

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

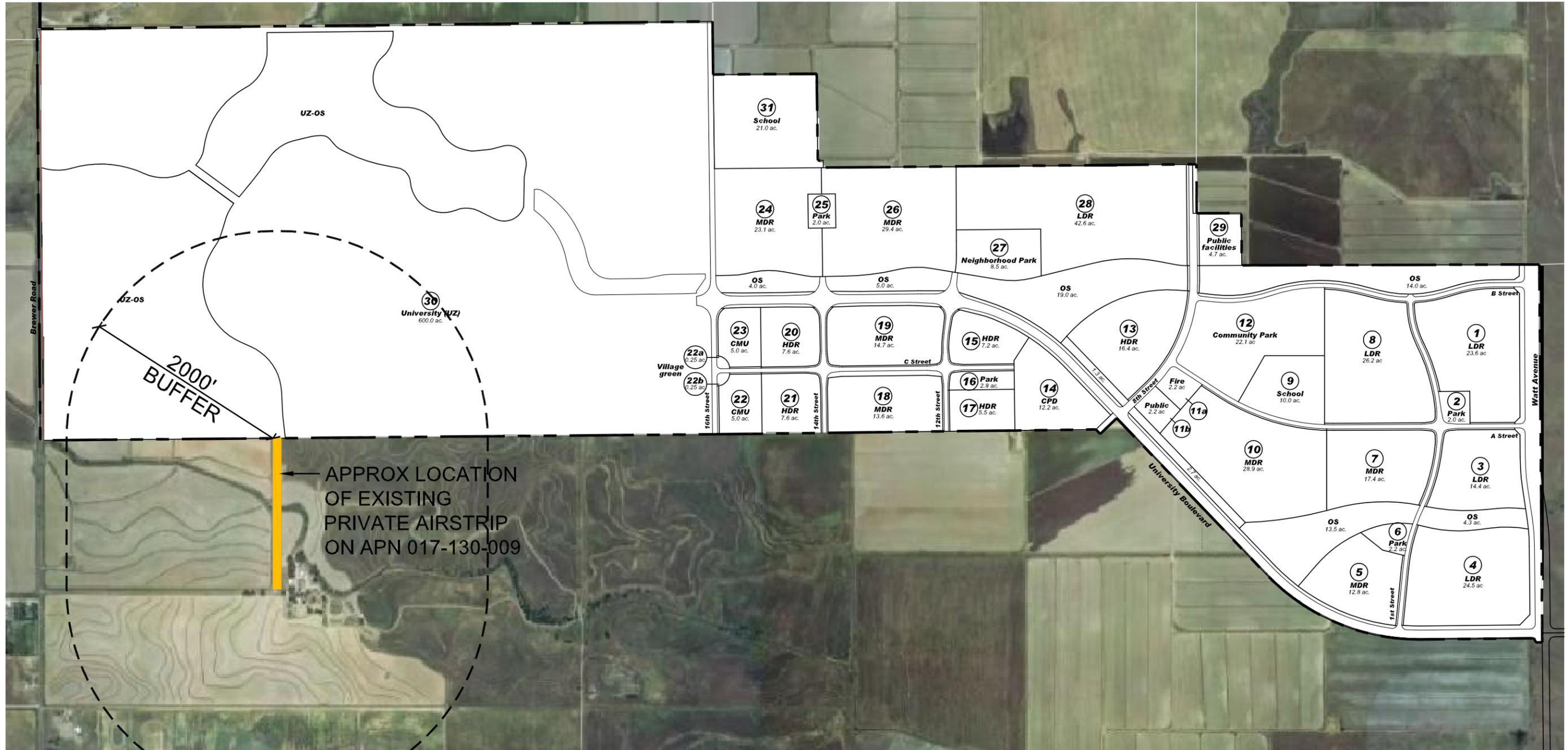


Exhibit 10-1

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 Plan⁶.

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 Plan⁶. 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 & Soms, 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 Plan⁷ 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 Plan⁸ 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.