

# Section 1 Introduction

## 1.1 Purpose

The purpose of this Specific Plan is to define a comprehensive land use, policy and regulatory document to govern all future development in the 1,157.5 acre Regional University Specific Plan (RUSP). The RUSP establishes a development framework for land use, affordable housing, resource protection, circulation, public utilities and services, implementation and design. The Specific Plan and subsequent entitlement process allow for a sequence of community input and government review to ensure that development occurs in a logical, consistent and timely manner.

## 1.2 Location and Description

The Regional University Specific Plan, referred to as the Plan Area, includes 1,157.5 acres in the unincorporated portion of southwest Placer County. The site is located south of Pleasant Grove Creek between Brewer Road and the western boundary of the City of Roseville, as shown in Exhibit 1-1. At the time of Specific Plan approval, the Plan Area was predominantly open agriculturally zoned land.

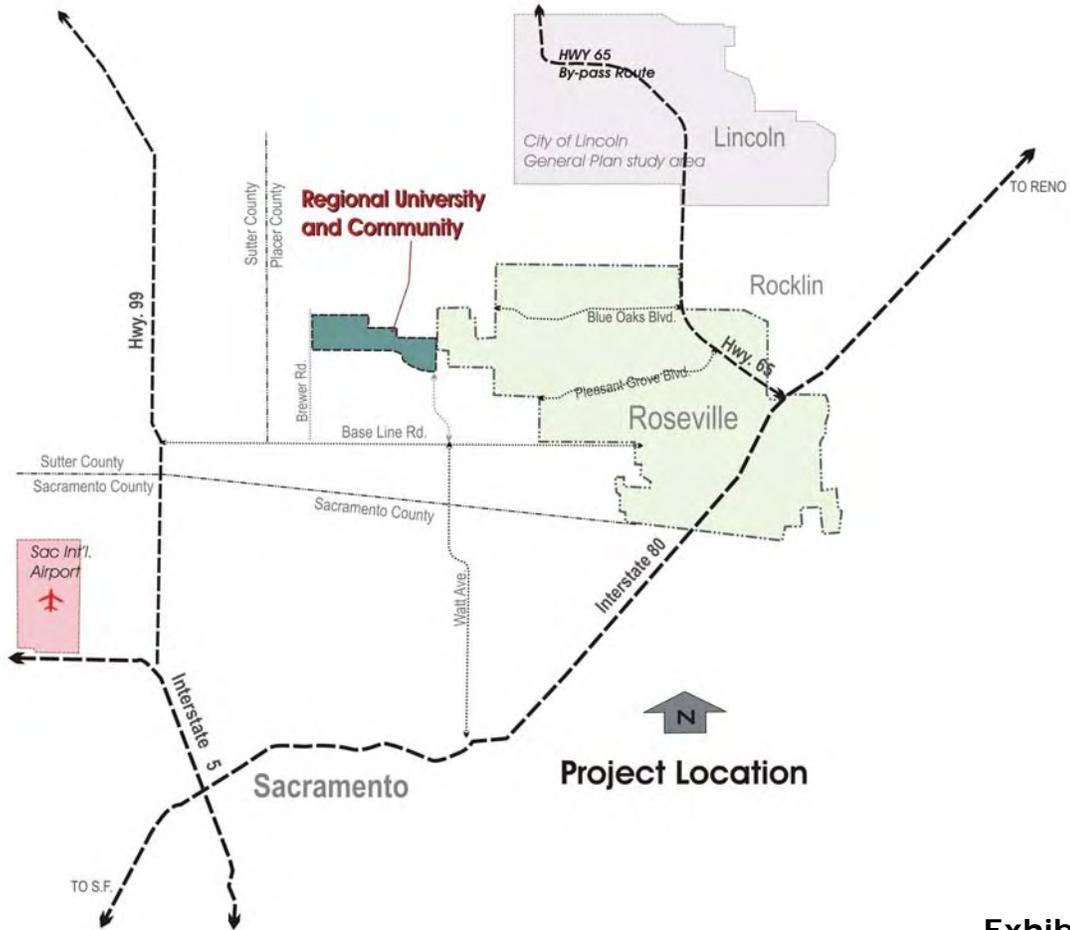
## 1.3 Project Concept

The Regional University Specific Plan is designed as a mixed-use community, with two primary components: the University campus and the adjoining Community.

**The University** is planned to accommodate approximately 6,000 students (FTE), with 800 professors and staff, offering both undergraduate and graduate degrees. The preliminary University program includes a full range of academic, administrative, athletic and performing arts facilities; faculty and staff housing; student housing and a retirement village. Additionally, a portion of the campus is planned for a potential private high school that could accommodate 1,200 students and accompanying staff and faculty.



**The Community** is mixed- use, with a variety of residential, commercial, employment, open space, parks and public uses. The land use plan emphasizes pedestrian interaction and community cohesiveness. The interaction between the University and the Community will be enhanced by the proximity of commercial services and off- campus housing to serve student, staff and faculty needs. Additionally, university functions and facilities, such as athletic and cultural events, will be available to the Community and region.



**Exhibit 1-1  
Project Location**

### **1.4 Legal Authority**

A Specific Plan is a planning and regulatory tool intended to implement a City or County General Plan through the development of policies, programs and regulations that provide an intermediate level of detail between the General Plan and individual development projects. Specific Plans act as an implementation mechanism for new growth areas authorized (but not mandated) by California statute (California Government Code Sections 65450 et seq). The content of a Specific Plan is defined in Government Code Section 64541 (a). In addition, the contents of the RUSP are directed by Part III of the Placer County General Plan and Section 17.58.200 of the Placer County Zoning Ordinance.

All subsequent entitlements and approvals relating to land or infrastructure in the Plan Area, including but not limited to subdivisions, public works projects, design reviews, and minor/conditional use permits, must be consistent with the Specific Plan, as it may be amended from time to time.

## ***1.5 Relationship to County Documents***

### **1.5.1 Placer County General Plan**

The General Plan serves as the long-term policy guide for the physical, economic and environmental growth of the County. By virtue of State law and case law, all development plans, projects and other activities must be consistent with the General Plan. This Specific Plan implements and is consistent with the goals, policies and objectives of the Placer County General Plan as amended. Where the Specific Plan is more restrictive than the General Plan, the provisions of this Specific Plan shall govern.

### **1.5.2 Placer County Zoning Ordinance**

The Placer County Zoning Ordinance is one of the primary tools for implementing the General Plan. In addition, the zoning ordinance contains regulations to assure compatibility between uses and to protect and promote public health, safety and general welfare. When conflicts occur between the provisions in the Placer County Zoning Ordinance and this Specific Plan, the provisions of this Specific Plan shall apply. Where the Specific Plan does not address a specific provision or is silent, Placer County Zoning Ordinance requirements shall govern development in the Plan Area.

## ***1.6 Specific Plan Related Documents***

### **1.6.1 Environmental Impact Report**

Concurrently with the adoption of this Specific Plan, an Environmental Impact Report (EIR) was prepared and certified by the Placer County Board of Supervisors as required by CEQA. This EIR identifies potential environmental impacts and changes to the environment which could result from the development proposed by this Specific Plan. The EIR also recommends mitigation measures to reduce or eliminate potentially adverse impacts. To the extent feasible, mitigation measures identified in the EIR for the Specific Plan have been incorporated into requirements contained in this Specific Plan.

The EIR serves as the base environmental document for the purposes of evaluating subsequent entitlements associated with the RUSP. Additional information on the environmental review process is located in Section 10, Administration and Implementation Element.

### **1.6.2 Development Agreement**

The County and Plan Area landowners have executed a Development Agreement in accordance with state and local codes. The Development Agreement sets forth specific obligations relating to the construction and financing of infrastructure; financial contributions for infrastructure maintenance and public services; and other obligations imposed by the

County as a condition of development. In exchange, the Development Agreement gives the property owner certain vested rights to develop.

Development Agreements are authorized by California Government Code Section 65864 et. seq. and Section 17.58.210 of the Placer County Zoning Ordinance. Development Agreements are recorded and bind future landowners for the specified term of the agreement.

### **1.6.3 Financing Plan**

Concurrent with approval of this Specific Plan, a Public Facilities Financing Plan was prepared and adopted by the Placer County Board of Supervisors. The Public Facilities Financing Plan defines the specific mechanisms which will be required to fund the capital costs of all infrastructure necessary as a result of Specific Plan build-out. The Financing Plan also defines funding for the maintenance of new infrastructure and public services needed by the future residents and businesses within the Plan Area. Specific obligations of the financing plan are bound through the Development Agreement.

### **1.6.4 Development Standards and Guidelines**

Concurrent with the approval of this Specific Plan, Development Standards and Design Guidelines for the RUSP were adopted by the Placer County Board of Supervisors. The RUSP Development Standards set forth the permitted uses, development standards and other regulations.

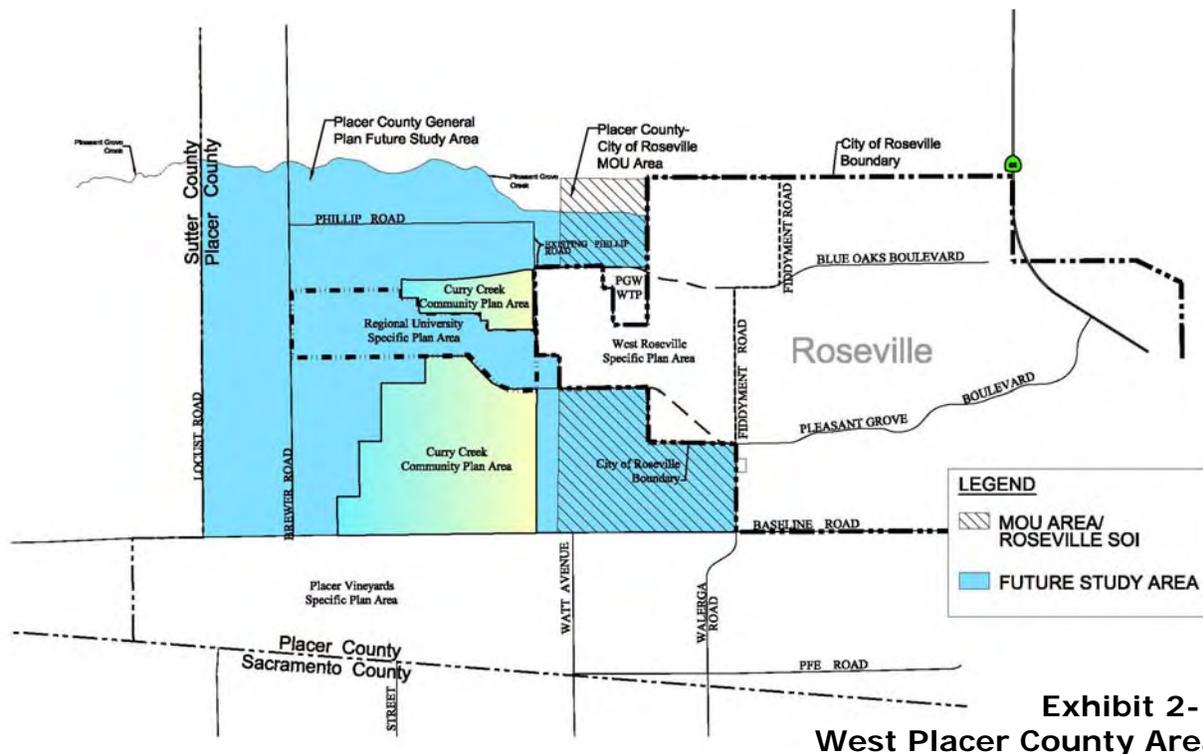
The RUSP Design Guidelines include additional detail to be considered in the design, review and approval of individual projects. Development within the Plan Area is required to comply with the RUSP Development Standards and Design Guidelines.

# Section 2 Plan Area Setting

## 2.1 Plan Area Location

The Plan Area encompasses approximately 1,157.5 acres in unincorporated Placer County, west of the City of Roseville. The eastern boundary of the Plan Area is located adjacent to and immediately west of the future Watt Avenue extension, with the western boundary adjacent to Brewer Road. The north boundary is irregular, with the northwest corner falling approximately 2.7 miles north of Baseline Road. The south boundary is also irregular, following an existing property line in the western portion of the site, then curving south to meet the future intersection of Watt Avenue and Pleasant Grove Boulevard.

The Plan Area is immediately adjacent to the West Roseville Specific Plan (WRSP) Area, which is within the City of Roseville/Placer County Memorandum of Understanding (MOU) Area. The West Roseville Specific Plan was adopted by the City of Roseville in 2004, and provides for a 3,162 acre mixed-use community incorporating over 8,400 residential units. The MOU applies to a 5,400 acre geographic area west of Fiddymment Road, and was entered into by Placer County and the City of Roseville in 1997 to promote interagency communication and foster cooperative land use planning. The balance of the MOU (not included in the WRSP) is part of the City of Roseville's Sphere of Influence (SOI). The Plan Area falls within the Future Study Area, identified by the Placer County General Plan as an appropriate location for consideration of potential future urban or suburban growth. The MOU and SOI boundaries are shown in Exhibit 2-1.



## 2.2 Pre-development Site Conditions

The following summarizes site conditions at the time of Specific Plan approval. An aerial photo of the pre-development site conditions is included as Exhibit 2-2.

### 2.2.1 Existing Uses and Manmade Features

The Plan Area site consists of predominately open agricultural land, utilized for rice and dry land farming. Approximately 57% (664 acres) of the site is in active agricultural production, and approximately 11% (126 acres) is in sporadic use for dry land farming. These agricultural operations have significantly impacted the natural environment of the property.



**On-site agricultural use**

In addition to agricultural roads, the site includes a series of wells and pumps to provide water for rice production. A power line easement crosses the western portion of the site, aligning north and south, containing two 230kv circuits. No buildings or other structures exist on site.

### 2.2.2 Natural Features

#### ◆ Topography and Drainage

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

There are two unnamed tributaries to Curry Creek within the Plan Area, both located north of Curry Creek, herein referred to as the **South Tributary** and the **North Tributary**.

The South Tributary is heavily channelized to support rice cultivation. This tributary supports very little riparian habitat. The North Tributary, is channelized in the eastern portion of the Plan Area, then transitions to a natural state in the western portion of the Plan Area, and supports occasional patches of woody riparian habitat.



**Seasonal channelized drainage**

# Aerial Photo



0 600 1200  
SCALE IN FEET



Aerial photos provided by Geolmagery (9/1/703). Project boundary is approximate.

Exhibit 2-2

Aerial Photo, 2003

### ◆ **Vegetation and Wetlands**

Non-native grassland, used primarily for grazing, is located within the western portion of the site, along with vernal pools, ditch/canals and a pond. The western portion of the site also contains seasonal wetlands (depressional and riverine), seasonal marsh (depressional and riverine), perennial marsh (riverine) and perennial drainages associated with the North Tributary of Curry Creek. The eastern portion of the site contains perennial drainages. Jurisdictional wetlands in the Plan Area include these various wetland features, as well as the created and



**Perennial marsh**

enhanced wetlands on the southwest portion of the site associated with previous wetland compensation for off site development. The protection of the more significant wetland resources was considered in the development of the land use plan, which designates a series of connected open space areas with multiple functions of wetland preservation, flood water conveyance and passive recreation opportunities.

### ***2.3 Adjacent Land Uses***

Land to the south, west and north are agricultural, used primarily for rice farming, grazing or are fallow. A private, non-paved airstrip is located immediately to the south of the Plan Area approximately 2,700 feet east of Brewer Road. This non-conforming, permitted use may require implementation of an interim buffer on the UZ zone. Refer to Section 10.2.6 for interim buffer conditions. Lands to the east are included in the West Roseville Specific Plan, within the City of Roseville. The West Roseville Specific Plan provides for approximately 20,800 residents and 3,700 employees. Other planned development in the vicinity includes the Placer Vineyards Specific Plan Area. This 5,230 -acre Plan Area is located south of Baseline Road and extends from Walerga Road on the east to the Sutter/Placer County line on the west. The approved Placer Vineyards Specific Plan plans for 14,132 dwelling units and 300 acres of non-residential uses, providing for approximately 36,000 residents and 9,600 jobs.

# Section 3 Community Vision & Form

## 3.1 Project Vision

The Regional University Specific Plan will provide Placer County with a high quality master planned community. The project incorporates two integrated elements—the 600 acre **University** and the 557.5 acre **Community**. Combined, these elements present a unique opportunity to create a dynamic and interactive environment that offers a complementary range of residential, education, employment, retail, service, civic and recreational uses.



The University is founded on the strong need for higher education in the Sacramento Region, and in particular Placer County. The University provides an identity, focus and energy to the surrounding community and presents the potential for a partnership relationship. The Community includes a mix of uses with strong interconnections between neighborhoods, shopping and employment opportunities, education and recreation facilities, pedestrian and non-vehicular accessibility and protection and enhancement of natural resources.

The University and Community are designed to complement each other by maximizing opportunities for social and cultural interaction, transportation innovation, economic benefits, and environmental and educational consciousness.



## **3.2 Community Form**

The Specific Plan consists of five major form components: the University, the University Village, the North and East Residential Villages, the Central Civic Area, the Open Space Network. These components are generally reflected on Exhibit 3-1.

### **3.2.1 The University**

The University campus encompasses the western 600 acres of the Plan Area. The campus location was influenced by the desire to incorporate and preserve the existing riparian and wetland area into the campus and the desire for a self-sustaining, centrally focused campus model. The campus is designed to respond to the students it will serve, yet has been planned to respond to the opportunities of this site.

Exhibit 3-2 depicts the illustrative University form elements, which reflects the preliminary programming for the campus. The program is anticipated to be refined and modified based on the subsequent campus master plan, therefore the following descriptions of the University should be viewed as illustrative only. The primary components of the University are the academic core, the Quad, the Campus Commons, administration, the Student Village, the Athletic Facilities, the faculty housing, the retirement housing and the open space areas. Section 4.6 provides more detail on each component.

The core campus area is located approximately one-quarter mile from the terminus of University Boulevard. The campus will be an easily navigated, pedestrian oriented place. The automobile is limited in its access to the campus, with non-automobile access modes such as bicycle and pedestrian travel encouraged and facilitated.

The campus and its buildings will draw on a classical tradition in their design, while incorporating materials and forms that are appropriate to the unique location and climate. Special attention is given to the indoor-outdoor connection, and the spaces that are created between the buildings— intimate spaces for reflection and individual and small group interaction. Outdoor spaces will pay particular attention to climatic influences—spaces that capture the southern sun in the winter, and other spaces that are sheltered from the summer sun. Buildings are laid out to ease pedestrian travel, utilizing pedestrian arcades. Special attention is given to axial lines that frame vistas and provide orientation. The University meets its own demand for recreation, parks and housing by providing on-campus athletic facilities, student housing and open space.

# Illustrative Community Form Elements

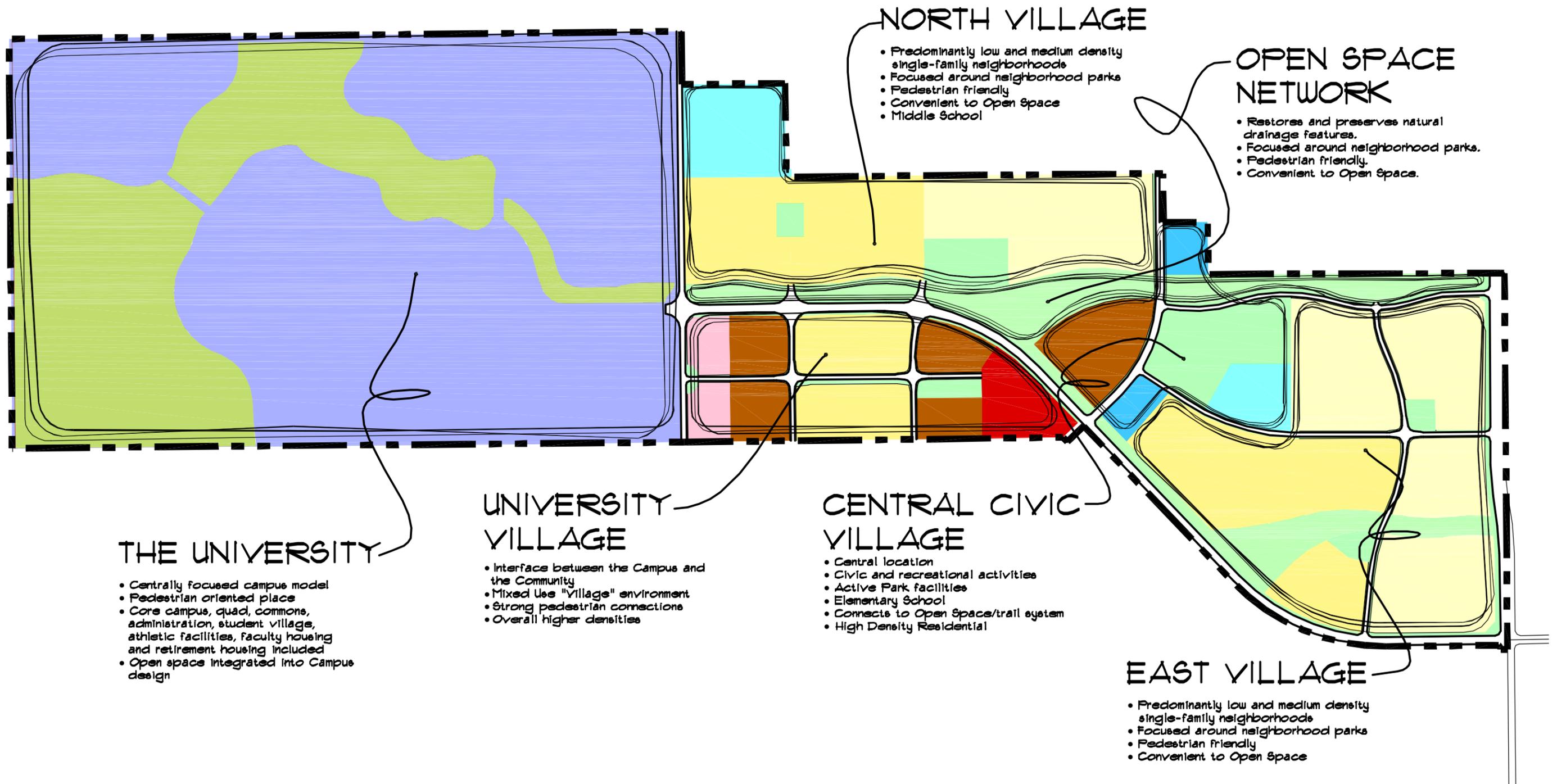


Exhibit 3-1

Illustrative community Form Elements

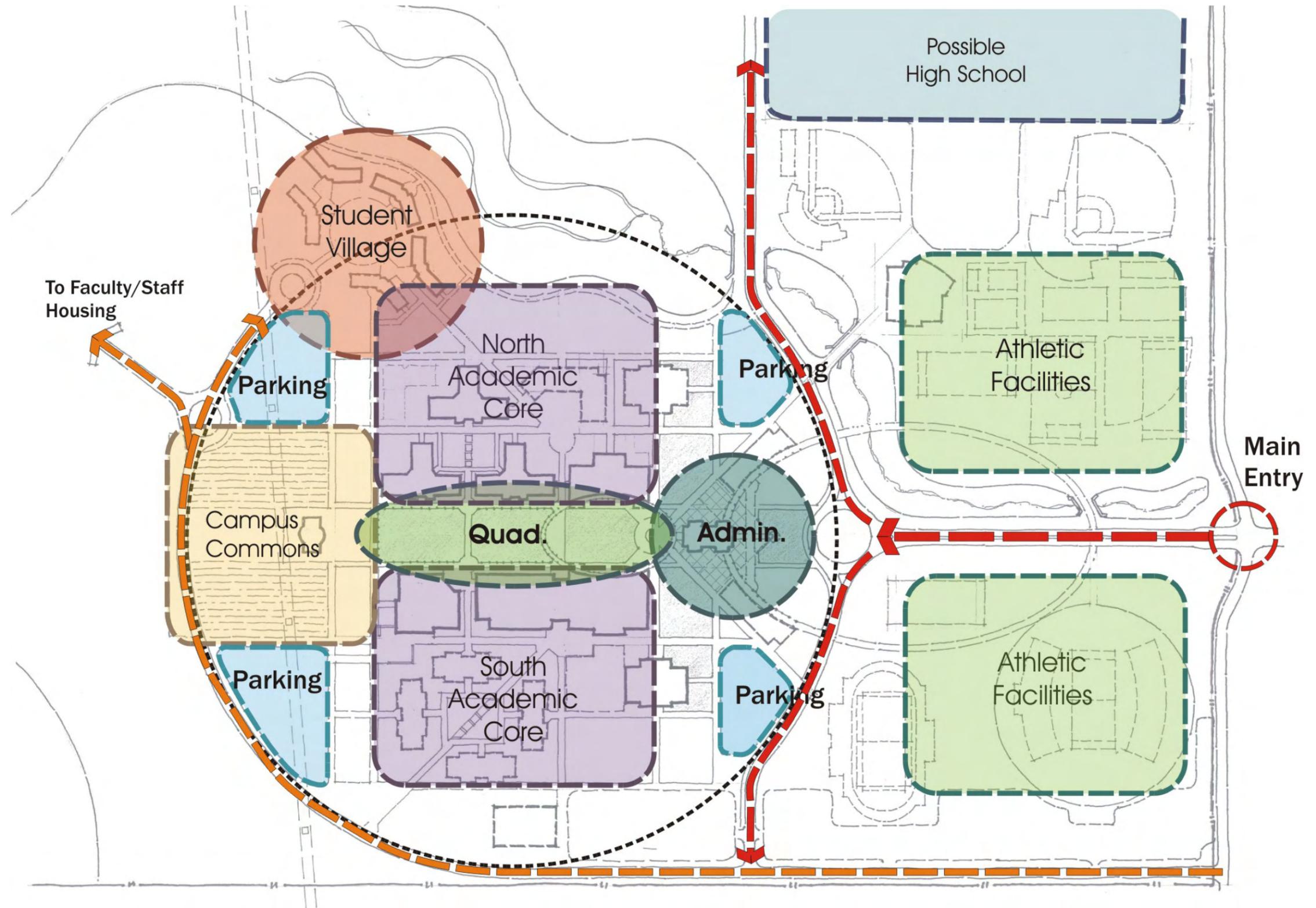
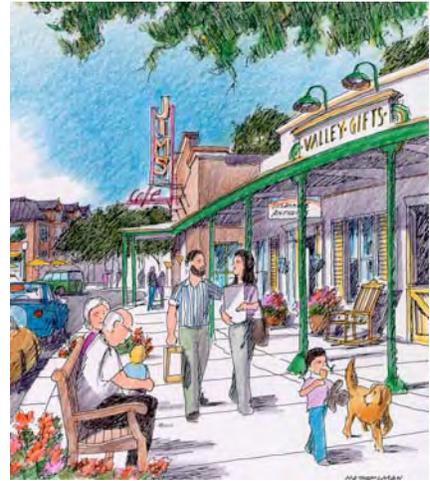


Exhibit 3-2  
Illustrative University Plan

### 3.2.2 The Community

The Community is conceived as a full service community incorporating residential, retail/office, public facilities, parks and open space. The Community is designed to be economically sustainable, environmentally sensitive, and to provide for positive social interaction amongst the community residents and with the University.

Primary elements within the Community include the University Village, the North and East Residential Villages, the Central Civic Area and the Open Space Network.



## ◆ University Village

The University Village is designed to be a traditional small town commercial mixed use area that can serve as an interface between campus and community life. Situated along C Street and 16<sup>th</sup> Street south of University Boulevard, the area is opposite the proposed University athletic stadium, with the core campus less than a quarter mile away. Commercial uses are on the periphery of the



University Village, with a pedestrian oriented commercial mixed-use (CMU) village center fronting the University along 16<sup>th</sup> Street. Second floor (and possibly third floor) uses above the CMU will allow for office and residential uses. A neighborhood community center (CPD) is located at the east end of the University Village, fronting University Boulevard, and central to the entire Plan Area. The two commercial areas are connected with a central street, C Street.

Higher density residential uses border C Street to the north and south, placing the highest density nearest to the commercial uses. A residential mix of high-density apartments and townhomes, medium density row houses and cluster housing is provided within easy walking distance of the commercial area. Units are designed to front on to adjacent streets, with parking clustered behind or accessed from alleyways. The overall average residential density of the University Village is approximately 18 dwelling units per acre.



## ◆ North & East Residential Villages

Residential neighborhoods of low (LDR) and medium (MDR) densities are located in two distinct neighborhoods, the North Village and the East Village. These villages will provide housing of varied types, densities and styles to accommodate a diversity of socio-economic residents. Densities for the LDR



neighborhoods will range from 4 to 7.9 dwelling units per acre and 8 to 15.9 dwelling units per acre for the MDR neighborhoods. The neighborhoods are designed with centrally located parks to serve as focal points and to be easily accessible via non-vehicular modes. A 21-acre middle school site is also located within the North Village. Pedestrian orientation is a focus of the Plan Area, with the fundamental intent of reducing the impact of the automobile on both neighborhoods and the surrounding community.



### ◆ Central Civic Village

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



### ◆ Open Space Network

A major element of the Plan Area is an accessible open space network that will serve to soften the built environment while performing crucial functions. The open space network contains linear open spaces, drainage-ways, greenways and parks to provide for drainage purposes while also



allowing pedestrian and bicycle travel within the Plan Area. The open space network links the residential neighborhoods, schools and parks to the University and the commercial areas. The open space drainage system also provides opportunities for seasonal and riparian habitat. The corridors are designed to pass drainage flows within a meandering channel, creating upland areas for re-vegetation, and to provide for multiple passive and active recreation uses. Trails are provided for pedestrian and bicycle use as well as interpretive trails through the upland areas for activities such as bird watching and photography. The open space network will be an important recreational amenity.

### **3.3 Specific Plan Project Objectives**

The following summarizes the objectives that have guided the planning of the University and Community.

#### **3.3.1 Project Objectives**

**Objective 1:** Establish a well- respected four-year University that will serve Placer County's residents, attract talented students and staff and provide a catalyst for business, cultural and athletic opportunities.

**Objective 2:** Establish a mixed-use Community adjacent to the University which incorporates smart growth principles, and is attractive to residents, employers and commercial service providers.

**Objective 3:** Locate the University and Community to take advantage of:

-Six hundred acres of land provided for the University campus;

-Five hundred fifty seven and a half acres of land provided for the development of the Community, the entire net proceeds of which will fund the University, requiring no taxpayer funds;

-Adjacency to planned development (West Roseville Specific Plan);

-Ability to connect to the future regional transportation and infrastructure system (Watt Avenue, Pleasant Grove Boulevard, Base Line Road and Placer Parkway at Watt Avenue);

**Objective 4:** Ensure that the University and Community are designed as stand-alone projects yet are planned to link to potential future adjacent development.

**Objective 5:** Foster a sense of community and identity throughout the Plan Area by providing distinct neighborhoods with a cohesive design image.

**Objective 6:** Provide a diversity of Community housing opportunities for households of differing income levels, with approximately 3,200 dwelling units, distributed between low density (approximately 20 percent), medium density (approximately 50 percent), and high density residential (approximately 30 percent), with overall densities higher than historically developed in Placer County.

**Objective 7:** Provide on-campus housing opportunities, including residence halls for students, a village of homes for faculty/staff and a retirement housing complex.

**Objective 8:** Promote opportunities for neighborhood interaction and walking by providing diverse architectural styles with porches, multiple street linkages within neighborhoods and to the open space network.

**Objective 9:** Establish the University Village to promote the development of a "place" that serves as a shared activity center for the University and Community, where faculty, students and community residents can come together for retail, business, entertainment and recreation.

**Objective 10:** Provide a Civic Area with parks, school, and public services located central to the Community.

**Objective 11:** Establish a circulation system that encourages pedestrian and bicycle usage by providing wide sidewalks, separated bikeways between neighborhoods and narrow roadways that reduce the dependence on the automobile.

**Objective 12:** Provide open space drainage corridors that accommodate multiple uses, including pedestrian and bicycle linkages to all areas of the Community and University, provide for passive and active recreation uses and conjunctive use for wetland and riparian restoration and preservation, storm water drainage, detention, retention and storm water quality treatment.

**Objective 13:** Provide a comprehensively planned infrastructure system to serve the needs of the University, Community residents and businesses.

**Objective 14:** Provide a phasing and public facilities financing plan to enable the Plan Area to grow in a coordinated and economically feasible manner, while incorporating provisions for the delivery of adequate services and long-term maintenance of facilities.

# Section 4 Land Use Element

## 4.1 Land Use Summary

The land use plan reflects the community form described in Section 3. All land within the Plan Area is designated with a land use category, acreage and dwelling units, as depicted on the Land Use Diagram, Exhibit 4-1. Table 4-1, Land Use Summary, provides an overall summary of each land use type. Table 4-2, Parcel Summary, provides a detailed summary of land use, zoning and unit allocation on a parcel-by-parcel basis.

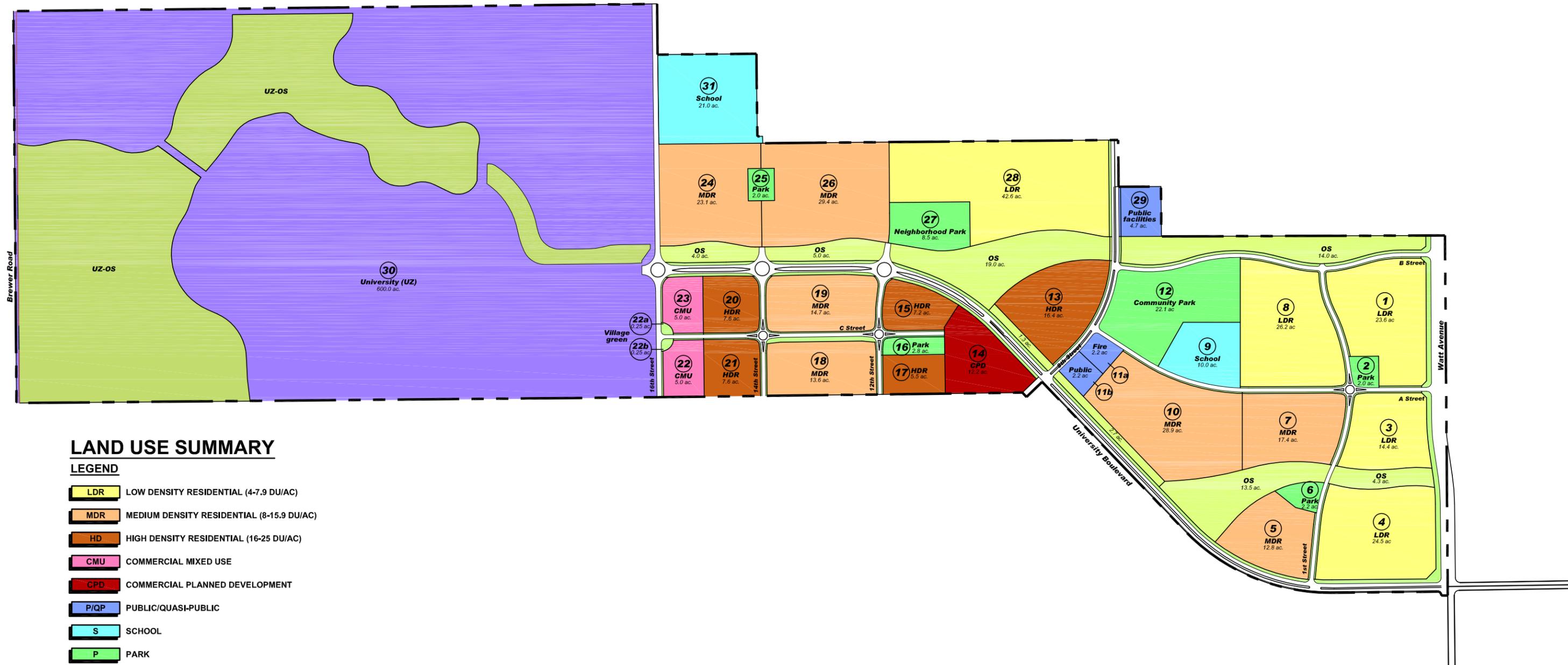
**Table 4-1 Land Use Summary**

Land Use/ Zoning Symbol	Land Use Designation	Acres	% of Total Acres	% of Total Units	Units
<b>COMMUNITY RESIDENTIAL</b>					
LDR (4-7.9 du/ac)	Low Density Residential	131.3	11.3%	16.4%	718
MDR (8-15.9 du/ac)	Medium Density Residential	139.9	12.1%	34.3%	1,508
HDR (16- 25du/ac)	High Density Residential	44.3	3.8%	21.2%	931
<b>Subtotal</b>		<b>315.5</b>	<b>27.2%</b>	<b>71.9%</b>	<b>3,157</b>
<b>VILLAGE SERVICE &amp; EMPLOYMENT</b>					
CMU	Commercial Mixed Use	10.0	0.9%	1.7%	75
CPD	Commercial Planned Development	12.2	1.0%	-	-
<b>Subtotal</b>		<b>22.2</b>	<b>1.9%</b>	<b>1.7%</b>	<b>75</b>
<b>OPEN SPACE &amp; PUBLIC</b>					
OS	Open Space	63.8	5.5%	-	-
P	Park	39.6	3.4%	-	-
LC	Landscape Corridor	28.9	2.5%	-	-
P/QP	Public/Quasi-Public	40.1	3.5%	-	-
ROW	Street Right-of-ways	47.4	4.1%	-	-
<b>Subtotal</b>		<b>219.8</b>	<b>19%</b>		
<b>UNIVERSITY</b>					
UZ	University	356.5	30.8%	17.1%	750*
	Faculty Housing	60.0	5.2%	7.5%	330
	Retirement Housing	N/A	N/A**	1.7%	75
UZ-OS	Open Space	183.5	15.9%		
<b>Subtotal</b>		<b>600.0</b>	<b>51.9%</b>	<b>26.3%</b>	<b>1155</b>
		<b>1157.5</b>	<b>100%</b>	<b>100%</b>	<b>4,387</b>

\* Assumes two students per apartment dwelling unit. Units may not be fully independent dwelling units.

\*\*The actual size and location of the retirement housing site within the University has not been determined. See Section 10.3.2 for more information.

# Land Use Plan



## LAND USE SUMMARY

### LEGEND

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



Exhibit 4-1

Land Use

**Table 4-2 Parcel Summary**

<b>Parcel #</b>	<b>Land Use Symbol/ Zoning Designation</b>	<b>Acres</b>	<b>Density</b>	<b>Dwelling Units***</b>
1	LDR	23.6	6	141
2	PARK	2.0	-	-
3	LDR	14.4	6	86
4	LDR	24.5	6	147
5	MDR	12.8	11	141
6	PARK	2.2	-	-
7	MDR	17.4	11	191
8	LDR	26.2	5	131
9	SCHOOL	10.0	-	-
10	MDR	28.9	11	318
11a	P/QP (FIRE STATION/SHERIFF)	2.2	-	-
11b	P/QP	2.2	-	-
12	PARK	22.1	-	-
13	HDR	16.4	18	295
14	CPD	12.2	-	-
15	HDR	7.2	24	171
16	PARK	2.8	-	-
17	HDR	5.5	24	131
18	MDR	13.6	12	163
19	MDR	14.7	12	176
20	HDR	7.6	22	167
21	HDR	7.6	22	167
22	CMU	5.0	-	50
22a	VILLAGE GREEN	0.5	-	-
23	CMU	5.0	-	25
24	MDR	23.1	11	254
25	PARK	2.0	-	-
26	MDR	29.4	9	265
27	PARK	8.5	-	-
28	LDR	42.6	5	213
29	P/QP (PUBLIC FACILITIES)	4.7	-	-
31	SCHOOL	21.0	-	-
	OPEN SPACE	63.8	-	-
	LANDSCAPE CORRIDORS	28.4	-	-
	STREET ROW's	47.4	-	-
<b>COMMUNITY SUBTOTAL</b>		<b>557.5</b>		<b>3,232</b>
30	UNIVERSITY	356.5	-	750*
	FACULTY HOUSING	60.0	5.5	330
	RETIREMENT HOUSING	N/A**		75
	OPEN SPACE	183.5	-	-
<b>UNIVERSITY SUBTOTAL</b>		<b>600.0</b>		<b>1,155</b>
<b>TOTAL</b>		<b>1,157.5</b>		<b>4,387</b>

\* Assumes two students per apartment dwelling unit. Units may not be fully independent dwelling units.

\*\*The actual size and location of the retirement housing site within the University has not been determined. See section 4.6 for more information. \*\*\* The RUSP allows for minor density adjustments/ transfers of density (Section 10.3.2). Confirm current unit counts with the Placer County Planning Department.

## **4.2 RUSP Land Use Categories and Zoning Districts**

Land use categories and zone districts have been developed specifically for the RUSP. Permitted uses, specific development standards and design guidelines are provided in the RUSP Development Standards and Design Guidelines, Appendix A. Uses are organized into the following four broad categories:

### **4.2.1 Community Residential**

The land use plan provides three different residential designations: Low Density Residential (LDR), Medium Density Residential (MDR) and High Density Residential (HDR). Additional residential uses are included within the University site and high-density residential uses are also permitted in the CMU zone. The Plan Area provides for an overall average density of 10 units per gross residential acre. This overall higher density is reflective of the evolving housing market and desire to provide for the more efficient use of land.

### **4.2.2 Village Service and Employment**

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

### **4.2.3 Open Space and Public**

The land use plan provides three different designations for public uses: Open Space (OS), Park (P) and Public/Quasi-Public (P/QP). The most intense of these uses; the Community Park, school, fire station/sheriff service center and public/quasi-public site; are centrally located in the Central Civic Area. All open space, park and public uses sites have been located and sized consistent with applicable policies.

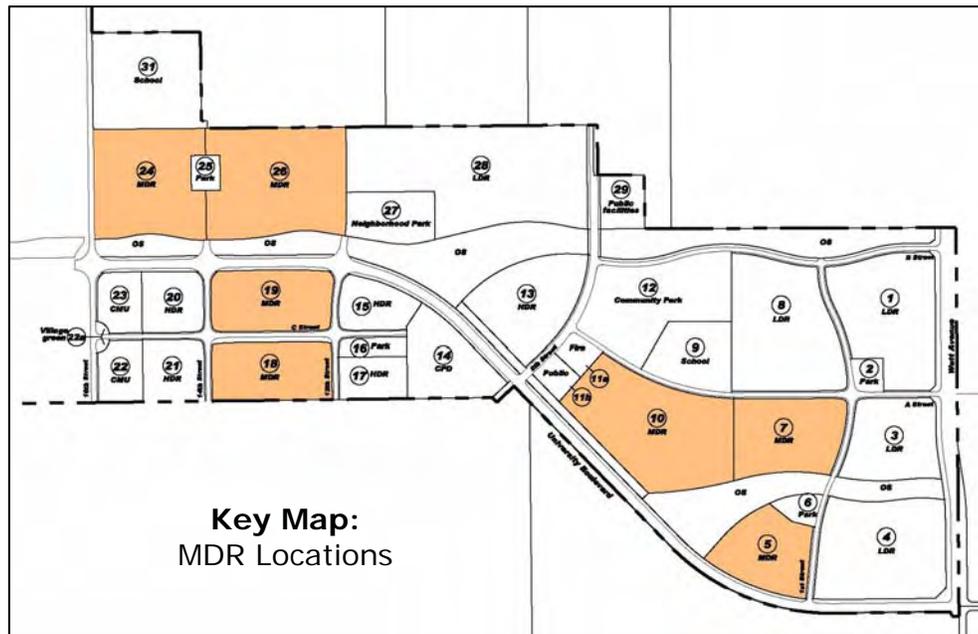
### **4.2.4 University**

A special use of University (UZ) has been created specifically for the Regional University. Sub-areas within the University use include Faculty/Staff Housing, Retirement Housing and Open Space. The housing areas are not specifically located on the land use diagram. The open space is designated as UZ-OS, which includes approximately 183.5 acres for an open space preserve and possibly an arboretum.



### 4.3.2 Medium Density Residential (MDR)

- Zoning District: **MDR**
- Density Range: **8-15.9 units per acre**
- Permitted Uses and Development Standards: **See RUSP Development Standards & Design Guidelines**

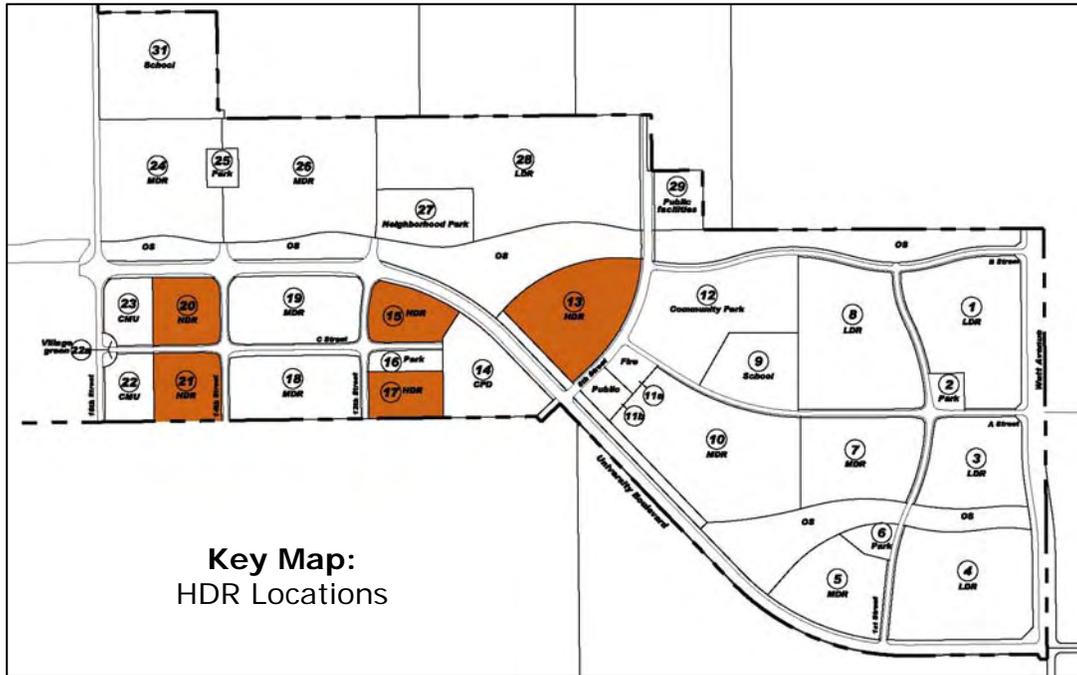


The MDR district provides an opportunity to accommodate a variety of housing types. Types may include small lot cluster, courtyard, zero lot line, half-plexes and other attached and detached housing products, with densities ranging from 8-15.9 units per acre. Incorporation of diverse and innovative housing alternatives are encouraged to enhance the neighborhood identity and provide opportunities to create for-sale housing at levels attainable to area residents and workers. A portion of the MDR units are required to be made available at affordable levels, as described in Section 5.4. Use of separated sidewalks, alternative garage configurations, porches and other elements are encouraged. MDR uses are located in the North Village, East Village and University Village. The University Village MDR will be more compact than other Plan Area MDR and will have a traditional grid network of walkable blocks and paseos.



### 4.3.3 High Density Residential (HDR)

- Zoning District: **HDR**
- Density Range: **16-25 units per acre**
- Permitted Uses and Development Standards: **See RUSP Development Standards & Design Guidelines**



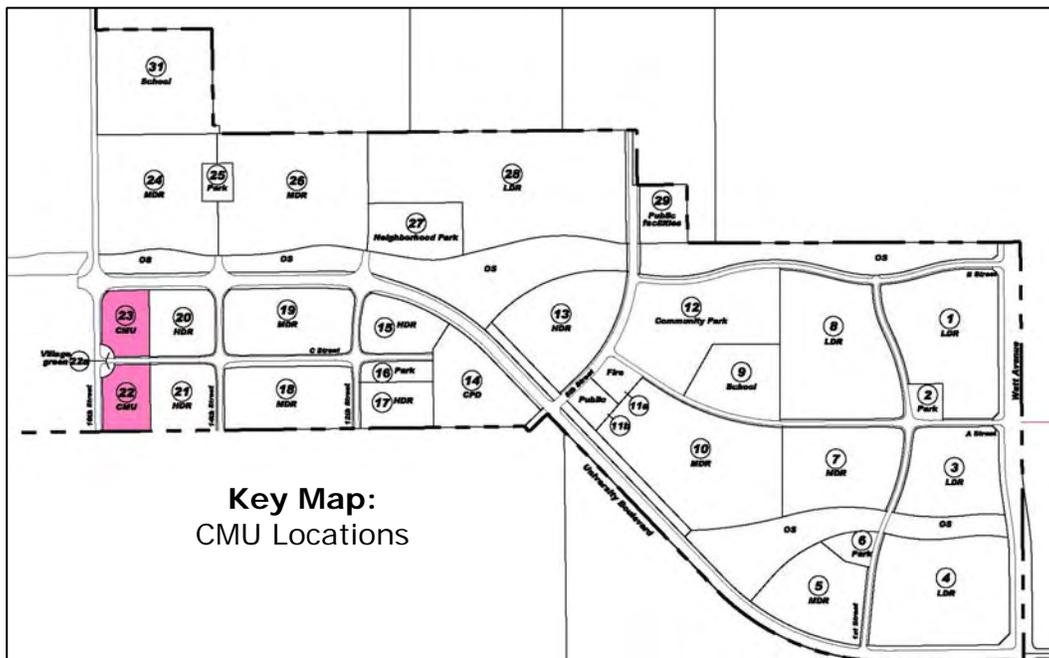
The HDR district accommodates attached multi-family housing, including apartment, townhouse and condominiums, with densities ranging from 16-25 units per acre. The HDR district maintains flexibility so that housing can take a more urban form in the University Village while still providing more traditional apartments in the Central Civic Village. These HDR sites will provide both rental and for-sale housing opportunities for students, faculty and the general workforce. A portion of the HDR units are required to be made available at affordable levels, as described in Section 5.4.



## 4.4 Village Service and Employment

### 4.4.1 Commercial Mixed Use (CMU)

- Zoning District: **CMU**
- Typical FAR/Dwelling Unit Allocation: **0.40/75 du**
- Permitted Uses and Development Standards: **See RUSP Development Standards & Design Guidelines**

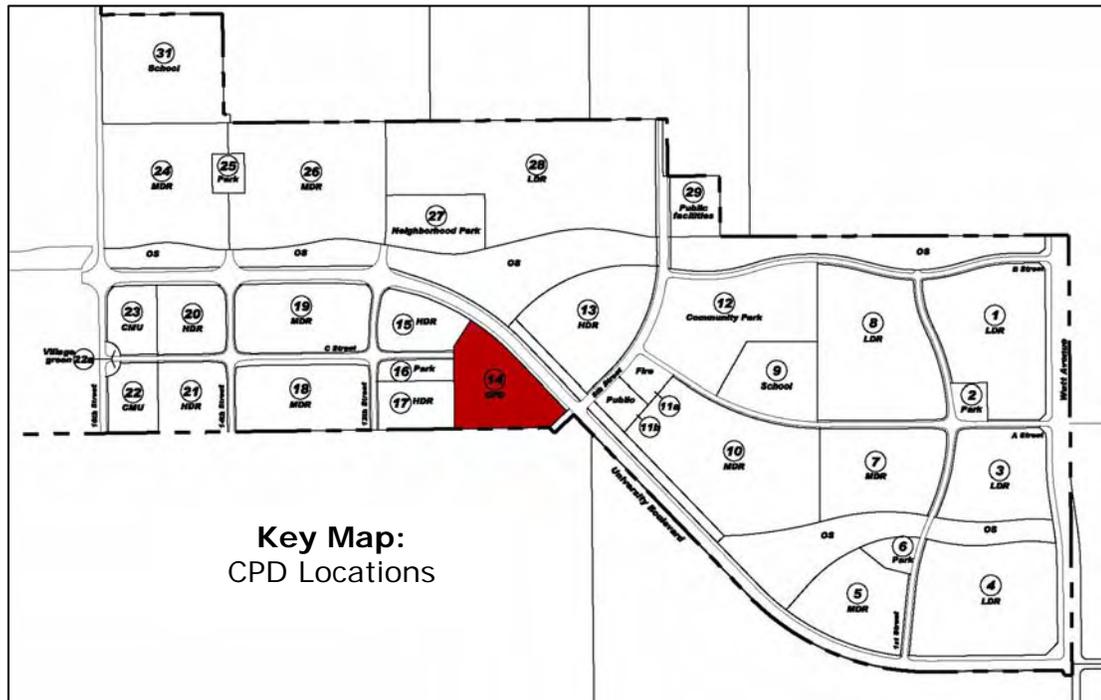


The CMU sites (Parcels 22 and 23) are located in the western portion of the University Village, and are envisioned to include a wide variety of retail uses to serve both the University and adjacent neighborhoods. These CMU sites will include a full range of commercial shops, such as book stores, a small market, coffee shops, retail, office and professional services in a traditional, plaza-like setting. The CMU uses in the University Village serve as a gathering spot where residents and students from both the Community and University converge to one central “Main Street” location anchored by a Village Green. The CMU district also includes high-density residential uses, which may be second floor uses above the ground floor commercial shops or separate apartment or condo units integrated with the retail component. The University Village CMU will be compact and pedestrian friendly in order to foster community character and provide a community identity.



## 4.4.2 Commercial Planned Development (CPD)

- Zoning District: **CPD**
- Typical FAR: **0.25**
- Permitted Uses and Development Standards: **See RUSP Development Standards & Design Guidelines**



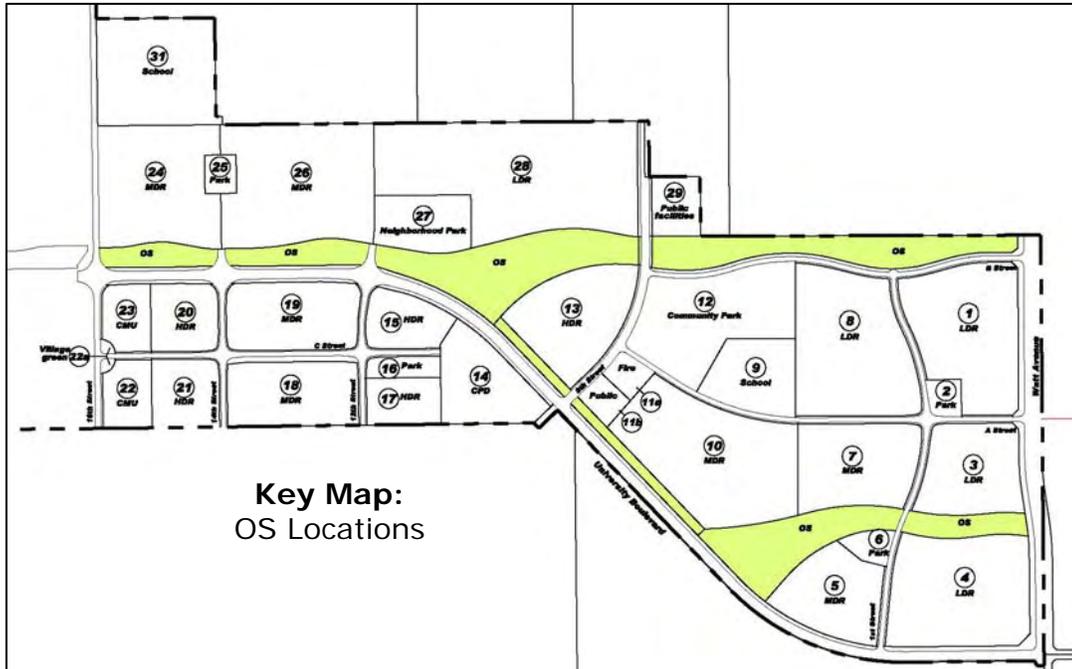
The CPD site (Parcel 14), located in the eastern portion of the University Village, is envisioned to attract a variety of neighborhood-serving commercial and office uses. The CPD site is a larger site that may be attractive for a super market anchored center to serve the shopping needs of the residents. The site is within easy walking distance from all of the residential neighborhoods.



## 4.5 Open Space and Public

### 4.5.1 Open Space (OS)

- Zoning District: OS
- Permitted Uses and Development Standards: See RUSP Development Standards & Design Guidelines

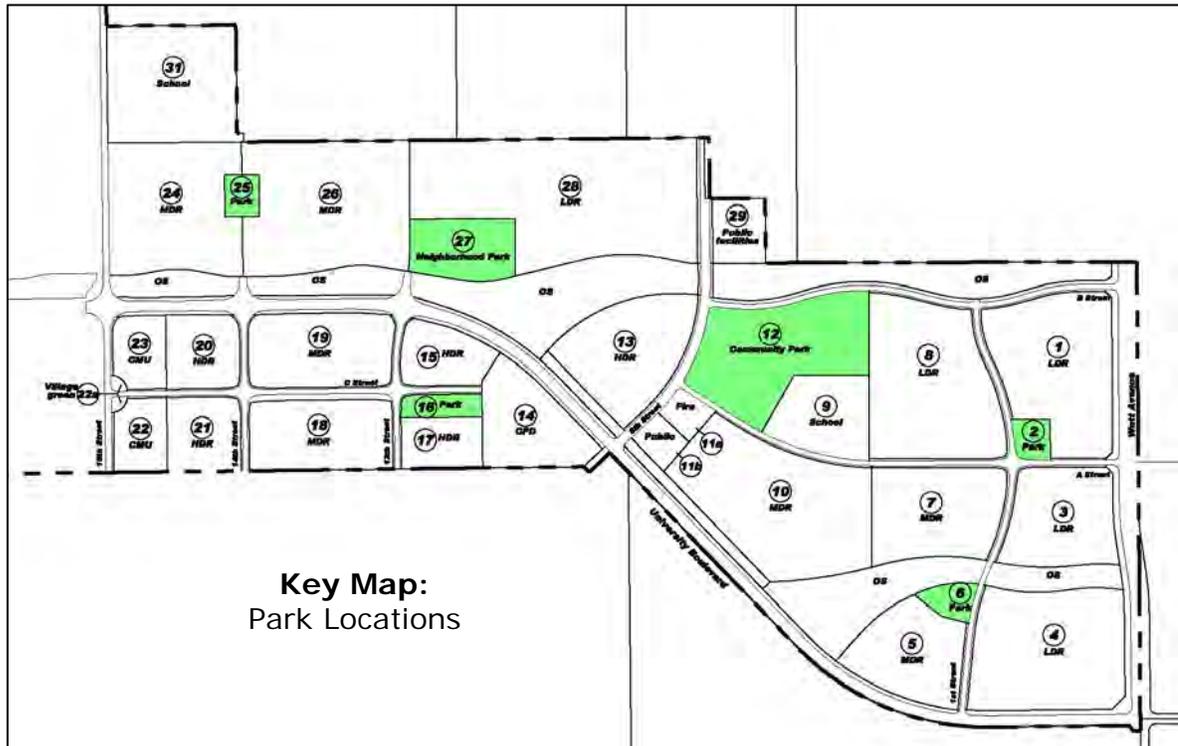


Open space land use is applied to lands in three categories: open space preserves, drainage parkways and greenways. Open space preserve areas provide passive recreation opportunities while preserving significant natural resources. Drainage parkways provide floodwater conveyance and retention and storm water quality treatment resource mitigation. Greenways provide the interface between land uses along the Plan Area boundaries, linking the open space preserves and drainage parkways to other land uses within the Plan Area. Where possible, roadways should front one side of the open space to provide public views and access. Preserve areas and open space drainage are further discussed in Section 7, Environmental Resources Element and Section 8, Public Utilities Element.



## 4.5.2 Park (P)

- Zoning District: **P**
- Permitted Uses and Development Standards: **See RUSP Development Standards & Design Guidelines**

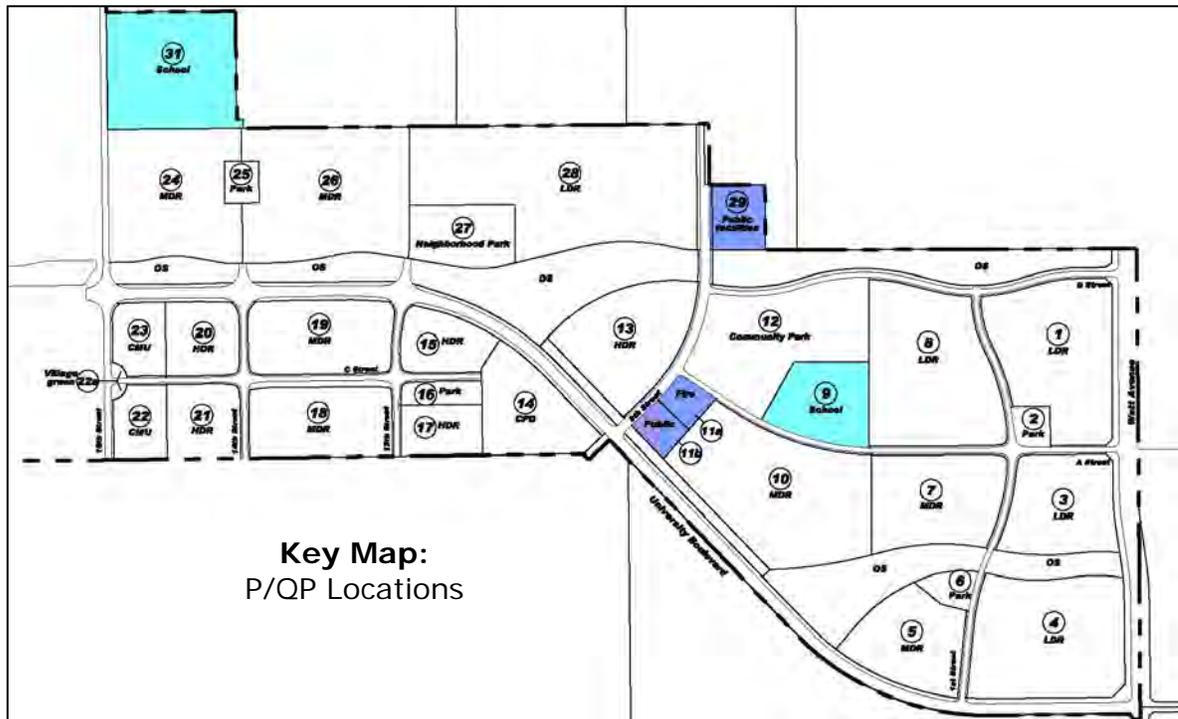


Parks in the Plan Area include community, neighborhood and pocket parks. The Community Park is located centrally within the Community within the Central Civic Area and is linked by open space corridors. The neighborhood park is located in the North Village and is also linked to the community via the open space corridors. The four pocket parks are smaller amenities located centrally within the neighborhoods and University Village. A detailed description of the parks and facilities provided is discussed in Section 9, Public Services Element.



### 4.5.3 Public/Quasi-Public (P/QP)

- Zoning District: **P/QP**
- Permitted Uses and Development Standards: **See RUSP Development Standards & Design Guidelines**



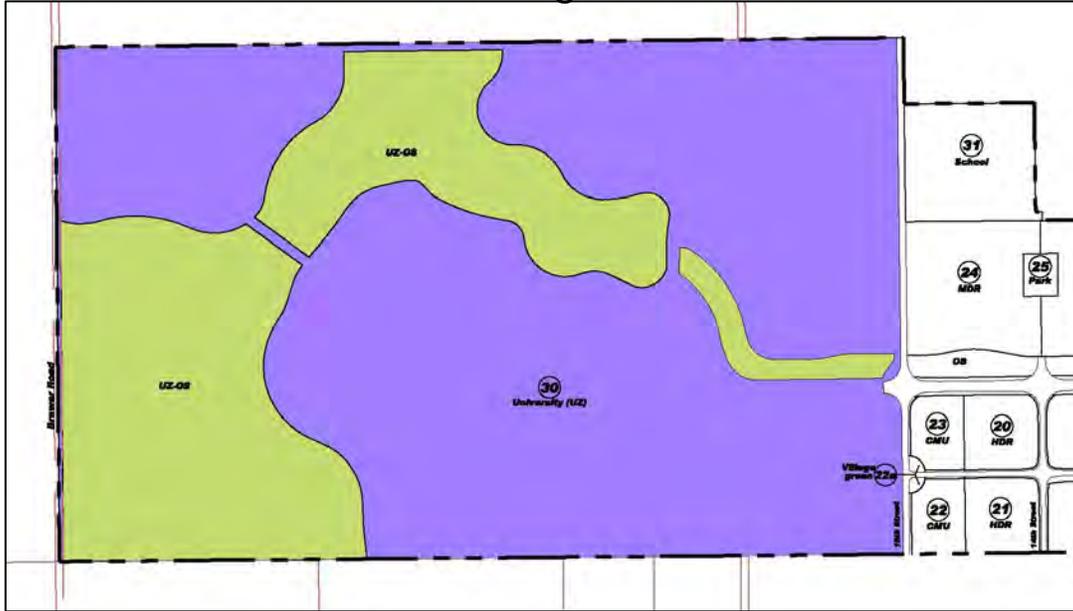
In the Plan Area, public/quasi-public land use is applied to the two school sites, the 5.0 acre public facilities site (Parcel 29), a 2.1 acre site (Parcel 11a) reserved for a fire station/sheriff service center and a 2.2 acre



site (Parcel 11b) for quasi-public uses such as a health club, community club, day care or church. Most Public/Quasi-Public uses are located in the Central Civic Village. Further discussion of Public/Quasi-Public uses is included in Section 8, Public Utilities and Section 9, Public Services.

## 4.6 University Campus

- Zoning District: **UZ**
- Permitted Uses and Development Standards: **See RUSP Development Standards & Design Guidelines**



### 4.6.1 University (UZ)

Planned as a "full service" campus, the University will feature all of the attributes of a major university of national stature. Included are academic buildings, performing arts theatre and other performing venues, library, visual arts facilities, athletic facilities (gym, stadium, aquatics center), athletic fields, residential halls, administration buildings, warehouse and maintenance buildings, common areas and gathering spots. The unifying design principal of the campus will be to create an atmosphere of higher learning, developed at a pedestrian scale that emphasizes pedestrian linkages amid the serene quietude of open spaces, natural areas and the absence of internal vehicular traffic.



The land use and design of the University provides significant flexibility for the end University user. The University site will be subject to a campus master plan, as defined in Section 10.2.4 University Site Review Process, which will define the ultimate site plan and development program of the University site. The University shall be integrated and blend with the surrounding Community, while providing flexibility to accommodate the educational use. The following are anticipated key components of the University.

The land use and design of the University provides significant flexibility for the end University user. The University site will be subject to a campus master plan, as defined in Section 10.2.4 University Site Review Process, which will define the ultimate site plan and development program of the University site. The University shall be integrated and blend with the surrounding Community, while providing flexibility to accommodate the educational use. The following are anticipated key components of the University.

The entrance to the campus is along a central parkway which extends from the terminus of University Boulevard at 16<sup>th</sup> Street. The expansive green fields of the athletic area and the North Curry Creek Greenway surround the grand entrance, with the "quad" areas immediately in front, and the administration and classroom buildings beyond. Vehicle access to the central core of the campus is strictly limited, with parking areas located away from the core of the campus.

Residence halls are located in close proximity to the campus core, and within walking or biking distance of campus athletic facilities. Residence halls will be multi-story apartment style units with common gathering areas. The design of the residence halls will be clustered around courtyards and emphasize natural lighting and solar orientations.



Vehicular traffic apart from campus service vehicles is limited to an exterior roadway that allows circulation to off-site locations for students, faculty and staff.

In the northeastern corner of the University site, land has been reserved for a 40-acre private high school, which is assumed to serve 1,200 students, with faculty and staff numbering 120. The high school campus may include a library, a gymnasium, performing arts theatre, and ball fields. The 40-acre site may be used for another academic use, such as additional university use, a public school, private school or other similar use consistent with the overall University concept.

### ◆ Faculty/Staff Housing

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

### ◆ Retirement Housing Village

A small retirement village is planned to be located on the northern periphery of the core campus area, accommodating 75 units in a cluster style complex. The location of the retirement complex within the University has not been determined, however the site characteristics will require a location within close proximity to University services, yet separate from the academic core. The size of the complex is anticipated to be in the range of 6-12 acres. The retirement housing will combine the benefits of living adjacent to a University with opportunities for continuing education, participating in extracurricular activities, and supporting on-campus performing arts activities and sporting events. The

retirement housing units will be available to those meeting the age restrictive criteria that have a University affiliation.

#### **4.6.2 University Open Space (UZ-OS)**

Approximately 183.5 acres of the Plan Area open space preserve are set aside within the University campus. These include environmentally sensitive areas, wetlands, lakes, and detention/retention basins in a restored and enhanced natural setting that may incorporate a future University arboretum. These areas will provide habitat for waterfowl, birds and other wildlife and will be linked with a network of trails. This open space will provide for healthy activities such as walking or bicycling, opportunities for research and biological studies, as well as areas for refuge and quiet contemplation.



# Illustrative University Plan

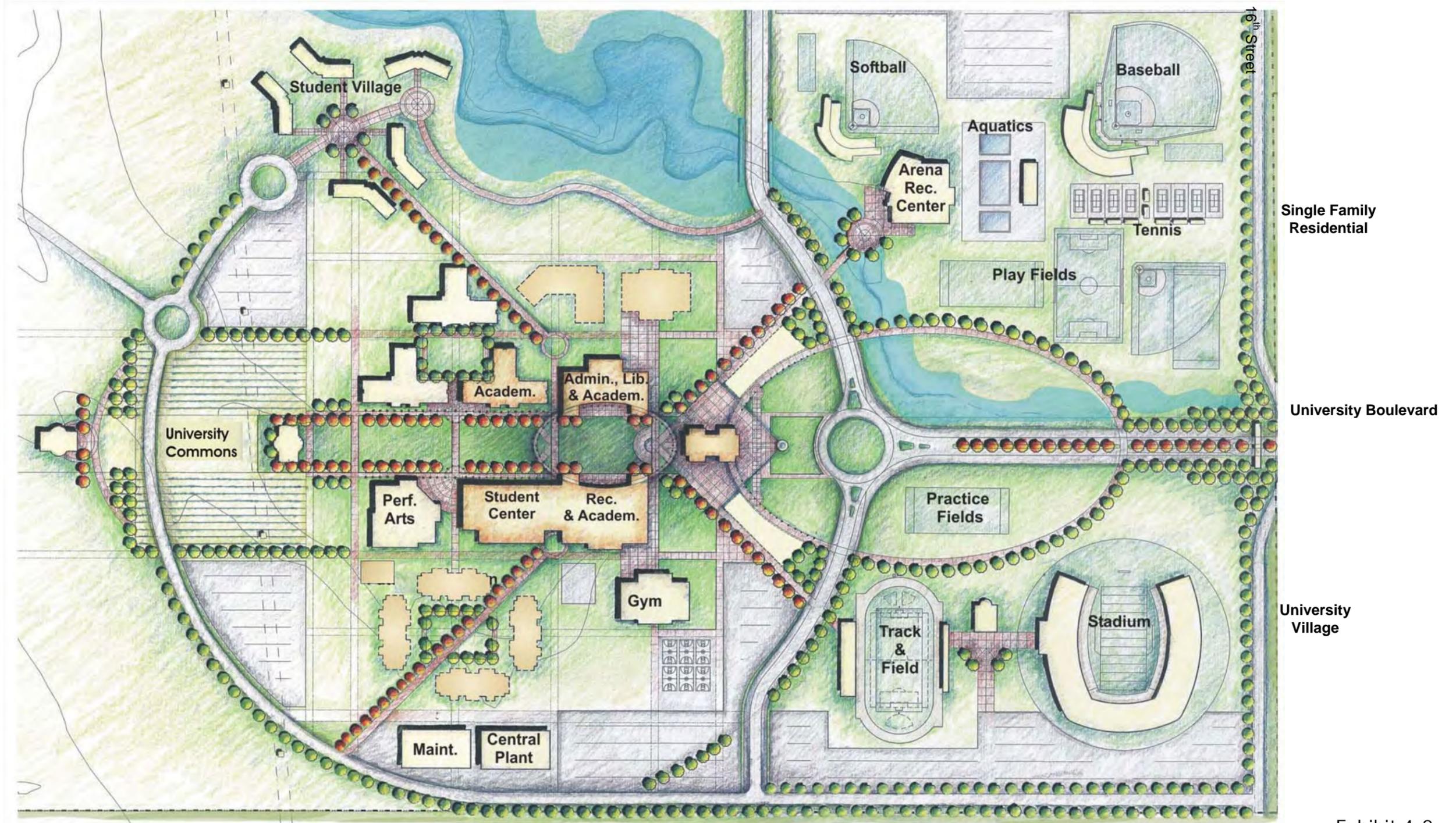


Exhibit 4-2  
Illustrative University Plan

# Section 5

## Population, Employment & Housing Element

### 5.1 Purpose

This element, in conjunction with the Land Use Plan, seeks to provide a range of jobs and housing opportunities for all income levels. In addition, this section summarizes estimated population and job growth in the Plan Area.

### 5.2 Population

Table 5-1 is a summary of the number and types of residential units and estimate of the population of the Plan Area. At full build out, the Plan Area will provide for approximately 10,037 residents.

**Table 5-1 Residential Density and Population Summary**

Zone	Land Use	Dwelling Units	Total % Mix of Units	Household Size	Estimated Population
<b>Community</b>					
LDR	Low Density Residential	718	21%	2.5*	1,795
MDR	Medium Density Residential	1,508	26%	2.5*	3,770
HDR	High Density Residential	931	21%	2.0*	1,862
CMU	Commercial Mixed Use	75	2%	2.0**	150
<b>Subtotal</b>		<b>3,232</b>			<b>7,577</b>
<b>University (UZ)</b>					
	Faculty/Staff Housing	330	8%	2.5*	825
	Campus Student Housing	750	20%	2.0**	1,500
	Retirement Housing	75	2%	1.8***	135
<b>Subtotal</b>		<b>1,155</b>	<b>100%</b>		<b>2,460</b>
<b>Total</b>		<b>4,387</b>			<b>10,037</b>

\*Household size based on Placer County Housing Element, page 40

\*\*Based on 2 students per dorm room for campus housing and for CMU units, which are anticipated to be 1 bedroom units above retail

\*\*\* Source: Del Webb Corporation

### 5.3 Employment

Table 5-2 estimates potential jobs based on projected professors and staff at the University and the number of employees per acre for commercial uses.

At full build-out, the Plan Area will provide approximately 1,875 jobs. This equates to approximately 0.52 jobs per household, assuming approximately 3,562 households within the Community and faculty/staff housing.

**Table 5-2 Potential Job Generation**

<b>Land Use</b>	<b>Acres/ Students</b>	<b>Jobs/Acre</b>	<b>Total Jobs</b>
CMU/CPD	22.2 ac.	32*	710
University	600.0 ac.	N/A	800
Elementary School	600	1/10.5 students**	57
Middle School	750	1/10.5 students**	71
High School	1200	1/10.5 students**	114
Public/Quasi-Public	4.4 ac.	28***	123
<b>Total</b>			<b>1,875</b>

\*Source: EPS statistics and calculation, 2004

\*\*Source: EPS based on information from the California Department of Education Standards 1966

\*\*\* Source: Metro Data Resource Center Employment Density Study, 1999

### **5.4 Affordable Housing Program**

Housing affordability is based upon household income categories defined by the U.S. Department of Housing and Urban Development (HUD). The standard measure of affordability is the median household income calculated for the Sacramento Primary Metropolitan Statistical Area. All jurisdictions within this statistical area utilize the same basic income calculations irrespective of actual income level distribution in the community. Income levels are summarized in Table 5-3.

**Table 5-3 Income Categories**

<b>Income Category</b>	<b>Percent of Median Income</b>
Very Low Income	Less than 50% of Median
Low Income	51%-80% of Median
Moderate Income	81%-120% of Median

It is recognized that the various factors that determine affordability continually change, and that project specific affordability standards need to be established and adjusted as development occurs.

The Placer County Housing Element establishes an affordable housing goal “to provide a continuing supply of affordable housing to meet the needs of existing and future Placer County residents in all income levels.” In addition, the County has adopted the Sacramento Regional Compact for Production of Affordable Housing. The compact provides for the following voluntary production standards:

At least 10% of all new housing construction should meet an affordability standard. The 10% goal would be guided by the following rules:

- At least 4% of all new housing construction will be affordable to very low-income families.
- At least 4% of all new housing construction will be affordable to low-income families.
- Up to 2% of the 10% goal could be met by housing affordable to moderate-income families.

### 5.4.1 Affordable Housing Allocation

Consistent with the SACOG affordable housing compact, ten percent (10%) of the total dwelling units in the Community portion of the Plan Area (excluding the CMU units) have been designated for very low, low and moderate income households, as shown in Table 5-4. Table 5-5 shows the dwelling units allocated by income level for the Community portion of the Plan Area.

**Table 5-4 Affordable Unit Calculation**

Total Community Dwelling Units*	3,157 du
10% Affordable Units	316

\*Excludes 75 CMU units

**Table 5-5 Affordable Allocation by Income Level**

Income Level	Allocation Percentage	Dwelling Units
Very Low Income (rental)	40%	126 du
Low Income (rental)	40%	127 du
Moderate Income (purchase)	20%	63 du
<b>Total</b>	<b>100%</b>	<b>316 du</b>

### 5.4.2 Affordable Housing Sites

The affordable housing sites will be provided according to the terms of the RUSP Development Agreement. The very low income affordable sites will be provided within the University. Low and moderate income sites will be provided within the Community. The affordable housing units have been allocated to specific parcels as identified on Table 5-6, with the designated parcels reflected on Exhibit 5-1. The intent is to distribute the affordable units throughout the Plan Area. Moderate income affordable for-sale housing units may be located within MDR Parcels 5, 18 and 24. The low income affordable rental site is located within HDR Parcel 15. The very low income affordable units will be located within the University Parcel 30 in accordance with the Campus Master Plan.

Supplemental Affordable Housing Development Agreements will be executed for each designated moderate and low income affordable parcel subsequent to the approval of the Specific Plan. Units shall be affordable for 30 years for ownership units and 55 years for rental units, or as otherwise required by financing or the RUSP Development Agreement. Specific provisions relating to the terms and financing of the affordable units are included in the RUSP Development Agreement. Provisions addressing the location and delivery of the very low income units on Parcel 30 are also included in the RUSP Development Agreement.

# Affordable Unit Locations

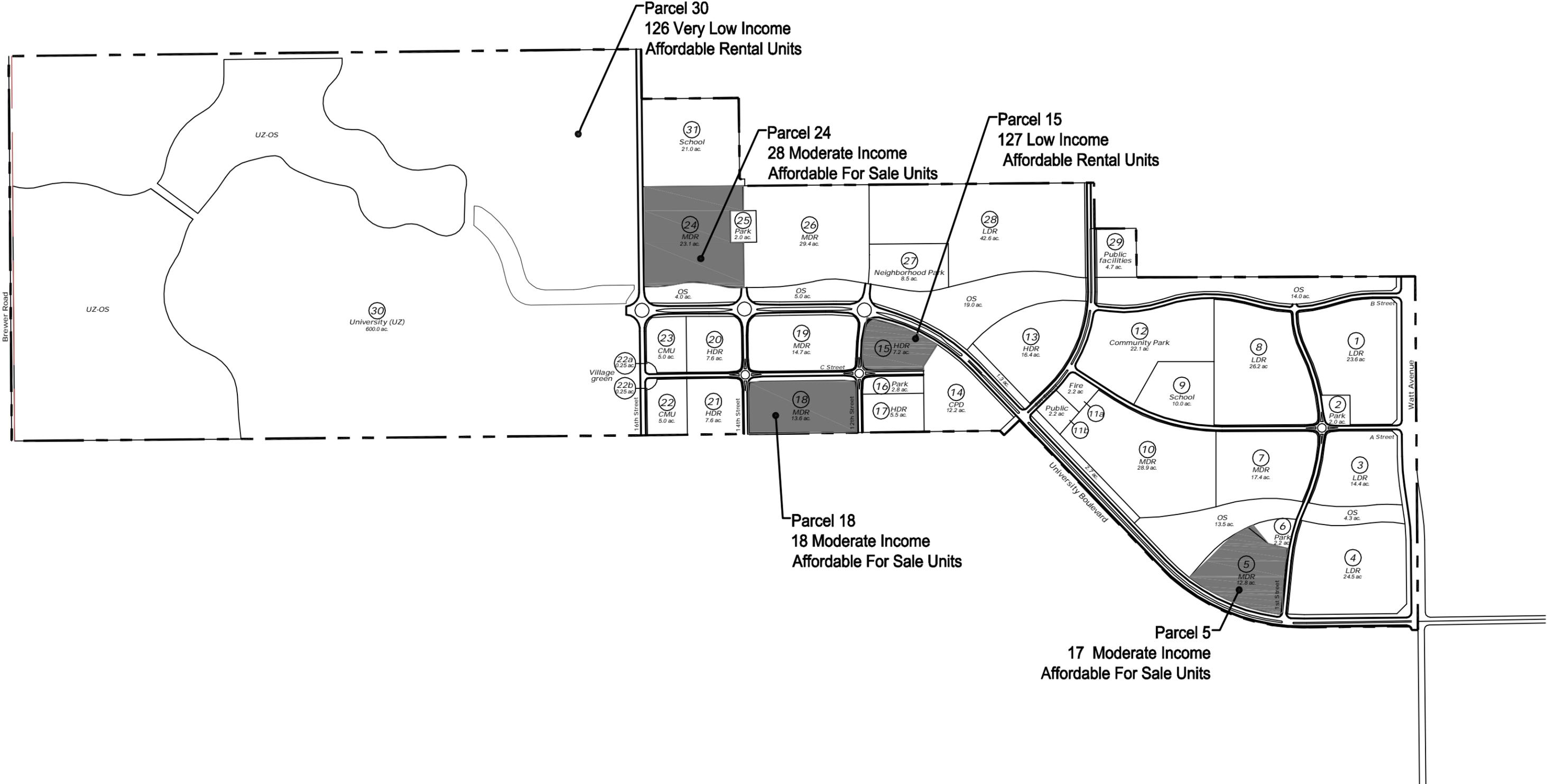


Exhibit 5-1

Affordable Unit Locations

**Table 5-6 Affordable Unit Allocation**

Parcel	Zone	Total DU	Total Affordable Allocation	% of total units in Parcel	Very Low-Income Rental	Low-Income Rental	Moderate -Income Purchase
5	MDR	141	17	12%	-	-	17
18	MDR	169	18	11%	-	-	18
24	MDR	254	28	11%	-	-	28
15	HDR	150	127	85%	-	127	-
30	UZ	1,155	126	11%	126	-	-
<b>Total</b>			<b>316</b>		<b>126</b>	<b>127</b>	<b>63</b>

### 5.4.3 Implementation

The RUSP is responsible for providing the required affordable housing sites as allocated in Section 5.4.2 as set forth in the RUSP Development Agreement. Changing housing markets, income categories, funding programs and other factors may affect the successful implementation of the affordable housing program for the Plan Area. In order to provide flexibility, implementation options to achieve the affordable housing requirements have been provided for and described in the RUSP Development Agreement.

#### ◆ Density Bonus

The County may, in accordance with its Residential Density Bonus and Incentives Ordinance (Placer County Zoning Ordinance 17.54.120), assign additional residential units to projects for the purpose of achieving the affordable housing goal. The increase in units provided by a density bonus is intended to reduce the average per unit development costs. In the RUSP, a density bonus is assigned by County approval of a Supplemental Affordable Housing Development Agreement (or substitute form as specified by the County) to individual projects on a case-by-case basis, and may constitute a portion of the subsidy (if required) for the provision of affordable units. An amendment to this Specific Plan is not required to utilize residential density bonuses and incentives.

## Section

# 6

## Circulation Element

### **6.1 Purpose**

The circulation system for the Regional University Specific Plan (RUSP) is designed to provide for a full range of transportation modes, allowing for the safe and efficient movement of people and goods throughout the Plan Area.

A primary premise of the Specific Plan is to emphasize and facilitate non-vehicular circulation; to promote walking by providing sidewalks on shaded streets, to provide bike lanes to promote alternative transportation, to provide streets that slow traffic, to provide access to trails, and to provide safe and convenient access to transit.

#### **6.1.1 Circulation Concept**

The circulation plan for the Plan Area is based upon the following transportation guiding principles.

##### **◆ Pedestrian-Friendly University Setting**

The University area is not bisected by major roadways, allowing pedestrians to walk throughout the University with minimal vehicular impediments. Parking areas are located at the University edges, accessed by major roads located along the periphery.

##### **◆ Connections between University and Community Areas**

Vehicular, bicycle and pedestrian connections are provided between the University and Community Areas. University Boulevard serves as a key transportation corridor linking the areas. The street networks within the community neighborhoods and University Village will provide additional vehicle, bicycle and pedestrian connections.

##### **◆ Connections to Regional Facilities**

The Plan Area circulation system is designed to support connections to key regional facilities that may be extended into or adjacent to the plan area in the future including Watt Avenue with a connection to both Base Line Road and Placer Parkway, Pleasant Grove Boulevard, Blue Oaks Boulevard and 16<sup>th</sup> Street.

##### **◆ Use of Alternative Modes**

The roadway, bicycle and pedestrian systems are designed to support convenient use of alternative transportation modes both within and between the University and Community areas. The transportation systems are also designed to be supportive of future transit service. The highest intensity uses are located within the University Village, promoting pedestrian

interaction and proximity to transit centers. Neighborhood Electric Vehicles (NEVs) can use collector streets with speed limits of 35 miles per hour or less and local streets within the Plan Area.

### **6.1.2 General Plan Goals & Policies**

The Circulation Element of the Placer County General Plan identifies goals and policies related to mobility and roadways in the Plan Area. Key goals relevant to the Specific Plan are summarized as follows.

- Convenient and efficient movement of people and goods
- Convenient and efficient mass transit system
- Promote walking and bicycling
- Protect residential areas from high-volume and high-speed traffic
- Develop and manage the RUSP roadway system to maintain level of service (LOS) "D" or better for all Plan Area roadway and intersection operations.

## **6.2 Existing Roadway System**

The Plan Area is located approximately nine miles north of Interstate 80, six miles west of State Route 65, and five miles east of Highway 70/99. Regional facilities near the Plan Area provide access for vehicles making long distance commute trips, while local facilities provide access to areas within Placer County, Roseville, North Sacramento County, and South Sutter County. The existing road network, at the time of Specific Plan approval, along with possible alignments for new roadways outside the Plan Area is reflected on Exhibit 6-1.

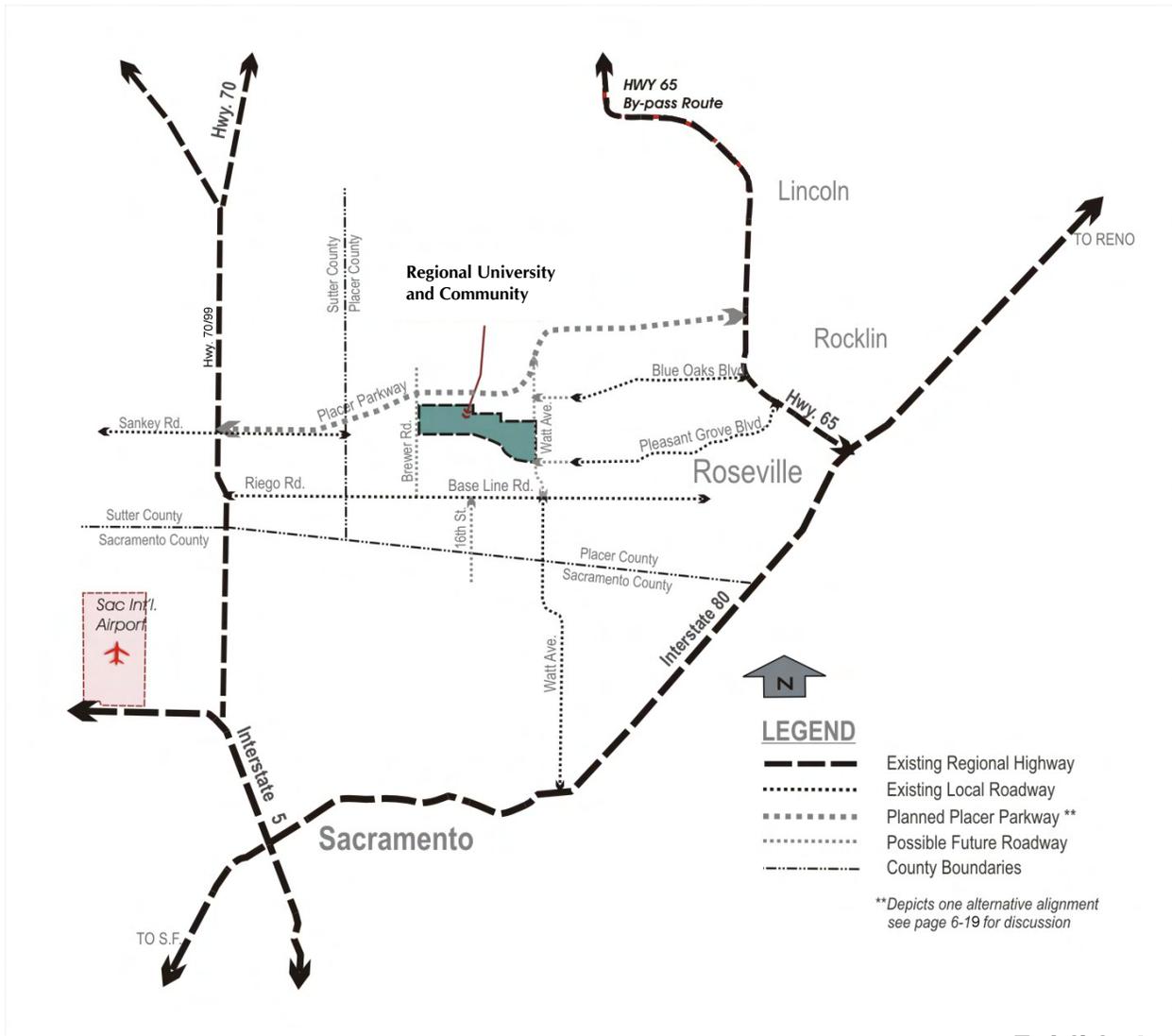
The Plan Area may be served by the following existing, proposed and possible future regional and local facilities:

#### Regional Facilities

- Interstate 80 (I-80)
- State Route 65 (SR 65)
- Highway 70/99 (SR 70/99)
- Placer Parkway (planned)

#### Local Roadways

- Base Line Road/Riego Road
- Blue Oaks Boulevard (possible future extension)
- Pleasant Grove Boulevard (possible future extension)
- Watt Avenue (proposed)
- 16<sup>th</sup> Street (possible future extension)



**Exhibit 6-1**

**Existing and Future Road Network**

### 6.3 Proposed Circulation System

The Specific Plan provides a circulation system consistent with the Placer County General Plan Circulation Diagram and circulation standards, goals and policies. The Plan Area will be served by a network of public streets organized in a hierarchy of functional classifications. The General Plan notes that roadways have two functions that potentially conflict from a design standpoint; to provide mobility and to provide property access. To provide a balance between these conflicting functions, the General Plan sets forth a functional classification system to satisfy both the access and mobility requirements of the existing development and the level of future development assumed in the General Plan. Local streets emphasize property access, highways and arterials emphasize high mobility for through-traffic; and collectors attempt to achieve a balance between both functions.

### **6.3.1 Description of Proposed Roadways**

Exhibit 6-2 shows the Circulation Plan for the Community Portion of the Plan Area, including the location and alignment of proposed arterials and collectors. Exhibit 6-2 also shows the possible future extensions and/or connections of Plan Area roadways to areas outside the Plan Area.

All circulation descriptions of proposed roadways are based on ultimate development. Typical roadway improvements include the following elements: grading, surface improvements and underground utilities; excavation, sedimentation and erosion control; surface improvements, including curb, gutter, pavement, signage, street lights, sidewalks, parallel Class I trails, landscaping and irrigation; soundwalls or other sound barriers (where required); sanitary sewer; storm drainage; potable water system; recycled water main, dry utilities; and right-of-way dedication and PUE's as required. Descriptions of phasing and Plan Area improvement obligations are provided in the RUSP Public Facilities Phasing Plan. Exhibit 6-4 shows the location of planned intersection improvements. Roadway sections are illustrative only. Additional facilities, such as bus rapid transit (BRT) lanes, maintenance turnouts, median cuts for emergency vehicles, etc. may be required. Detailed design standards for all roadways and other transportation improvements are included in the RUSP Development Standards and Design Guidelines.

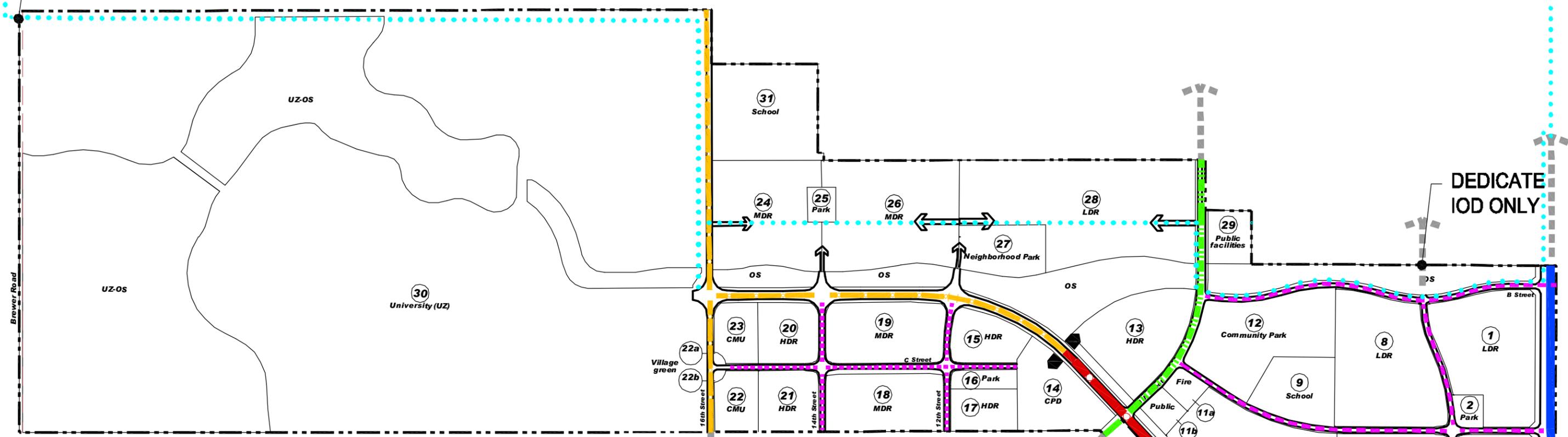
# Circulation Plan

FIRE AND EMERGENCY VEHICLE ACCESS TO NORTH ALONG EXISTING BREWER ROAD

EMERGENCY VEHICLE ACCESS TO PHILLIP RD. VIA SEWER MAINTENANCE ROAD

GATED ACCESS

DEDICATE IOD ONLY



- 6 Lane Arterial
- 4 Lane Arterial
- 2 Lane Arterial (right of way for 4 lane)
- 2 Lane Arterial
- Collector Street
- Possible Future Connection
- Emergency Vehicle Access

Depicts future driveway access locations

Arrows depict the conceptual location of additional roadways to be determined during the subsequent tentative map process. Parcels 24, 25, 26 and 28 shall be interconnected with a street pattern that provides adequate internal circulation between these neighborhoods. Streets within these parcels shall also stub to the north RUSP boundary as appropriate.

STREET	NO. OF LANES	DESIGNATION
Watt Ave.	6	Arterial
University	2 to 4	Arterial
1st St.	2	Collector
8th St.	4	Arterial
12th St.	2	Collector
14th St.	2	Collector
16th St.	2	Arterial
A St.	2	Collector
B St.	2	Collector
C St.	2	Collector

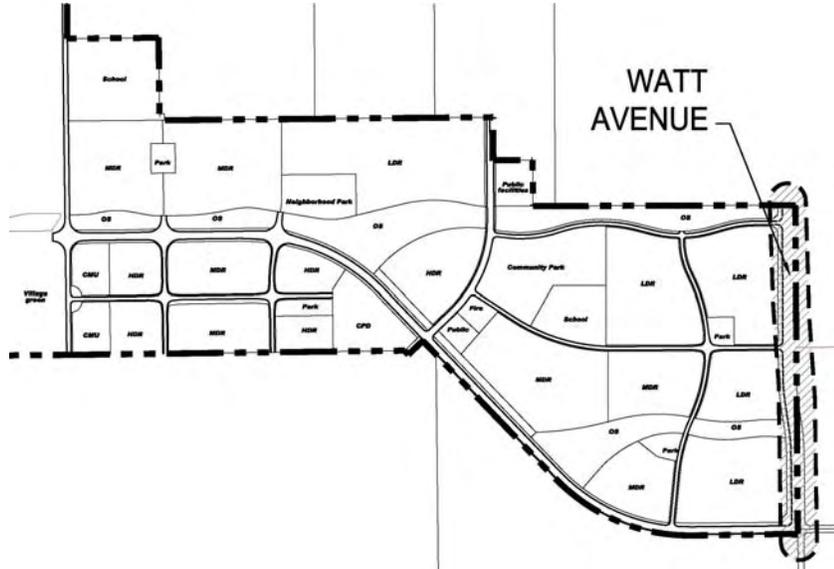
PROPOSED OFF-SITE EXTENSION OF WATT AVENUE CONNECTS TO BASE LINE ROAD (Fig. 6-3)



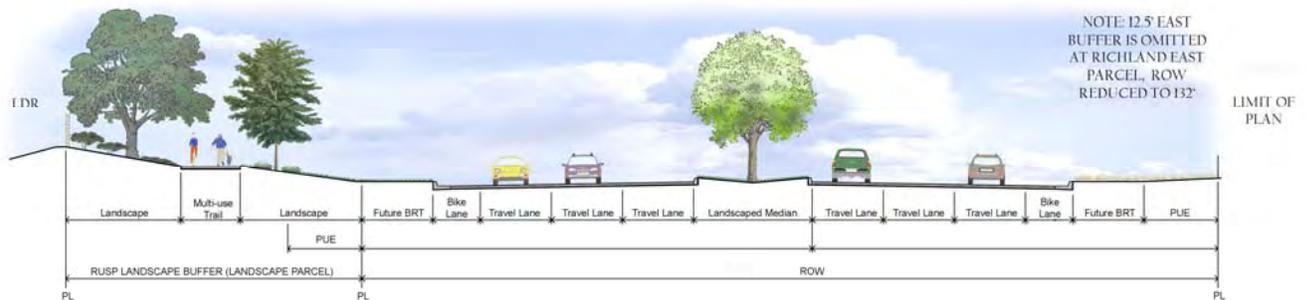
Exhibit 6-2  
Circulation Plan

## 6.3.2 Arterial Streets

### ◆ Watt Avenue

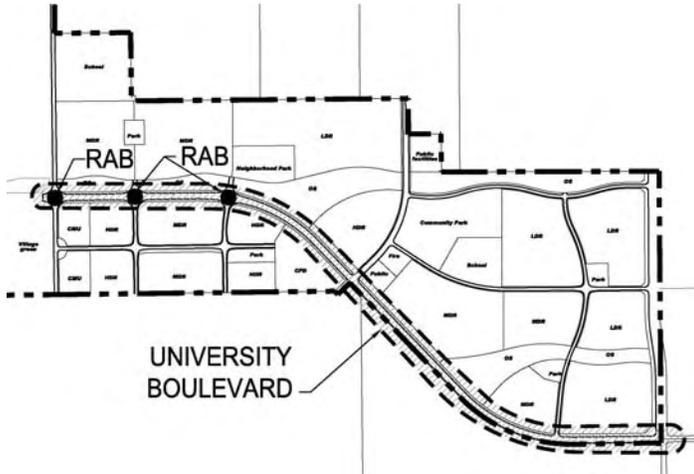


Watt Avenue is designed as a six-lane arterial, with a landscaped median. Intersection median breaks are proposed at University Boulevard, A Street and B Street. A landscape corridor with a multi-use trail is provided on the west side of Watt Avenue along the Plan Area frontage from University Boulevard to the north Plan Area boundary. See Section 6.3.5 for discussion of off-site improvements to Watt Avenue.



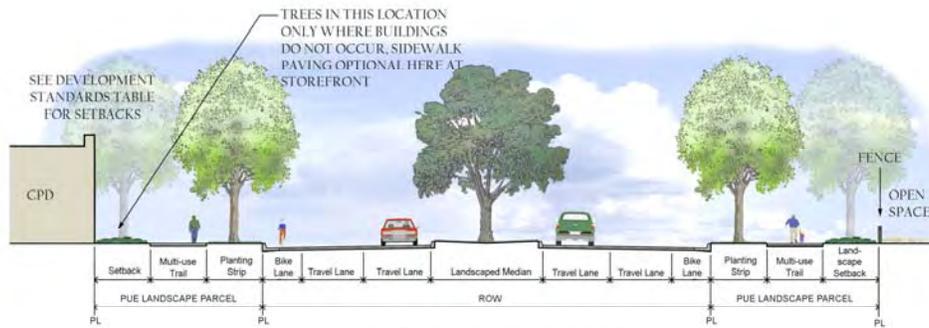
**Watt Avenue (Ultimate)  
Typical On-site Section**

◆ **University Boulevard**



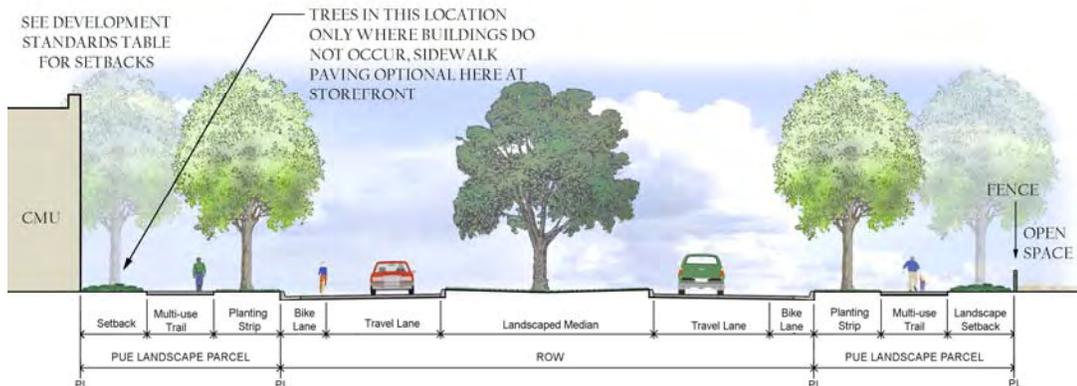
University Boulevard is a primary identifying element in the Plan Area as an entry to the University and Community. From Watt Avenue to the intersection at Parcel 13/14, University Boulevard is designed as a four-lane arterial, with a landscaped median and landscape corridors on each side. Intersection median breaks are proposed at 1<sup>st</sup> Street, 8<sup>th</sup> Street, and at

the Parcel 13/14 intersection. Additional median breaks for emergency access may be required between 1<sup>st</sup> Street and 8<sup>th</sup> Street at 800 foot spacing. University Boulevard from 16<sup>th</sup> Street to west of Parcel 13/14 intersection is designed as a two-lane arterial with an oversized landscaped median that could be used to accommodate additional travel lanes if ever needed. Roundabouts (RAB) are proposed at 12<sup>th</sup> Street, 14<sup>th</sup> Street and 16<sup>th</sup> Street. Class II on-street bike lanes are provided along the entire length of University Boulevard. Refer to the Development Standards and Design Guidelines for details about the roundabouts.



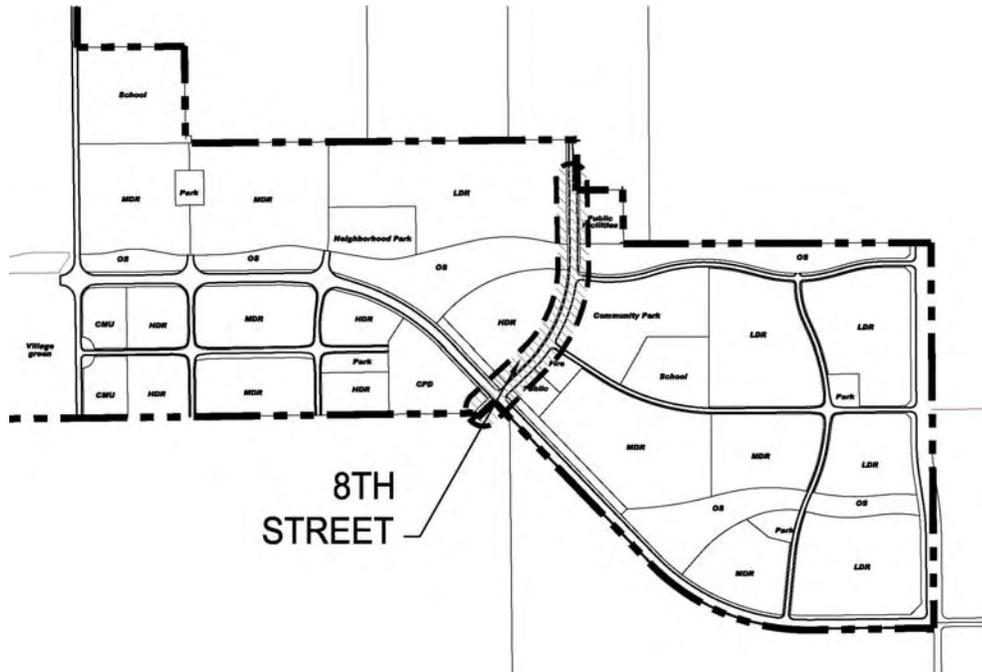
4 LANE SECTION TRANSITIONS TO 2 LANE SECTION WEST OF COMMUNITY COMMERCIAL SITE (PARCEL 14) INTERSECTION

**University Boulevard – 4 lane section**

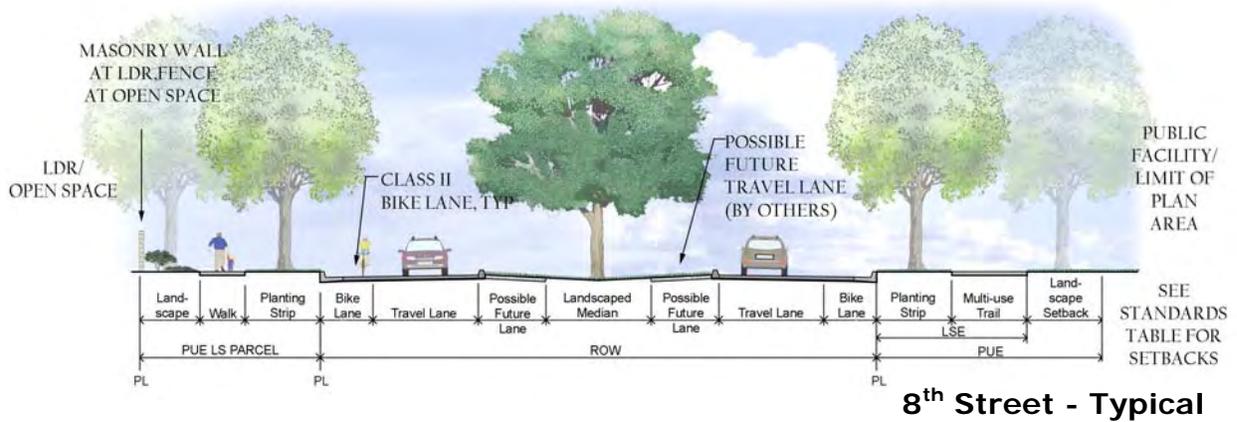


**University Boulevard – 2 lane section**

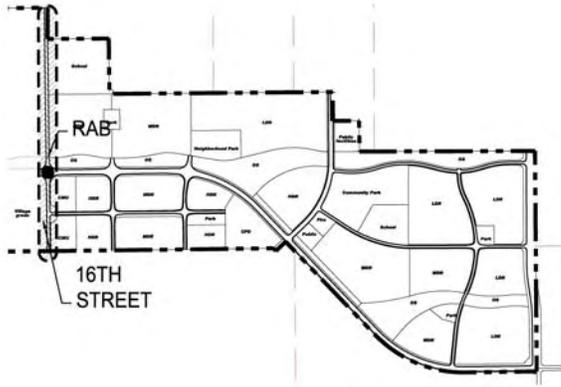
◆ 8<sup>th</sup> Street



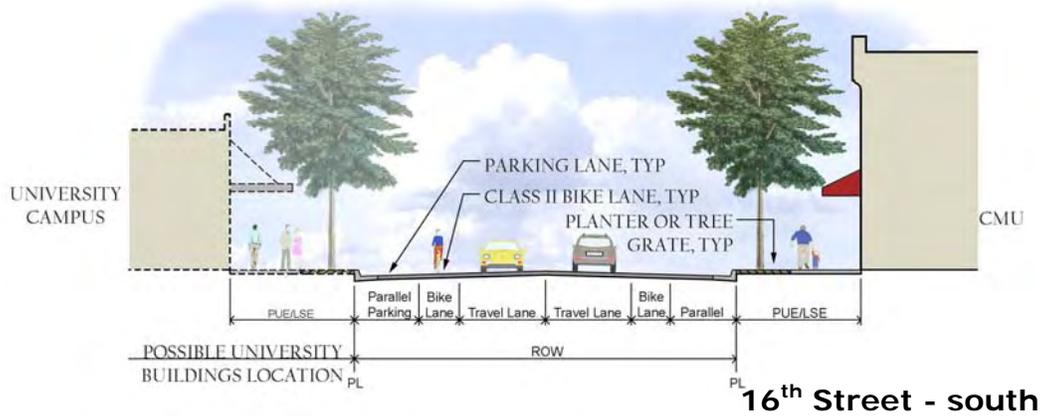
8<sup>th</sup> Street is designed as a two-lane arterial with right-of-way to accommodate widening to a four-lane arterial if traffic demands for future development areas outside of the Plan Area warrant expansion. 8<sup>th</sup> Street serves as the primary north-south route for the Community. A Class II on-street bike lane is provided along both sides of the entire length of 8<sup>th</sup> Street. Intersection median breaks are proposed at A and B Streets. To the south, 8<sup>th</sup> Street may ultimately connect south to Base Line Road. To the north, 8<sup>th</sup> Street may be extended and ultimately intersect with an extension of Blue Oaks Boulevard. Refer to the RUSP Public Facilities Phasing Plan for details on phasing and Plan Area improvement obligations.



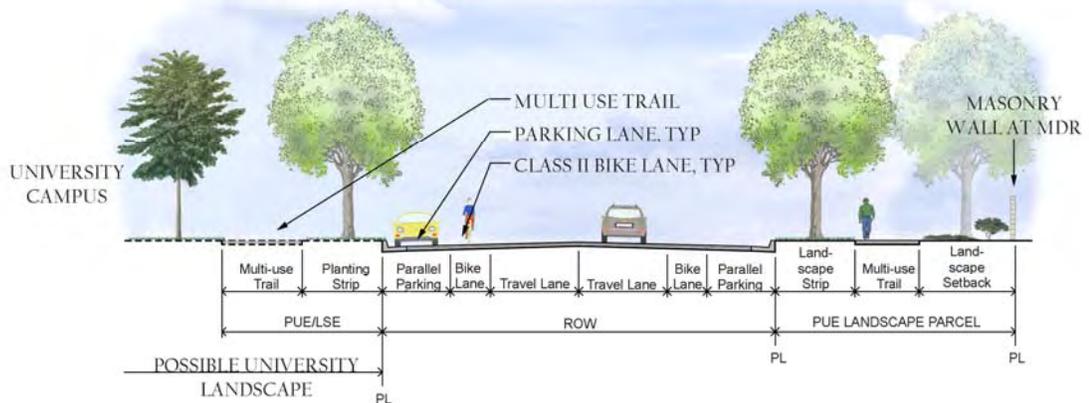
◆ 16<sup>th</sup> Street



16<sup>th</sup> Street is designed as a two-lane arterial that will serve as the primary north-south route for the University element of the Plan Area. A roundabout (RAB) is located at the intersection with University Boulevard. South of University Boulevard, 16<sup>th</sup> Street has wide sidewalks adjacent to the University Village center. North of University Boulevard landscape corridors are provided on each side. Class II on-street bike lanes and parallel parking are located along the entire length of 16<sup>th</sup> Street. To the south, 16<sup>th</sup> Street may ultimately connect to an extension of 16<sup>th</sup> Street in Sacramento County. Refer to the RUSP Public Facilities Phasing Plan for details on phasing and Plan Area improvement obligations.



16<sup>th</sup> Street - south

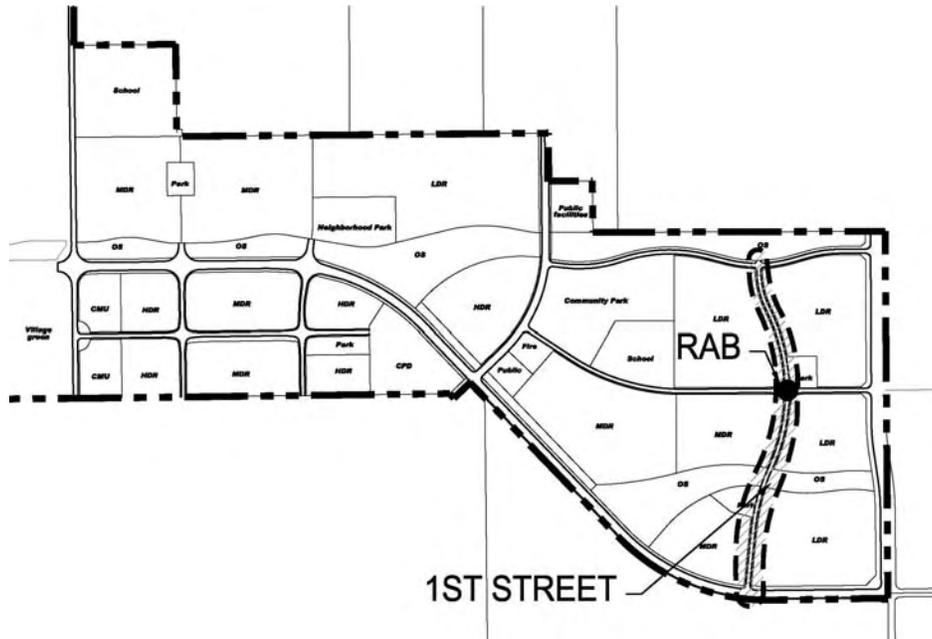


16<sup>th</sup> Street - north

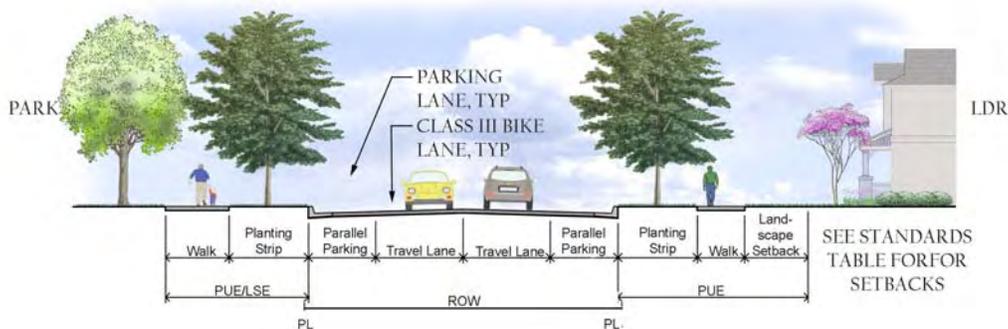
### 6.3.3 Community Collector Streets

All collector streets are planned as two-lane roadways. Community collector streets include 1<sup>st</sup> Street, A Street and B Street.

#### ◆ 1<sup>st</sup> Street

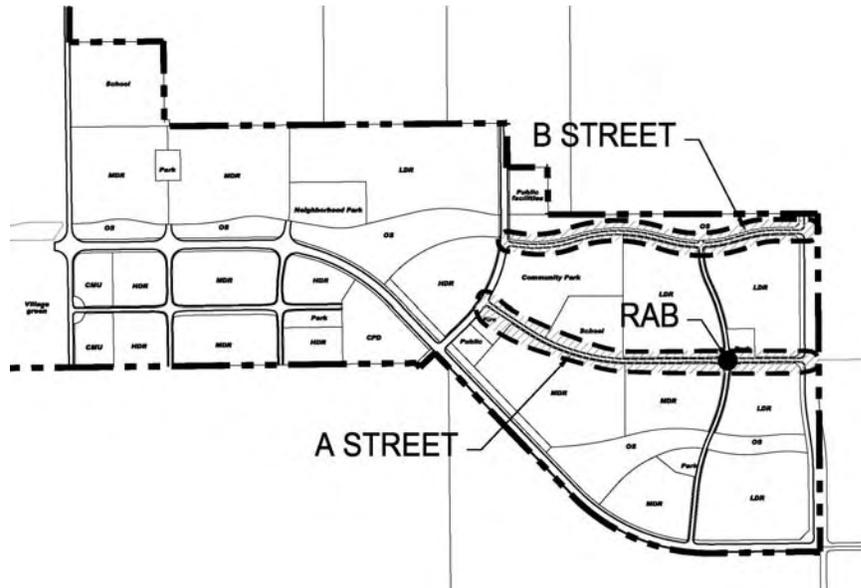


1<sup>st</sup> Street is a north-south collector between University Boulevard and B Street. 1<sup>st</sup> Street is the primary collector, parallel to Watt Avenue, that serves the East Village. Parallel parking and Class III bike routes are provided along the entire length of 1<sup>st</sup> Street. A roundabout (RAB) is located at the intersection of 1<sup>st</sup> Street and A Street. Refer to the RUSP Development Standards and Design Guidelines for details.

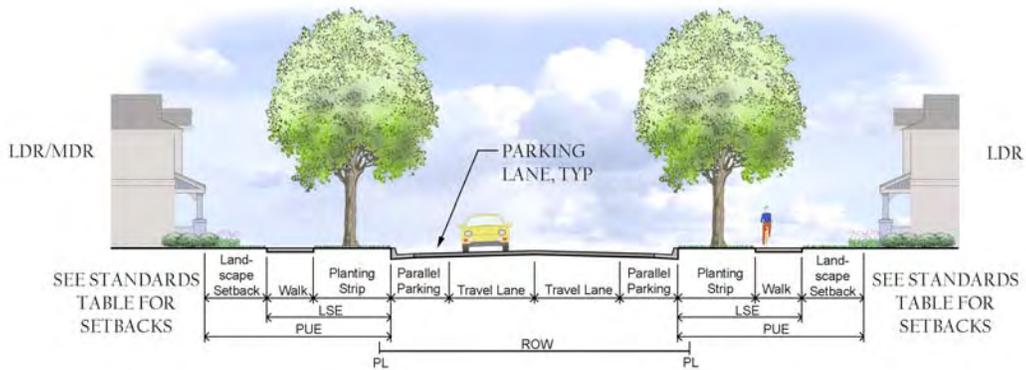


**1st Street - typical**

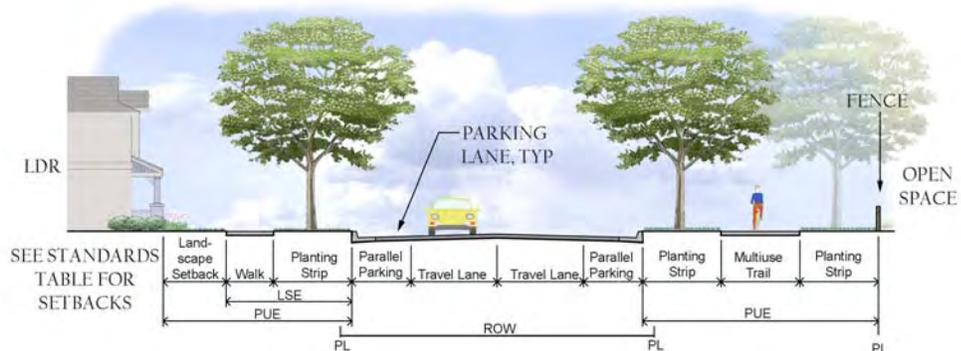
◆ A and B Streets



A and B Streets are east-west collectors between Watt Avenue and 8<sup>th</sup> Street. Parallel parking is provided along the entire length of both streets. The B Street section is slightly modified to include a multi-use trail along the northern side adjacent to the open space. A roundabout is located at the intersection of A Street and 1<sup>st</sup> Street.



**A Street - typical**

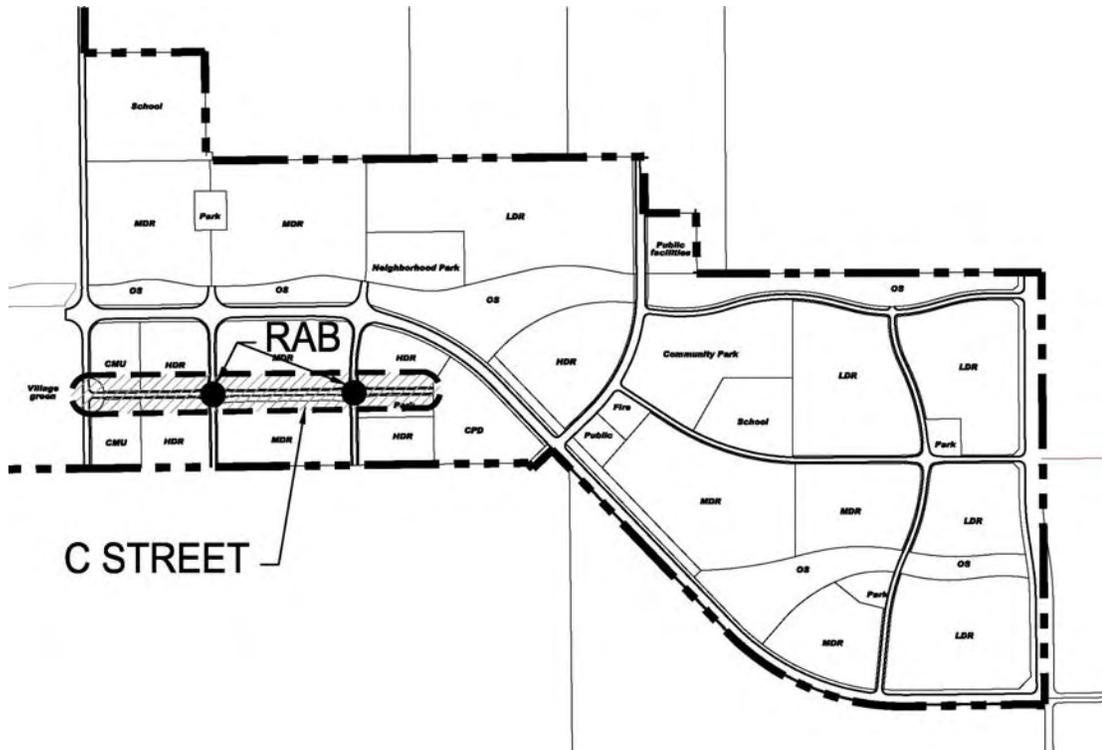


**B Street - typical**

### 6.3.4 University Village Collector Streets

Streets surrounding the University Village differ from the Community Collector streets by providing a narrower street with parallel parking spaces alternating with street trees in planters. The intent is to provide safe pedestrian oriented streets. University Village Collector streets include C Street, 12<sup>th</sup> Street and 14<sup>th</sup> Street.

#### ◆ C Street



C Street is a 2 lane east-west collector within the University Village, extending from 16th Street to Parcel 14. Roundabouts are located at the intersections of 12<sup>th</sup> Street and 14<sup>th</sup> Street. Parallel parking is provided along both sides of the entire length of C Street. A special section of C Street is located between 12<sup>th</sup> and 14<sup>th</sup> Street. This two-lane section has a linear parkway/ landscape corridor on the south side of the roadway, adjacent to Parcel 18.