plan.

### ♦ Neighborhood Park (Parcel 27)

This 8.5-acre neighborhood park is surrounded by medium and low-density units, providing an "neighborhood" feel. On the south boundary, the Park is adjacent to an open space corridor, which will provide trail access to the entire community. This transition from the formal geometry of the park, to the irregular natural edge provides an interesting visual contrast.

Soccer/football fields, baseball/softball field, volleyball court, basketball court, group picnic area, play lot, tot lot, picnic areas, on-site parking, maintenance area, restrooms and open turf-grass play areas may be included in the park. Exhibit 9-3 shows the conceptual Neighborhood Park plan.

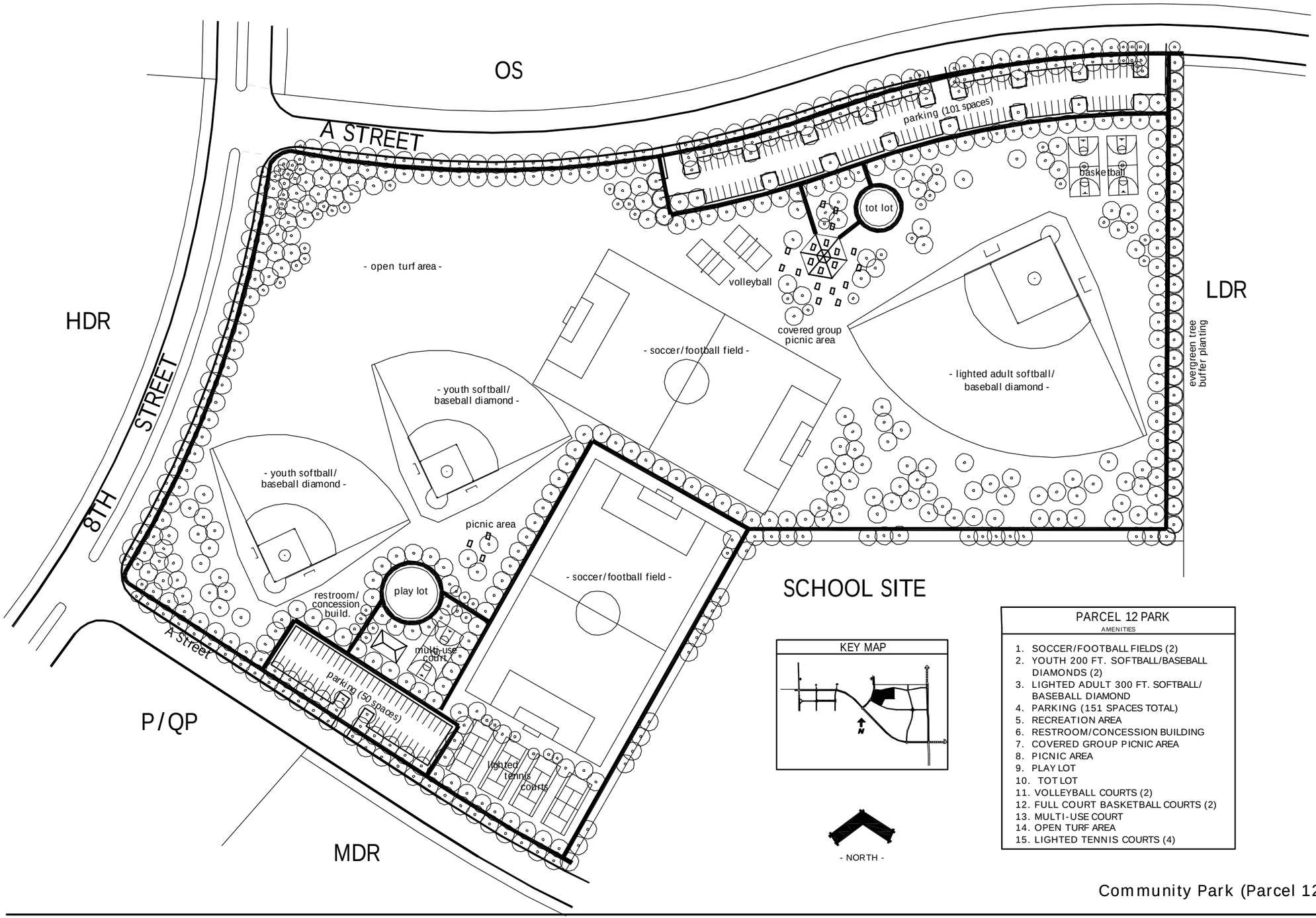
### ♦ University Village Pocket Park (Parcel 16)

This 2.8-acre pocket park is located in the heart of a higher density housing area. The park may have an "urban" feel due to its proposed geometry and appointments. Amenities may include play lot, tot lot, basketball court, tennis court, picnic area, restrooms and open turf-grass play areas. Exhibit 9-4 shows the conceptual University Village Pocket Park plan.

### ♦ Pocket Parks (Parcels 2, 6 & 25)

Three 2-acre pocket parks are located in the heart of neighborhoods. The sites are linked to the open space network via pedestrian walks and bike trails. The pocket parks may include tot-lots, basketball courts, picnic areas and open turf-grass play areas. Exhibits 9-5, 9-6 and 9-7 shows the typical conceptual pocket park plans.

# Community Park Conceptual Plan




KEY MAP




- NORTH -

| PARCEL 12 PARK |
|---|
| AMENITIES |
| 1. SOCCER/FOOTBALL FIELDS (2) |
| 2. YOUTH 200 FT. SOFTBALL/BASEBALL DIAMONDS (2) |
| 3. LIGHTED ADULT 300 FT. SOFTBALL/ BASEBALL DIAMOND |
| 4. PARKING (151 SPACES TOTAL) |
| 5. RECREATION AREA |
| 6. RESTROOM/CONCESSION BUILDING |
| 7. COVERED GROUP PICNIC AREA |
| 8. PICNIC AREA |
| 9. PLAY LOT |
| 10. TOT LOT |
| 11. VOLLEYBALL COURTS (2) |
| 12. FULL COURT BASKETBALL COURTS (2) |
| 13. MULTI-USE COURT |
| 14. OPEN TURF AREA |
| 15. LIGHTED TENNIS COURTS (4) |

Exhibit 9-2

Community Park (Parcel 12) Conceptual Plan

# Neighborhood Park Conceptual Plan

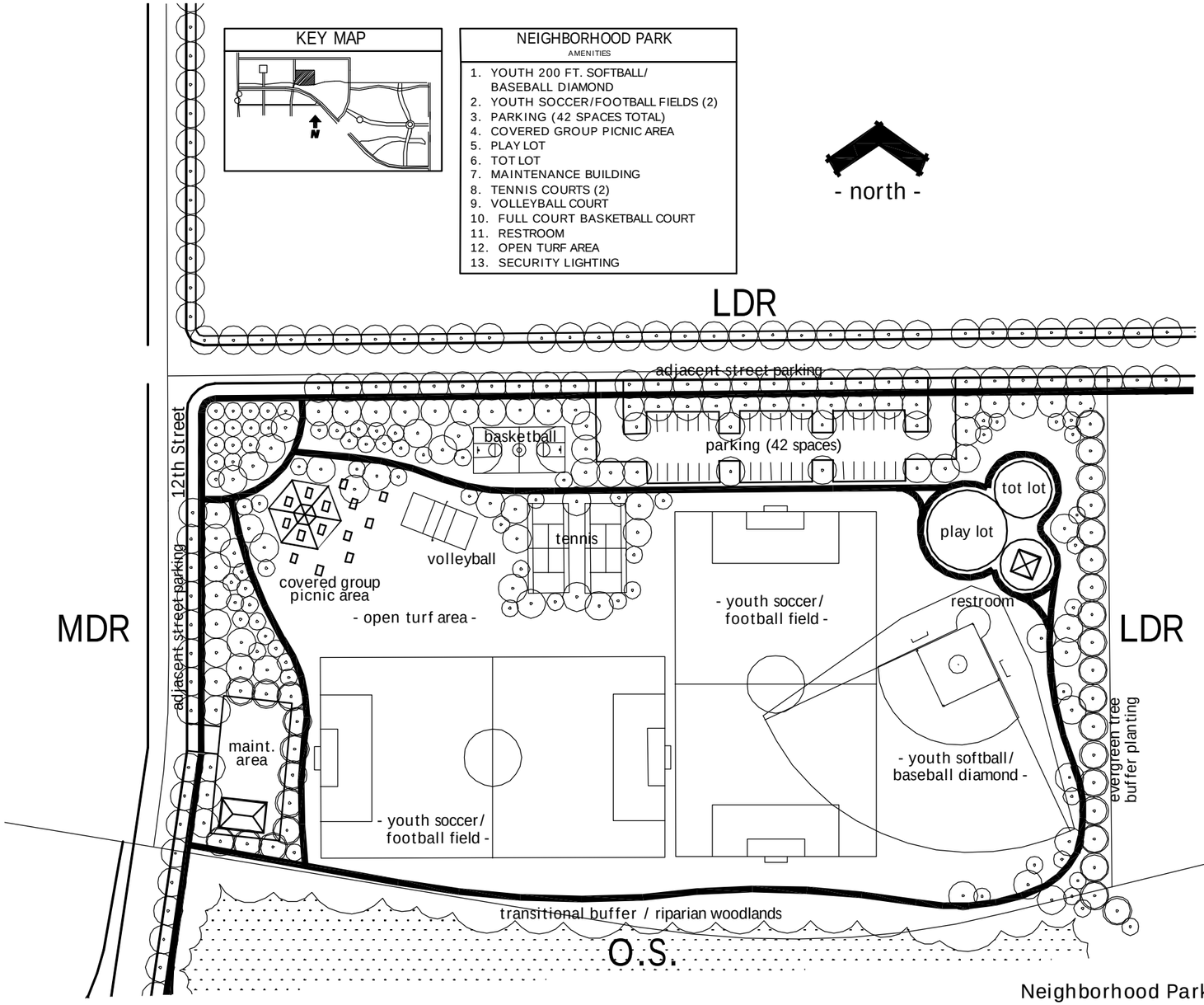



Exhibit 9-3

Neighborhood Park (Parcel 27) Conceptual Plan

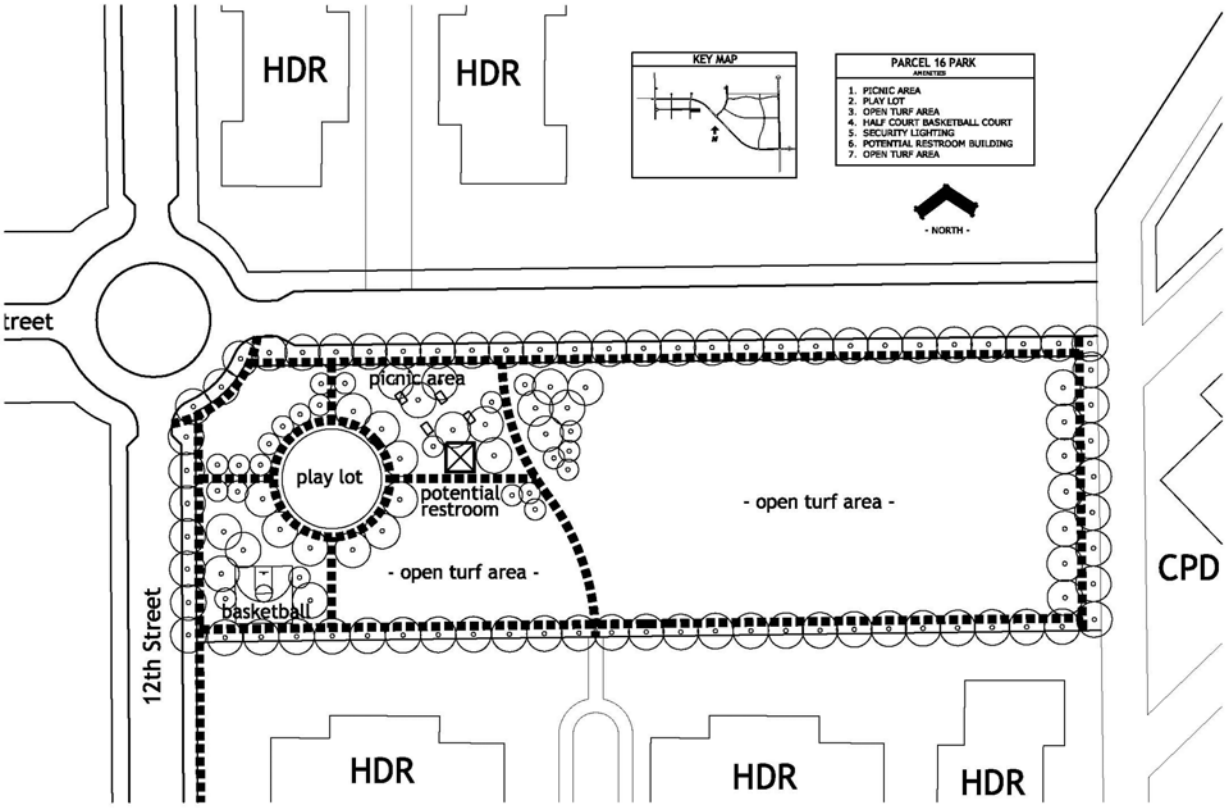



**Exhibit 9-4**

**Central Green (Parcel 16) Conceptual Plan**

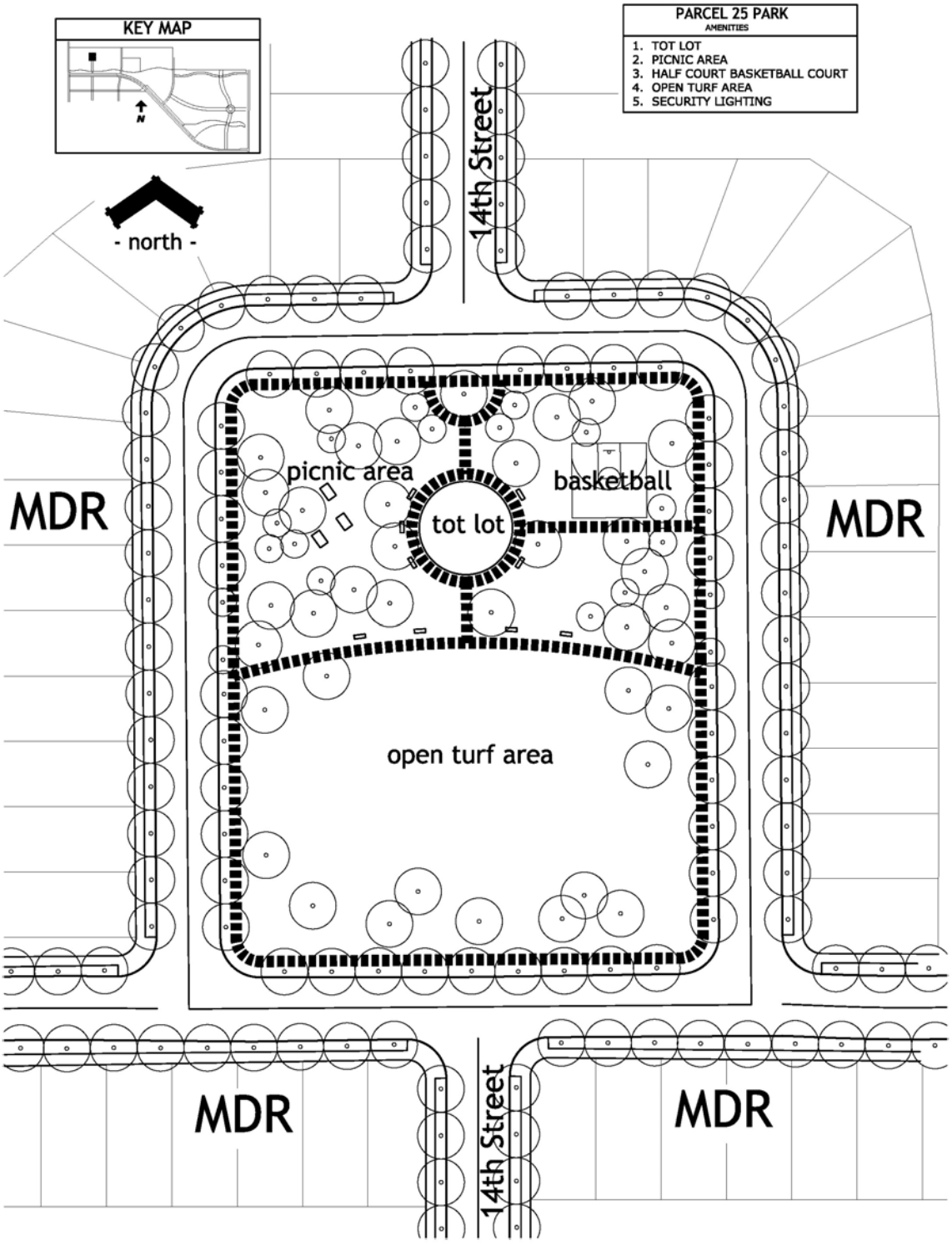



**Exhibit 9-5**

**Pocket Park (Parcel 25) Conceptual Plan**

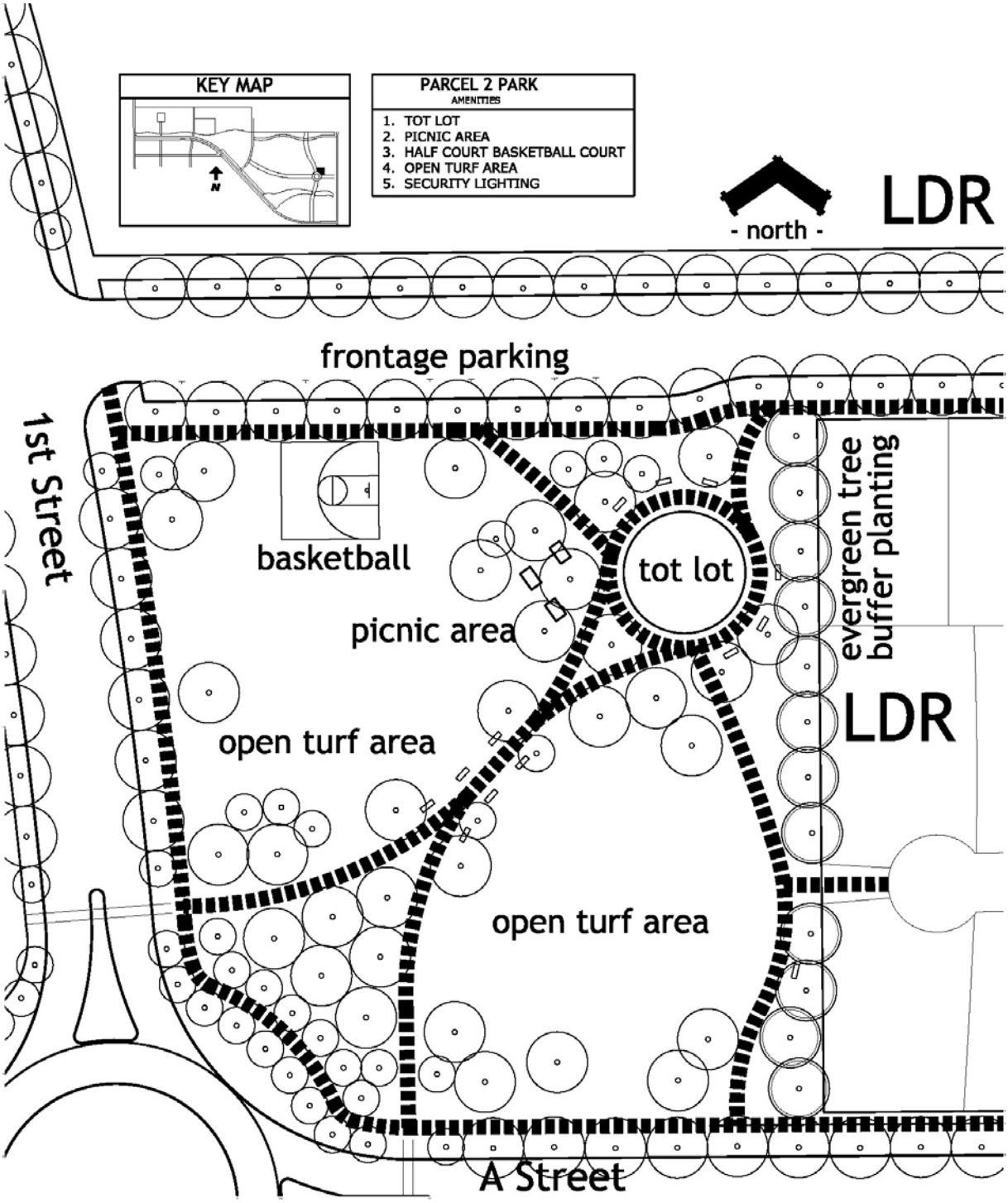



**Exhibit 9-6**

**Pocket Park (Parcel 2) Conceptual Plan**

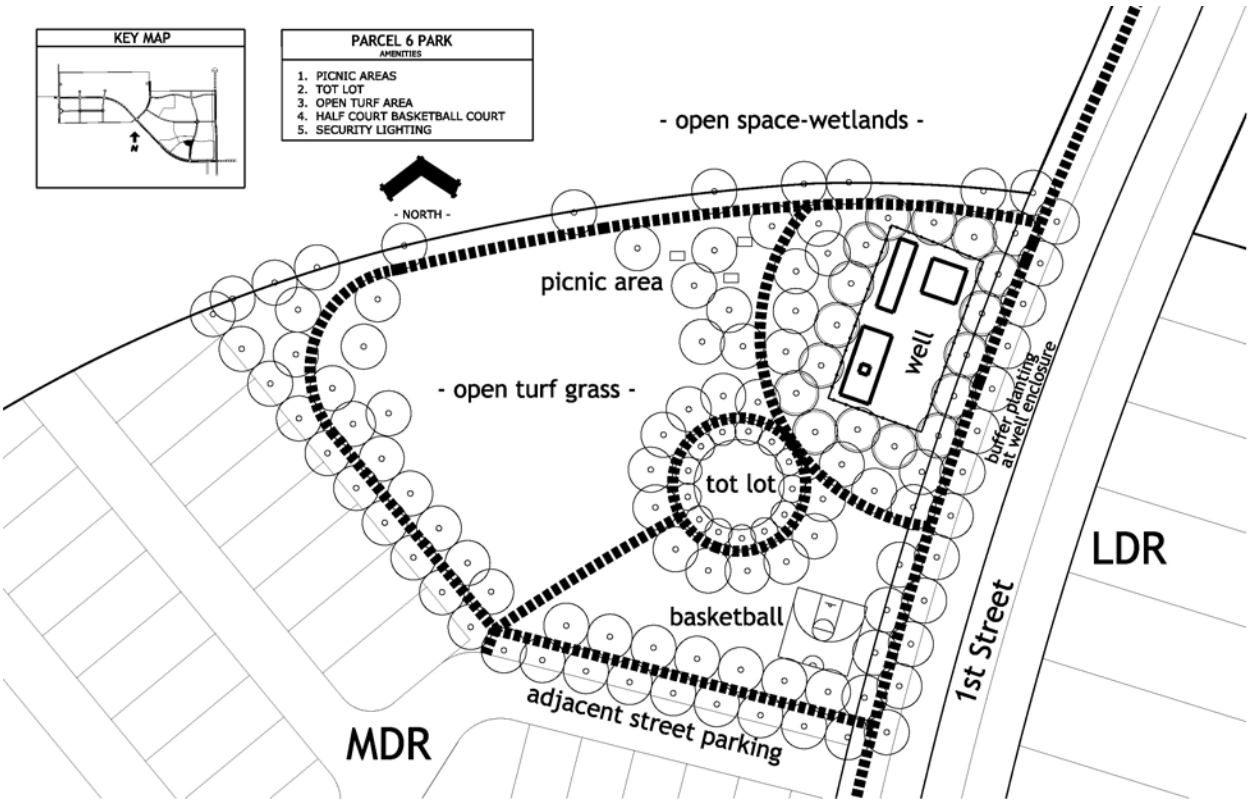



**Exhibit 9-7**

**Pocket Park (Parcel 6) Conceptual Plan**

## 9.2.2 Passive Parks and Open Space Provided

Exhibit 9-1 designates approximately 63.8 acres of public open space within the Community portion of the plan and 181 acres of private open space within the University.

Open space corridors and easements within the Plan Area provide trails, storm water conveyance, water quality treatment and flood detention, opportunities for wetland mitigation and buffers between different types of land uses. These open space areas will be improved with trails and landscaping and qualify as "greenways" under Policy 5.A.4 of the Placer County General Plan. All open space designated within the Community portion of the Plan Area will be accessible to the public and will provide a community-wide and potentially a regional benefit. The open space areas within the University will be privately owned and maintained, with access offered to visitors. The following summarizes the primary elements of the open space system.

### ♦ Greenways (Public)

The Greenways are the pedestrian and bicycle oriented open space corridors traversing the Community from the eastern boundary to the University in two locations. The North Curry Creek Greenway starts at the northeastern boundary of the Plan Area, and runs north along University Boulevard to the University boundary, at which point the North Curry Creek Greenway becomes University Open Space. The second is the South Curry Creek Greenway, which begins the southeast portion of the site, and connects with the North Curry Creek Greenway at the Community Park. The corridors are designed to restore and direct drainage flows that have been significantly altered over time by agricultural operations. The result are a collection of corridors that vary from 125 feet to 300 feet wide designed to provide a facility for storm water conveyance, water quality treatment detention, and the opportunity for groundwater recharge, as well as providing a pedestrian and bicycle corridor which links the University and the Community and provides access to parks and public facilities.

Because of the alterations made in the terrain for agricultural operations, significant grading will be required to re-create the creek section and provide 100-year flood protection. The shape and slope of the greenway shall vary to create a more natural appearance. Refer to Section 8.4 for a depiction of the greenway cross sections and to the Design Guidelines and Development Standards Appendix A for the landscape design criteria. Predominantly native plant species shall be utilized with the riparian area.

### ♦ Landscape Corridors (Public)

As defined in Section 6, Circulation Element, significant landscape corridors are provided along all arterial roadways with separated meandering walkways, which also qualify as passive open space under Policy 5.A.4. At key entry points into the Community and University, these landscape corridors are expanded to allow more extensive landscaping, theme signage and other features, such as project gateways, as discussed in Appendix A Development Standards and Design Guidelines Element. Where landscape corridors are adjacent to parks or open space, they shall be blended into these facilities and included as part of the park or open space acreage. On-going maintenance may be funded through a CSA, CSD, CFD or other special district.

### ♦ University Arboretum (Private)

An arboretum is a living museum of trees, shrubs and plants cultivated for educational purposes. A portion of the University will be developed as an arboretum, which will provide important educational, aesthetic and recreation benefits to the campus and the surrounding community. The design of the arboretum will be integrated throughout the campus, with naturalistic elements located within the open space areas and with more formal plantings situated within the campus and extend into the landscape and open space corridors within the Community. This arboretum concept has been successfully implemented at UC Davis, UC Santa Cruz and West Virginia University.

### ♦ University Open Space Preserve (Private)

Approximately 181 acres of the University has been designated as open space. The southwestern corner, approximately 17 acres, has been preserved to protect an existing vernal pool complex. The remaining open space will be used for a combination of storm water detention, lakes, riparian habitat restoration and portions of the arboretum.

## *9.3 Fire Protection Service*

The Plan Area is located within the Placer County Fire Department (PCFD) service area. Currently, primary response to emergency calls from within the Plan Area are handled by the PCFD-Dry Creek Fire Station #100 located at 8350 Cook Riolo Road. This station handles most types of fires within the area, including structure and wild fires and also responds to medical emergencies with Emergency Medical Technicians (EMTs). Additional fire stations and administrative facilities are planned to be located within Placer Vineyards Plan Area, approximately 2 miles to the south of Plan Area.

### 9.3.1 Planned Fire Protection Program

Fire protection will be provided by PCFD. The PCFD has a goal of providing 1 firefighter per 1,000 population. A fire station is located on Parcel 11a, which is a 2.2. acre PQ/P site centrally located within the Plan Area at 8$^{th}$ Street and University Boulevard. The fire station will be designed to serve as both a fire station and as the administrative, training, fire prevention and support services facility for both the Community and University. This facility will also accommodate Sheriff Services Center. Refer to Section 9.4.1 for additional information. The fire station will be funded by the Specific Plan pursuant to details contained within the adopted Public Facilities Financing Plan.

## *9.4 Sheriff Protection*

The unincorporated area of the County receives law enforcement services from the Placer County Sheriff's Department as well as the California Highway Patrol (CHP). Traffic related enforcement services are provided by the CHP and general law enforcement services by the Sheriff's Department. The Plan Area will be served by both law enforcement agencies.

An existing Sheriff's Station, the South Placer Substation, is located in Loomis at the intersection of Horseshoe Bar Road and Interstate 80. A planned substation will be located approximately 2 miles south of the Plan Area, within the Placer Vineyards Specific Plan Area.

### 9.4.1 Planned Sheriff Protection Program

The University will provide its own public safety for the entire campus on a 24 hour/7 day a week basis. A Department of Public Safety will have full time staff to provide general patrol, front gate operation, emergency response and dispatch, and parking enforcement. Local law enforcement by the Sheriff's Department will be required for major emergencies, criminal investigation and other specialized services.

Law enforcement for the Community will be provided entirely by Placer County Sheriff's Department (PCSD). A Sheriff Services Center will be co-located with the fire station located on Parcel 11a. Timing and construction of the permanent Sheriff Services Center will be determined in the RUSP Development Agreement.

Site design considerations to incorporate ideas of defensible space are addressed in the Design Guidelines and Development Standards Appendix. Concepts include reducing opportunities for crime to occur though employing physical design features that discourage crime, while also encouraging legitimate use of the environment.

## *9.5 Library Facilities*

Library facilities are administered by the Placer County Library Department. This system of libraries serves all of Placer County, with the exception of the Cities of Roseville and Lincoln, which own and operate their own municipal library systems. The Placer County Library District operates a main branch in the City of Auburn, a law library, nine branch libraries and a bookmobile that serves many areas throughout rural Placer County. Ongoing library services in Placer County are funded by a portion of the *ad valorum* property tax, grants and the County general fund. The nearest existing Placer County library facility to the Plan Area is the Rocklin Library, located at 5460 Fifth Street in Rocklin, approximately 8 miles northeast of the site. A full county branch library is planned to be located within the Placer Vineyards Specific Plan, approximately 2 miles south of the Plan Area.

### 9.5.1 Planned Library Program

Based on the service standards of 0.4 square feet per resident for the 7,577 residents of the Community, a library of approximately 3,031 square feet of library space will be needed to serve the needs of the residents in the Plan Area at build-out. Due to the library facilities within the University and the planned library to be constructed within Placer Vineyards, a full library is not warranted to be constructed within the Plan Area.

## *9.6 Schools*

The Plan Area falls within three school districts as shown on Exhibit 9-6. Center Unified School District (CUSD) is located in the east portion of the Plan Area, and the Elverta Joint Elementary School District (EJESD) and the Grant Joint Union High School District (GJUHSD) are located in the west portion of the Plan Area. A site for a possible private high school, accommodating approximately 1,200 students, is provided within the University.

The existing school district boundaries fall in the middle of the Community area, near proposed 8$^{th}$ Street. A slight boundary adjustment is proposed to create an even swap of territory between the school districts and allow the attendance boundary to fall along proposed street and parcel boundaries.

### 9.6.1 Student Generation and School Requirements

The demand for school facilities, sizing, location and generation rates have been based on information provided by CUSD, EJESD and GJUHSD. It should be noted that over the projected build out of the Plan Area, some of these factors may potentially change resulting in the need for more or fewer schools or for larger facilities. The total number of projected students will not necessarily occur all at once, given the long-term build out of the project. Due to the location of the University, it is assumed that many of the HDR

units and the CMU units will be inhabited by students from the University, therefore not generating the standard amount of primary and high school students. However, the student generation tables assume the standard factors. The 75 retirement units, associated with the University, are excluded from the generation calculations.

Table 9.4 summarizes the calculation of students and number of schools within CUSD. Students from the eastern portion of the community will attend schools operated by Center Unified School District. The proposed K- 6 elementary school on Parcel 9 will accommodate students from RUSP which live within the CUSD boundaries. Middle school students from this portion of RUSP will initially attend Riles Middle School and ultimately attend a middle school closer to the Plan Area. High schools students will initially attend Center High School and ultimately attend a high school closer to the Plan Area.

## Table 9-4 Student Generation and School Requirements for Center Unified School District

| Grade | | Single Family Units/LDR / MDR | | Multi-Family Units/HDR/ CMU | Total Student Generation | School Student Capacity | Schools Required | Schools Provided |
|---|---|---|---|---|---|---|---|---|
| **K-6 (ES)** | | 1,155 | | 295 | | | | |
| Student/ DU Factor | x | .354 | x | .034 | | | | |
| Total K-6 students | | 409 | | 10 | 419 | 800 | 0.52 | 1 |
| **7-8 (MS)** | | 1,155 | | 295 | | | | |
| Student/ DU factor | x | .158 | x | .034 | | | | |
| Total 7-8 Students | | 183 | | 10 | 193 | 1,000 | 0.19 | 0 |
| **9-12 (HS)** | | 1,155 | | 295 | | | | |
| Student/ DU factor | x | .272 | x | .042 | | | | |
| Total 9-12 students | | 314 | | 12 | 327 | 2,000 | 0.0.16 | 0 |

Source: Generation rates provided by Center Unified School District, December 2006

Table 9-5 summarizes the calculation of students and number of schools for the portion of RUSP which falls within the EJESD and GUHSD. The proposed K-8 school on Parcel 31 will accommodate students from RUSD which live within the EJESD boundaries. High school students generated from this portion of the plan area will attend a school within the GUHS district, most likely Rio Linda High School. Determination of high school attendance cannot be guaranteed and is dependent on capacity at the time the students are generated from the Plan Area.

**Table 9-5 Student Generation and School Requirements for Grant JT. Union High School District and Elverta JT. Elementary School District**

| Grade | | Single Family Units/LDR/ MDR | | Multi-Family Units/HDR/ CMU | Total Student Generation | School Student Capacity | Schools Required | Schools Provided |
|---|---|---|---|---|---|---|---|---|
| **K-8 (ES)** | | 1,071 | | 711 | | | | |
| Student/ DU Factor | x | .3190 | x | .1822 | | | | |
| Total K-6 students | | 342 | | 130 | 472 | 750 | .63 | 1 |
| **9-12 (HS)** | | 1,071 | | 711 | | | | |
| Student/ DU factor | x | .1308 | x | .1275 | | | | |
| Total 9-12 students | | 140 | | 91 | 231 | 2000 | .12 | 0 |

Source: Generation rates provided by Elverta Joint ESD, December 2006

# School District Boundaries

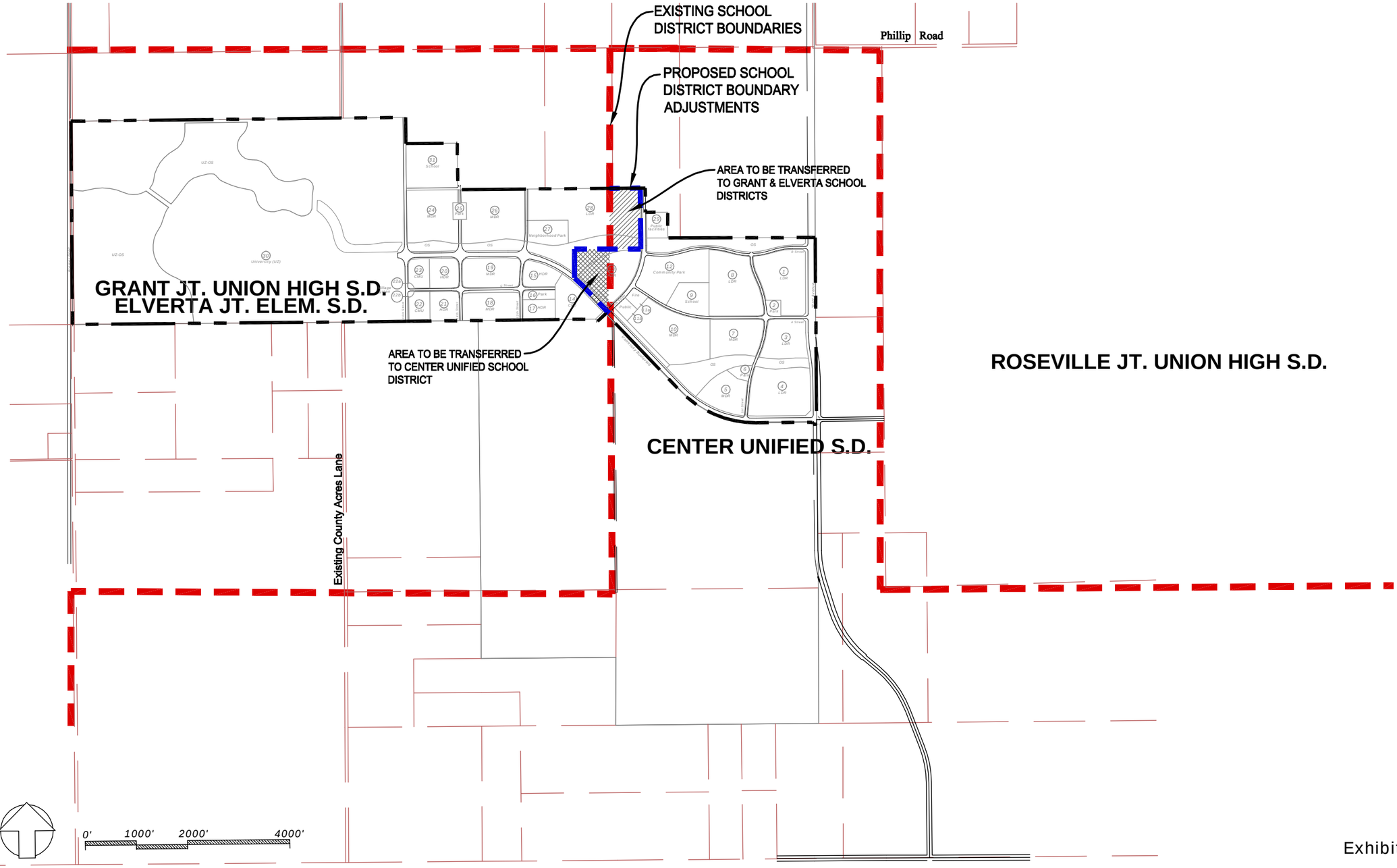



Exhibit 9-8

School District Boundaries

# Section 10 Implementation & Administration Element

## *10.1 Purpose*

According to Government Code Section 65451 and the Placer County Zoning Ordinance Section 17.58.200, Specific Plans shall include a program of implementation measures including regulations, programs, public works projects and financing measures as necessary to carry out proposed land uses, infrastructure, development standards and criteria outlined in the Specific Plan.

This section outlines the methods by which the Specific Plan will be implemented, and includes discussion on administration, infrastructure planning and financing. The administration section identifies the procedural steps in implementing the Specific Plan, and discusses the subsequent approvals necessary to allow construction of individual projects. The Infrastructure Plan describes the anticipated program to develop the project. Financing describes the basic financing strategies to allow development to proceed in a fiscally responsible manner.

The Plan Area is anticipated to be built out over a span of 10 to 15 years. This section is intended to ensure that, over time, implementation will be comprehensive, coordinated and responsive to changing circumstances. The objective of this section is to ensure that infrastructure and community facilities are constructed in a timely manner in relationship to development.

## *10.2 Administration Procedures*

The following actions are anticipated to occur concurrent with the adoption of this Specific Plan.

### 10.2.1 Specific Plan Approval

- **Regional University Specific Plan and Development Standards and Design Guidelines**: The County Board of Supervisors adopted the Regional University Specific Plan and the Regional University Development Standards and Design Guidelines.
- **Final Environmental Impact Report (FEIR)**: The County Board of Supervisors certified the FEIR addressing this Specific Plan.
- **Zoning**: The County Board of Supervisors approved the Specific Plan zoning designation.
- **Public Facilities Financing Plan and Urban Services Plan**: The Board of Supervisors accepted the Public Facilities Financing Plan, which identifies the estimated costs of public facilities and describes the mechanisms for funding these facilities, and the Urban Services Plan, which identifies the level of public services expected within the Plan Area and describes the funding methods which might be used. These plans will be updated and refined prior to the recordation of the first large lot final map or approval of the first small lot tentative map within the Specific Plan.

- **Development Agreement**: The property owner has entered into a Development Agreement with the County. The Development Agreement sets forth the property owner's obligations related to the construction and financing of infrastructure, County facilities and public services, including financial contributions for public infrastructure and facilities maintenance, provision of urban services for the Plan Area and other obligations that may be imposed by the County as a condition of the development. The Development Agreement vests the property with the right to proceed with development subject to the limitations and obligations of the Development Agreement and the Specific Plan.

  After the approval of the Specific Plan and before the first large lot final map is approved for recordation (or the approval of the first small lot tentative map) the following actions will occur:

- **Approval of the Utility Master Plans or Studies**: The approval of the Utility Master Plans or Studies will be conducted pursuant to the RUSP Development Agreement.
- **Establishment of Urban Services Financing Mechanisms**: The Urban Services Plan will be used to decide financing urban services through a Community Facilities District (CFD) or County Service Area (CSA). Cost estimates may be updated, final project taxes and assessments will be defined and any necessary CFD or CSA will be formed.

### 10.2.2 Processing

Individual development projects within the RUSP are subject to review and approval of subsequent permits and entitlements by Placer County. Application and processing requirements shall be in accordance with the Placer County Zoning Ordinance and other regulations, unless otherwise modified by this Specific Plan. All subsequent development projects, public improvements and other activities shall be consistent with this Specific Plan, the Specific Plan development agreement, and all applicable County policies, requirements and standards. In acting to approve a subsequent project or permit, the County may impose conditions necessary to ensure that the project is in compliance with the Specific Plan and all applicable plans and regulations.

### 10.2.3 Environmental Review

Each application for a development entitlement submitted after approval of the RUSP shall be reviewed for conformity with the RUSP and for compliance with the requirements of the California Environmental Quality Act ("CEQA"—Public Resources Code Section 21000 et seq.). An Environmental Impact Report ("EIR") was certified concurrent with the approval of the RUSP and the zoning designations in the RUSP (the "RUSP EIR"). The RUSP EIR shall serve as the base environmental document for subsequent entitlement approvals within the Plan Area.

Under Government Code Section 65457 and Section 15182 of the CEQA Guidelines, if a public agency has prepared an EIR on a specific plan, no

additional environmental document is necessarily required for approval of a residential project that is undertaken in conformity with that specific plan. Moreover, under CEQA Guidelines Section 15183, no additional environmental review is required for projects that are consistent with the zoning for which an EIR was certified, except as might be necessary to examine whether there are project-specific effects that are peculiar to the project or its site.

The Subsequent Conformity Review process, outlined in Section 10.2.4, will determine if the subsequent development entitlement is consistent with the RUSP and if the RUSP EIR considered the project-specific effects.

### 10.2.4 Subsequent Conformity Review Process

A Subsequent Conformity Review Questionnaire (SCRQ) shall be submitted to Placer County in conjunction with the application for any discretionary development entitlement, such as a tentative subdivision map, conditional use permit or other similar entitlement, for individual projects within the RUSP and also as part of the Campus Master Plan and University Site Review process. The purpose of the SCRQ will be to enable the County to determine if the proposed project is consistent with the Specific Plan and to examine if there are project-specific effects that are peculiar to the project or its site that were not considered in the Specific Plan EIR, or if an event as described in CEQA Guidelines Section 15162 has occurred. The County may require additional information, as it may need to make such a determination, including, but not limited to the following:

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
G. Tentative Map
H. Noise Studies (& Associated Transportation & 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)
Q. Biological and Cultural Resources Study
R. Public Safety Assessment

S. Utility plan (water, waste water, recycled water)

Based upon such information, the County will determine if the proposed development entitlement is consistent with the Specific Plan and Specific Plan EIR, if additional environmental review is required and if so, the scope of such additional review. In the event the County determines that the project is not consistent with the Specific Plan EIR, the County may perform subsequent environmental review pursuant to Sections 15162, 15163 or 15164 of the CEQA Guidelines to identify additional or alternative mitigation measures.

### ♦ Noise Standards – University Stadium

It is anticipated that an outdoor stadium may be constructed on the university property. The precise location of the stadium will be identified with the preparation of the Campus Master Plan for the University property. Noise levels generated from events at the future stadium will depend mainly on crowd size, the interest level in the sporting event, whether or not marching bands will play during events, and on the design of the public address system.

Based upon similar stadiums for universities/schools with a student population of 6,000 persons, it can be expected that a stadium will be built that will accommodate approximately 15,000 persons. Assuming this number of persons, and based upon a standard stadium configuration (with open end zone areas), it can be expected that noise emissions at a distance of 500 feet from the center of the stadium will be approximately 60 dB Leq and 70 to 75 dB Lmax. Median noise levels are estimated to be approximately 5 dB lower than average noise levels, or about 55 dB at a distance of 500 feet.

Although it is anticipated that the nearest residences within the Regional University project will be located more than 500 feet from any future stadium, it is not known at this time precisely what that distance may be. Accordingly, all future residents within the Regional University project should be informed of the potential of having a stadium associated with the Regional University project, and that this future stadium may generate noise associated with events that occur occasionally at the stadium.

### ♦ University Interim Over Flight Buffer

A private airstrip is located on property directly south of and adjacent to the University portion of the RUSP. See Exhibit 10-1 for airstrip location and over flight buffer. The airstrip runs north/south, and is located approximately 2,700 feet east of Brewer Road. The north end of the airstrip is located directly adjacent to the RUSP property. As part of the Campus Master Plan review process described in Section 10.2.5, the proposed uses within the University shall comply with the following land use buffers in conformance with the Placer County General Plan.

- A 2,000 foot buffer shall be provided for any residential use or structure, occupied office, classroom, administration building,

athletic facilities such as recreation center, stadium, gymnasium, performing arts center, or other occupied university building as measured from the end of the airstrip.

- No buffer is necessary for maintenance building, corporation yard or expansive, low-population outdoor recreation facilities such as athletic fields, open space, parks, parking lots, etc.

The aforementioned buffer shall be in place until either the County determines that the existing private airstrip is no longer a legally permissible use on the property or the property owner voluntarily relinquishes right of use of the airstrip on that portion of the property that would result in any over flight of the University portion of the RUSP.

### ♦ Agricultural Buffers

As set forth in the 'Land Buffer Zone Standards' section of the Placer County General Plan (Page 21), agricultural buffer zones and specific uses allowed in buffer zones will be determined through the Specific Plan process. With the exception of the land north and south of the University, and a small area south of the University Village area, the applicant controls the lands abutting this project site. For those areas where the applicant owns and/or controls adjacent lands, no agricultural buffers shall be required. When the Campus Master Plan for the University is prepared, the design and location of buildings will need to address the proximity of any adjacent agricultural lands and the need for agricultural buffers, if deemed appropriate, by the Planning Director, in consultation with the Agricultural Commissioner.

Regarding the lands to the south of the University Village area, while the lands are currently designated for agricultural uses, the land is within the Curry Creek Community Plan and the Future Study Area for growth within the County. To buffer the existing agricultural lands to the south of the University Village area, and consistent with the buffers previously approved by the Board of Supervisors for the Placer Vineyards project, a minimum buffer area of 50 feet shall be provided within the limits of the Regional University project site between the University Village area and the agricultural lands to the south. Consistent with the buffers approved with the Placer Vineyards project, a sloped earthen berm shall be constructed, with trees being planted at the crest of the berm. If, prior to the development of the University Village area, a development plan is approved for the Curry Creek Community Plan area that does not include agricultural land uses, the requirements for the berm may be eliminated, if so desired by the applicant. This requirement for earthen berms is only applicable to those areas where the applicant does not own and/or control the adjacent agricultural lands.

All prospective property owners within the Regional University project shall be made aware of the County's "Right-to-Farm" ordinance, and it shall be disclosed that agricultural operations may occur on adjoining properties and, as provided for in Section 5.24.040(B) of the Placer County Code (Right-to-Farm), no agricultural activity, operation, or facility, or appurtenances thereof, conducted or maintained for commercial purposes, and in a manner

consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations, shall be or become a nuisance, private or public, due to any changed condition in or about the locality.

# University Interim Over Flight Buffer

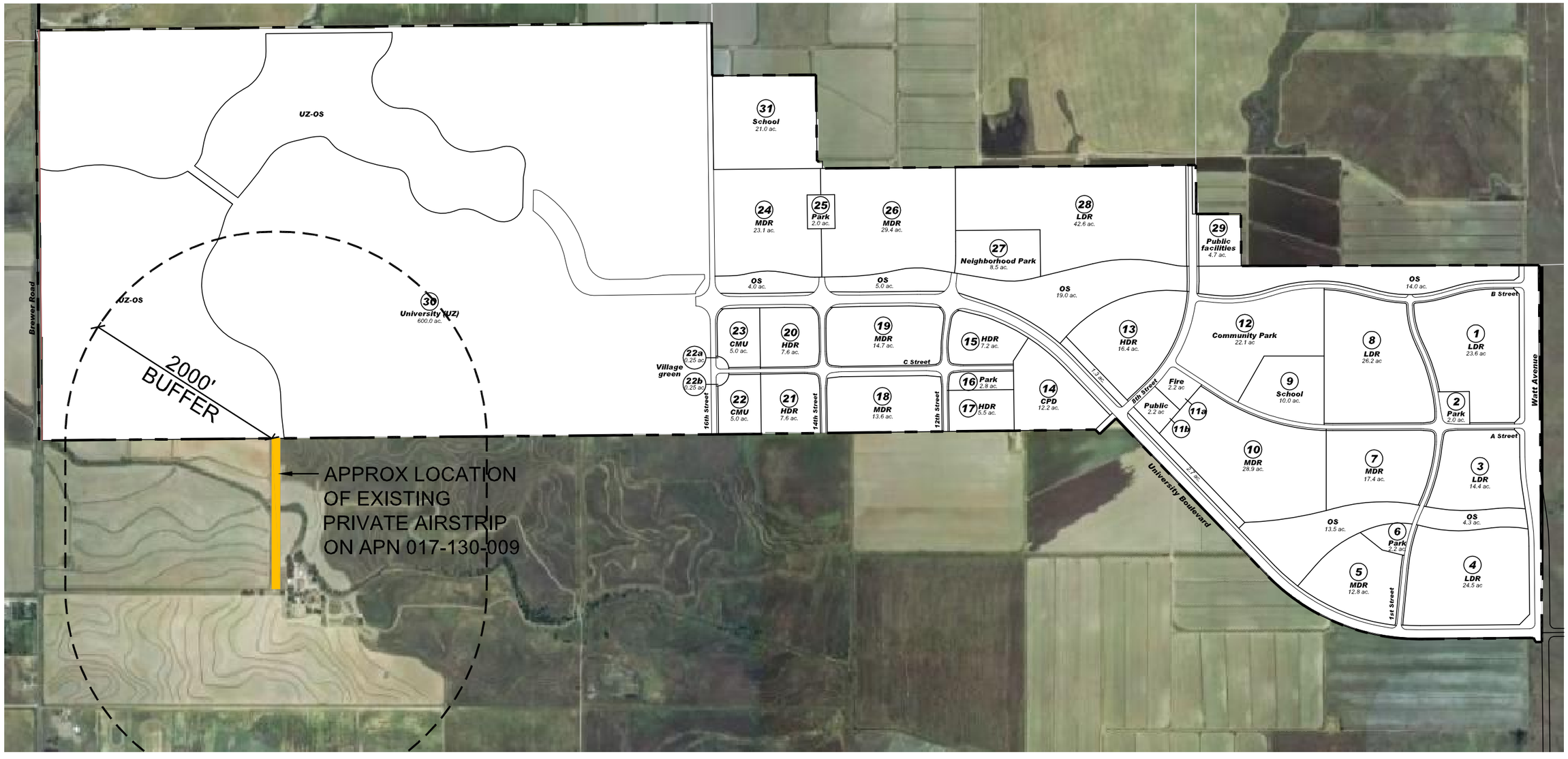



Exhibit 10-1

University Interim Over Flight Buffer

### 10.2.5 University Review Process

Development within the University zoning district (UZ) is subject to a modified review and approval process to recognize the unique nature of campus development. The illustrative design of the University which is included in the RUSP will be refined and modified as part of the University Review Process. The two tiered process includes an overall Campus Master Plan, which will guide the overall development of the campus, and the University Site Review for individual phases. The intent of the University Review process is to facilitate and accommodate flexibility and change as the University develops and grows with the Community.

#### ♦ Campus Master Plan Review

It is the intent of the RUSP to provide the flexibility to allow the University to successfully respond to and accommodate future refinements to development. While development in the University zoning district will proceed in accordance with an approved Campus Master Plan, the types of programs offered, student and faculty levels and mix, building types and square footages, affordable housing, athletic facilities, recreational amenities, infrastructure, and other campus elements will be defined as that development occurs.

The Campus Master Plan will provide for the comprehensive planning and subsequent orderly development of the University district. The Campus Master Plan will include a schematic plan, depicting the layout and programming for the entire University property, as well as identify individual phases of Campus development. A Campus Master Plan shall be submitted to the Planning Director and approved by the Board of Supervisors prior to the issuance of any building permit or approval of improvement plans for any portion of the University Property. Additional provisions regarding the content of and the approval process for the Campus Master Plan are described in Article 4 of the RUSP Development Agreement.

The Campus Master Plan will ensure compliance with applicable County standards, consistency with the RUSP Development Standards and Design Guidelines specific to the University District, and the provision of infrastructure necessary for orderly development of the University. The Campus Master Plan shall also recognize that, over time, the overall design of the University may shift and vary as development progresses.

The RUSP EIR identifies quantifiable development assumptions for the University zoning district as a part of the EIR analysis for the RUSP. Assumptions have been made for uses by acreage, units by type, student and staff populations, utility demands/generation, and vehicular trip generation. These assumptions are summarized in Appendix J of the EIR.

The RUSP recognizes that refinements of some intensity assumptions, such as the type of uses and student/faculty levels and mix, may or may not result in new or differing environmental impacts. The Subsequent Conformity Review Process (as described in Section 10.2.4) will address the

cumulative results of such refinements on the utility demand/generation and vehicular trip generation assumptions identified in Appendix J of the EIR. Further environmental review may be required if it is determined through the Subsequent Conformity Review process that the Specific Plan EIR did not adequately address impacts associated with the University development.

### ♦ University Site Review Process

After the approval of the Campus Master Plan, each phase of the University is subject to the University Site Review approval process. Each phase of development will provide a detailed site plan depicting approximate building locations, athletic facility locations, parking facilities, street layout and infrastructure locations.

As each phase of the University is submitted for University Site Review approval, the application shall include an analysis of the development assumptions for that phase together with the cumulative total for each development assumption included in Appendix J of the RUSP EIR for use in determining whether additional analysis and/or environmental documentation is required for approval of that phase. The authority to grant or deny University Site Review approval is assigned to the Planning Director. The process shall comply with the Zoning Ordinance except as otherwise specifically provided in the RUSP Development Standards and Design Guidelines. The intent of the University Site Review application process is to allow the County to review compliance with applicable County standards, while giving the University flexibility to design the interior of the campus.

1. Applications:

a. Content. Requests for University 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 along with the appropriate application filing fee.

b. Filing and Initial Review. A University Site Review application shall be subject to the Design/Site Review requirements established by the Zoning Ordinance except as otherwise described in item 3 below.

2. Site Review Evaluation. The Planning Director or his or her designee shall review the application.

3. Issues to be Considered. The University 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.

Section 5 of the RUSP Development Standards and Design Guidelines identifies a 50 foot County Review Area that serves as an interface between the University and Community. The County's authority, beyond the 50 foot County Review Area, shall not include the actual design, color or materials for any University building, nor shall it include the right to approve any landscaping design or materials for the interior of 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 decide in a timely matter to approve or disapprove the application, as follows:

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.

b. 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.

## *10.3 Specific Plan Amendments and Administrative Modifications*

During the long-term build-out of the Plan Area, amendments or administrative modifications to the adopted Specific Plan may be necessary because of changing circumstances. Additionally, because of unforeseen circumstances, some design guidelines or development standards may not be feasible on a particular parcel. In these situations, the procedures listed below will be followed to amend the adopted RUSP.

Typically, property owners will request amendments to a Specific Plan. There may also be circumstances where the County may wish to propose an amendment to the RUSP. For example, the County may propose an amendment to the RUSP to address shifting land use patterns outside the Plan Area.

### 10.3.1 Scope of Amendment

Any proposed amendments to the RUSP can include, but are not limited to changing land use designations, design criteria, development standards or policies. Amendments to this adopted Specific Plan shall be categorized by the Planning Director or his/her appointee as either an amendment or an administrative modification. Amendments will require Planning Commission review and Board of Supervisors approval. Modifications may be reviewed and acted upon by the Planning Director with no Planning Commission or Board review, unless appealed. An application, filing fee and a detailed justification statement which explains why an amendment or administrative modification to the Specific Plan is warranted, and any other filing requirements or exhibits deemed necessary by the Planning Director shall be submitted with the request to amend the plan. All requirements of CEQA will be applicable. Applications shall be processed pursuant to Section 17.58.020 of the Placer County Zoning Ordinance.

### ♦ Amendment

An amendment is required when one of the following criteria is met:

- A new type of land use not specifically discussed in this RUSP is introduced.
- Significant changes to the distribution of land uses beyond that allowed by Section 10.3.2 Minor Density Adjustments or other changes affecting land use are proposed which may substantially affect the Specific Plan.
- Changes to the infrastructure, community facilities or other project component as part of a revised Infrastructure Plan which reduces the required ratio of public services to a level below adopted minimum level of service pursuant to adopted County policy.
- Any change proposed to the Plan which could significantly increase environmental impacts or other changes determined to be significant by the Planning Director.

### ♦ Administrative Modification

An administrative modification shall be allowed when one of the following criteria is met:

- The Planning Director determines that the modification does not have a significant impact on the character of the Plan.
- The proposed changes to the alignment of arterial streets, which if adopted, would not substantially alter the land use or circulation concepts set forth in this RUSP.
- The proposed changes to the alignment of collector or secondary streets maintain the general land use and circulation pattern.
- Adverse environmental impacts are not significantly increased by the proposal.
- Any proposed change to the approved Infrastructure Plan does not adversely affect the provision of services, community facilities, affordable housing or fiscal impacts.
- The request is in compliance with Minor Density Adjustments.
- The Planning Director determines that a new land use not specifically addressed in the Specific Plan is similar in nature to a land use already allowed in the Plan Area.

## 10.3.2 Minor Density Adjustment/Transfer of Density

Each residential parcel has been assigned a density and allocated units, based upon factors such as site location, conditions and anticipated market demand for a variety of housing products. As individual residential projects are designed, a more detailed assessment of these factors may result in the need to adjust (reduce or increase) the number of units assigned to some residential parcels.

It is the intent of the Specific Plan to permit flexibility in adjusting the number of residential units allocated to any large lot LDR, MDR, HDR and CMU parcel in response to market demand, subdivision design or other considerations. If such minor density adjustments fulfill the following criteria

and are consistent with the intent of the RUSP and EIR, a Specific Plan amendment will not be required. Units may be transferred between such parcels provided all of the following criteria are met.

### ♦ Transfers between LDR and MDR:

- The transfer and receiving parcels are within the RUSP and the total maximum number of approved units for the entire Plan Area is not increased.
- The resulting assigned unit count of the transfer and receiving parcels does not increase or decrease the density of the range allowed for the LDR or MDR classification.
- All unused units must be transferred prior to the approval by the County of the last small lot tentative map or project (HDR may not require small lot map) for the large lot parcel.
- The cumulative increase or decrease in units resulting from the minor density adjustment does not change by more than twenty-percent (20%) the number of pre-transfer units allocated to any one of the parcels receiving or transferring the units as established by Table 4-2 of the RUSP.
- The adjustments in density do not adversely impact planned infrastructure, roadways, schools, other public facilities or Plan Area fee programs and assessment districts, or result in impacts beyond those identified in the RUSP EIR.

### ♦ Transfers from HDR:

In addition to the above criteria, the transfer of units from an HDR parcel to HDR, MDR or LDR parcel(s) is permitted provided it also meets the following supplemental criteria:

- HDR units designated as affordable units and encumbered by the Affordable Housing Development Agreements (or other form as approved by the County) are not eligible for unit transfers out of a designated site.

### ♦ Transfers from CMU:

In addition to the above criteria, the following criteria applies to CMU parcels only:

- CMU units may be transferred to HDR or MDR parcels only.
- Any transferred CMU units shall be subject to payment of in-lieu park dedication fees as established by the RUSP Development Agreement.
  Any transferred CMU units are subject to conformance with the RUSP affordable housing program.

To request a minor density adjustment, the owner or owners of both the transfer and receiving parcels shall submit to the Planning Department an Administrative Modification application, that identifies the impacted parcels, designates the number of units being transferred and provides other documentation as required by the Planning Director to determine compliance with the above unit transfer criteria. This information may include an analysis of utility systems to ensure that the systems will function within the parameters of the original design. The applicant shall also provide a revised Specific Plan Table 4-2 “Land Use by Parcel” reflecting the adjusted unit

counts and densities, and any necessary maps. The revised table will allow unit allocations to be properly tracked.

If the Planning Director determines that the minor density adjustment is not consistent with the above criteria, the Administrative Modification shall be denied. The applicant may appeal the Planning Director's determination to the Planning Commission as provided in Section 17.60.110 of the Placer County Zoning Ordinance. In cases when an applicant requests density adjustments that do not comply with the above criteria, such requests shall require an amendment to the RUSP.

## *10.4 Infrastructure Plan*

### 10.4.1 Overview

The RUSP provides for a framework that allows the individual development of each parcel. Any parcel designated for residential, commercial, school or university land use may be developed by the respective parcel owner provided the required infrastructure and Public Facilities are designed, permitted and constructed in accordance with the Regional University Specific Plan Infrastructure Plan[6].

To facilitate the process of establishing infrastructure improvements required for the development of individual parcels, the infrastructure system has been divided into three categories, Common Infrastructure, Parcel Specific Infrastructure and Performance Driven infrastructure. Each infrastructure category is defined in the RUSP Infrastructure Plan[6]. The infrastructure improvements required for initial development of any individual parcel within the RUSP consist of the combination of the Common Infrastructure and Parcel Specific Infrastructure attributable to the respective parcel. After the development of the first parcel or first group of parcels, the improvements required for development of a parcel within the RUSP will consist of the combination of the Parcel Specific Infrastructure attributable to the respective parcel and any Performance Driven Infrastructure triggered by the overall development status within the Plan Area. Infrastructure triggers are specified in the RUSP Infrastructure Plan.

Infrastructure requirements for each parcel include all on-site major infrastructure and offsite facilities necessary for each parcel to proceed. Details related to the timing of infrastructure facilities required to be constructed to support the build out of the Plan Area are set forth in the RUSP Infrastructure Plan and RUSP Development Agreement.

All roadway improvements, open space, recreational improvements, sewer, storm drain, water, recycled water and dry utilities within specific parcels will be installed as part of individual project improvements.

[6] Regional University Specific Plan Infrastructure Plan. Prepared for KT Communities. MacKay & Somps, September 2008.

## *10.5 Financing of Public Improvements*

The construction of backbone and other public improvements designed to serve the RUSP will be funded by a variety of mechanisms including County-wide impact fees, School District impact fees, plan area fees, establishment of special districts and assessments (i.e. community facilities district, community services district, and/or county service area), developer financing and other potential methods.

### 10.5.1 Financing Methods

#### ♦ County Impact Fees

Placer County has adopted a set of development impact fees to finance capital improvements. Future updates to the Placer County fees may include certain improvements within the RUSP area.

#### ♦ School District Impact Fees

The various school districts have established fees, in accordance with state regulations, to be used to construct school facilities. School impact fees are collected by the County prior to issuance of a building permit, and are forwarded to the applicable school districts.

#### ♦ Plan Area Fees

County and other existing fee programs may not finance all capital improvements required to serve the RUSP. While not expected to be necessary, Plan Area fees may be created to finance the balance of road, water, sewer, drainage, detention, open space, parks, and capital facilities. The RUSP Development Agreement contains provisions whereby the equitable sharing of costs of infrastructure improvements will be implemented through a developer-administered program.

#### ♦ Community Facilities District

A Community Facilities District (CFD) may be established to help fund the construction and/or acquisition of backbone infrastructure and facilities within the RUSP. The 1982 Mello-Roos Community Facilities Act enables cities and other entities to establish a CFD to fund various facilities and services. The tax and/or bond proceeds from a CFD can be used for direct funding of improvements, to acquire facilities constructed by the developer, and/or to reimburse developers for advance funding of improvements. The annual special tax can be used toward bond debt service or to build infrastructure as needed. The proceeds of the Mello-Roos special tax can be used for direct funding of facilities and/or to pay off bonds.

#### ♦ Delivery and Financing of Public Services and Infrastructure Maintenance

An Urban Services plan has been created to address the manner in which public services delivery will be managed and financed. Maintenance of public infrastructure improvements will also be included in this plan.

A separate Community Facilities District (CFD) and/or County Service Area (CSA) may be established for maintenance of certain facilities that provide special benefit to the RUSP. Facilities such as sheriff services, roads, fire, landscape corridors and medians, open space areas, trails, bike paths, drainage, detention and retention facilities, storm water quality treatment facilities, library and parks will be included in the financing mechanism.

Service delivery and maintenance may be funded through a number of mechanisms as identified in the financing plan, such as:

- user fees;
- special tax levies (including a Mello-Roos CFD special tax); and/or
- assessments.

The details of the funding for public services, open space and infrastructure maintenance will be determined as part of the RUSP Urban Services Plan[7] and the RUSP Development Agreement.

### ♦ Developer Financing

Direct developer/merchant builder financing will be used to fund the backbone improvements and facilities, to provide shortfall financing and fund in-tract subdivision improvements.

### ♦ Reimbursements

Reimbursements may be provided from benefiting projects outside the Plan Area pursuant to the terms of the RUSP Development Agreement.

### ♦ Other

As noted, other financing mechanisms may be utilized, including creation of private districts or associations to fund maintenance of certain facilities within the RUSP. Specific financing requirements, improvement obligations, fees, reimbursements, land and easement dedications and conveyances, maintenance and other financing and improvement related obligations are detailed in the RUSP Development Agreement, and Public Facilities Financing Plan and/or Urban Services Plan.

Additionally, Placer County may choose to create a Southwest Placer Fee Program to fund the development of public facilities serving the entire southwestern Placer County area.

## 10.5.2 Financing Plan

The RUSP Public Facilities Financing Plan[8] identifies all major backbone infrastructure improvements and public facilities needed to serve the RUSP

[7] Regional University Specific Plan Urban Services Plan Plan. Prepared for KT Communities. Economic & Planning Systems, September 2008.
[8] Regional University Specific Plan Public Facilities Financing Plan. Prepared for KT Communities. Economic & Planning Systems, September 2008.

area, and describes how the financing mechanisms, (listed above), will be used to fund these improvements in a timely manner.

The financing plan focuses on the major backbone infrastructure improvements, describing the nature of the improvements, their costs, timing, and potential funding mechanisms. The RUSP Public Facilities Financing Plan also accounts for infrastructure cost assignments and cost sharing between the Community and the University.