

## 3 PROJECT DESCRIPTION

### 3.1 OVERVIEW

Placer County is proposing to update the 1997 Sunset Industrial Area (SIA) Plan. The proposed plan update, now called the *Sunset Area Plan* (SAP), identifies a higher density mix of labor- and employment-intensive uses with an emphasis on innovation and creativity. Nested within the SAP, the proposed *Placer Ranch Specific Plan* (PRSP) includes a mixed-use town center, commercial and office uses, a university site, and a diverse housing mix. Both of these plans together, along with other supporting infrastructure, are referred to as the “project.” The project is described in detail below.

### 3.2 PROJECT LOCATION

#### 3.2.1 Sunset Area Plan Location

The existing SIA Plan area, which includes the PRSP area, encompasses 8,172 acres in unincorporated west Placer County. The proposed SAP area (Exhibit 3-1) includes an additional 325 acres west of the SIA for a total of 8,497 acres. West Placer County is characterized by a mix of urban, suburban, and rural land uses and is influenced by the Sacramento Metropolitan Area. The SAP area covers 13.9 square miles between the cities of Rocklin to the east, Roseville to the south, and Lincoln to the north and unincorporated Placer County to the west. The area west of the plan area is primarily farmland. Major landforms in the region include the Sierra Nevada to the east and Folsom Lake to the southeast. Approximately 25 miles from downtown Sacramento, the plan area is located immediately west of SR 65, which connects to I-80 to the south and SR 99 to the north.

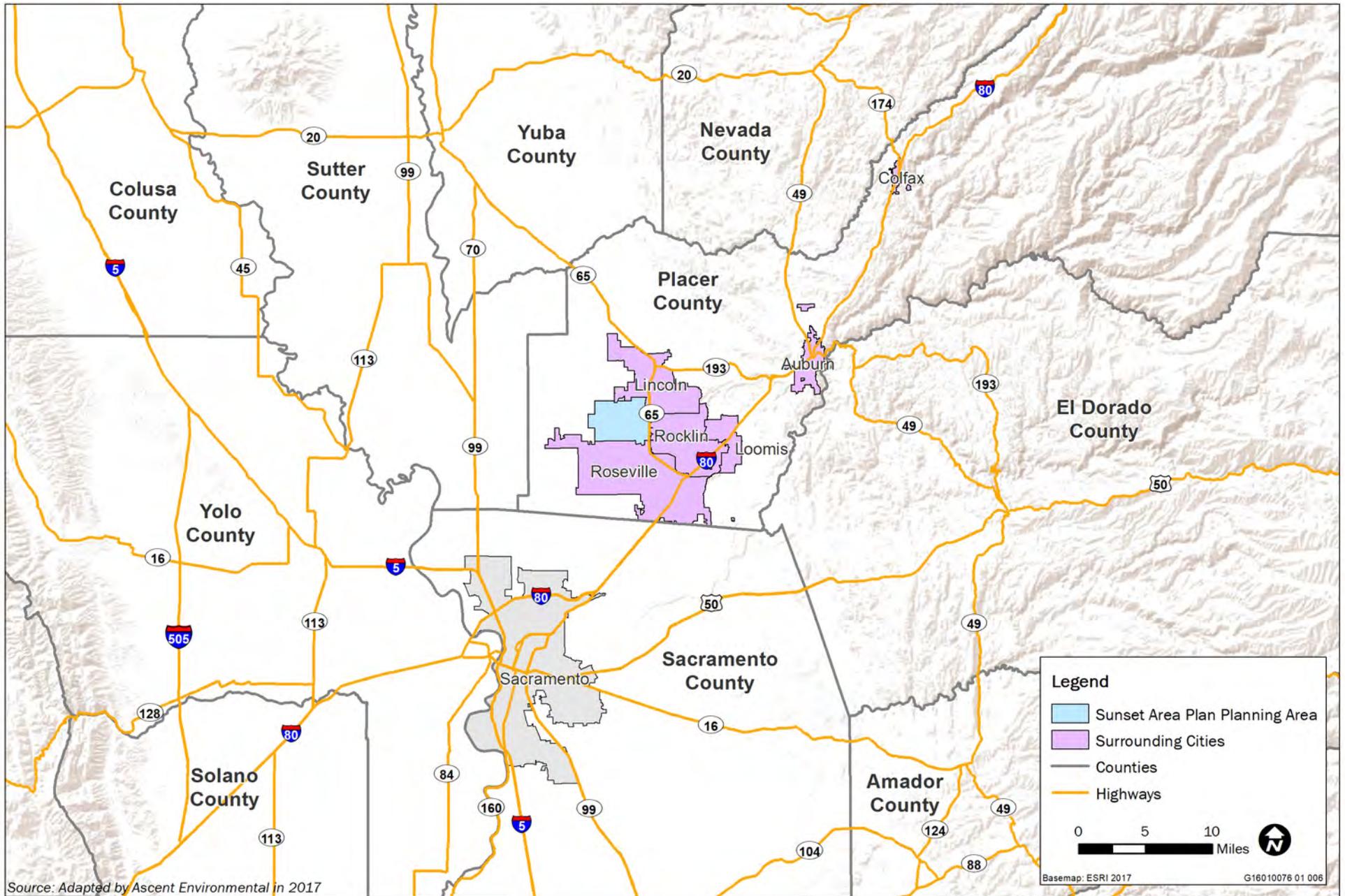
#### 3.2.2 Placer Ranch Specific Plan Location

The proposed PRSP area encompasses 2,213 acres in the southern portion of the SAP area. The southern boundary of the PRSP area is contiguous with the Roseville city limits, and the northern boundary is defined, in part, by the existing alignment of Sunset Boulevard West, west of Fiddymont Road (Exhibit 3-2). The locations of the SAP area, the PRSP area, as well as the locations of the other supporting infrastructure necessary to support these plans, are identified in Exhibit 3-3.

### 3.3 BACKGROUND

#### 3.3.1 Sunset Area Plan Background

An area plan is a supplement to a general plan that provides additional goals, policies, and programs and designates anticipated land use for a subregion within the general plan area. Every county and city in California is required by state law to prepare and maintain a general plan. A general plan serves as the jurisdiction’s “constitution” or “blueprint” for future decisions concerning land use and resource conservation. All specific plans, subdivisions, public works projects, and zoning decisions must be consistent with the general plan. An area plan addresses many of the same topics as a general plan, but it focuses on a smaller area, allowing communities to comprehensively address issues and opportunities in distinct areas.



Source: Adapted by Ascent Environmental in 2017

**Legend**

- Sunset Area Plan Planning Area
- Surrounding Cities
- Counties
- Highways

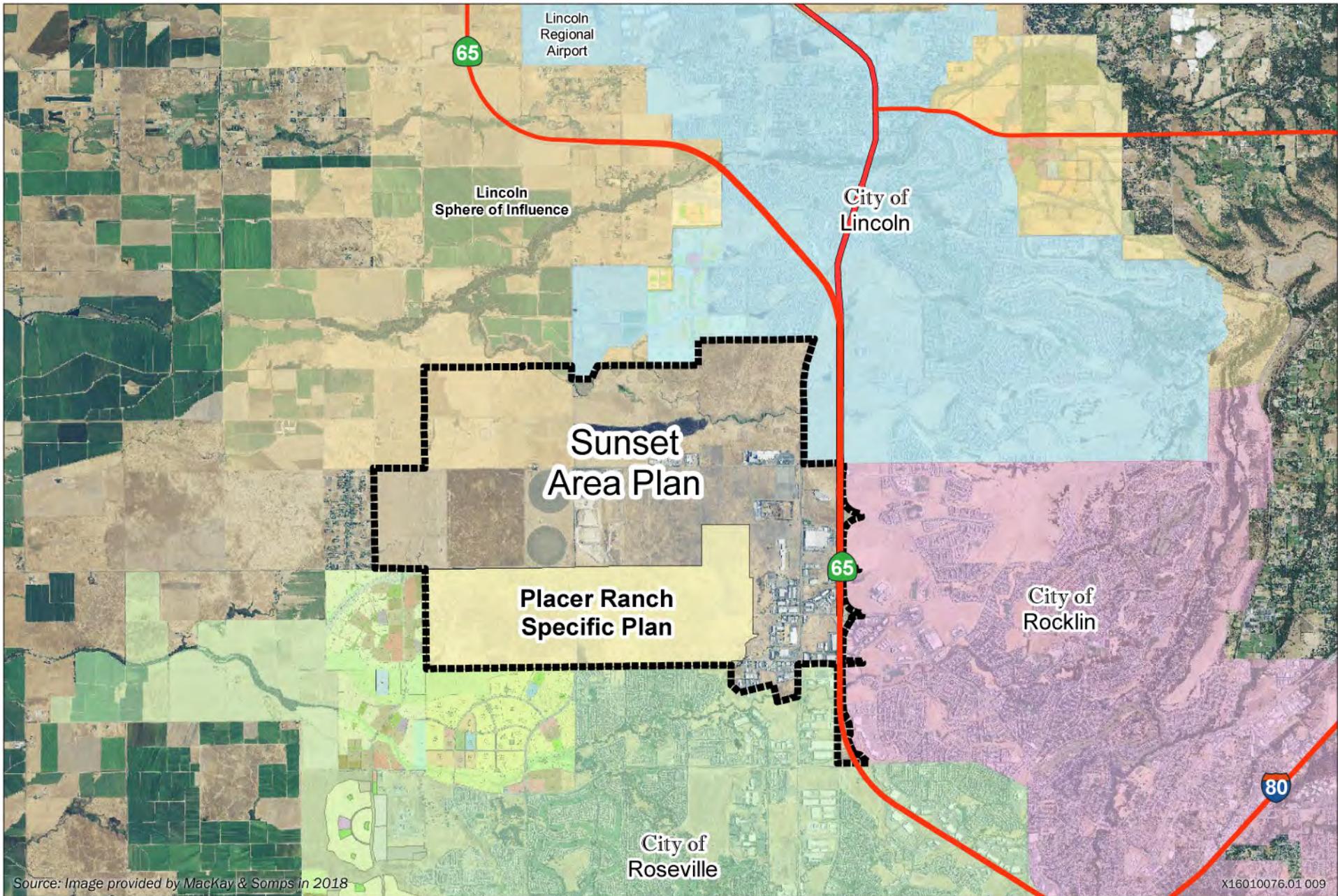
0 5 10 Miles

Basemap: ESRI 2017 G16010076 01 006

**Exhibit 3-1**

**Project Vicinity**

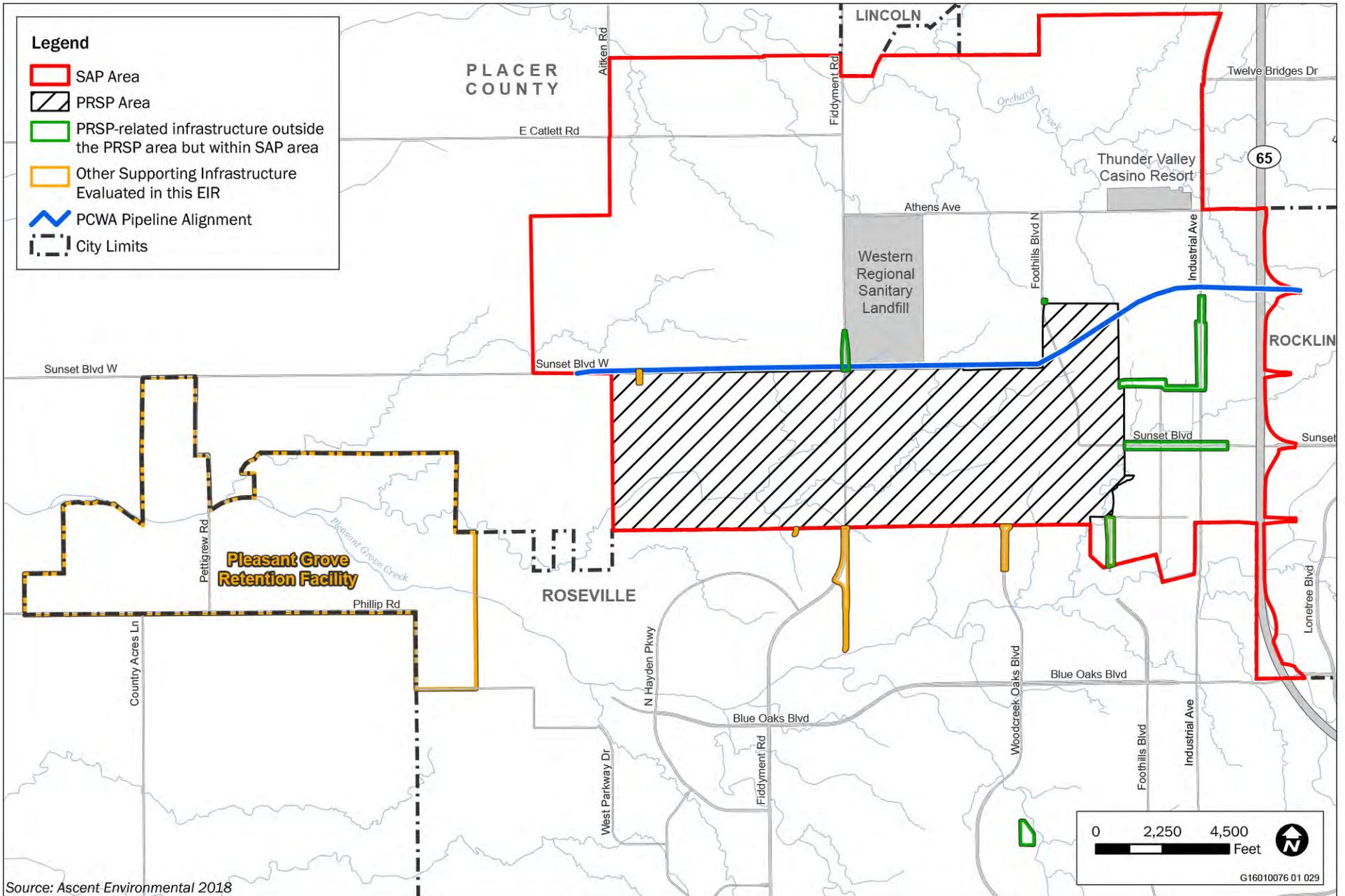




**Exhibit 3-2**

**Project Location**





**Exhibit 3-3**

**Project Area**



The current SIA Plan was adopted by the Placer County Board of Supervisors in 1997. At that time, the County envisioned the area as a job center that would provide regional benefit and create primary wage-earner jobs for residents of local cities and unincorporated areas. The plan recognized that the plan area was large and absorption would likely be slow. However, a key strategic goal was to preserve an area for opportunities that would not be precluded because of residential encroachment. That vision has not yet been realized, with almost 90 percent of the area remaining undeveloped. Generally, development has been variable since the SIA Plan was adopted, resulting in a patchwork pattern of sometimes incongruous uses and buildings. The most recent nationwide economic recession resulted in higher vacancy rates within industrial complexes within the plan area.

There have, however, been some business expansions and new development activity during this time within the plan area. Thunder Valley Casino Resort, located at the intersection of Athens and Industrial Avenues, is the largest new development activity within the plan area since 1997, having expanded to become a full-service casino with a 297-room hotel, spa, concert, and gaming facility. Additionally, some core industrial uses have started to take hold in the southeastern corner of the plan area.

With the proposed SAP, the County's vision for the Sunset Area has evolved from the 1997 SIA Plan, with a vision for more diverse opportunities for employment, education, entertainment, and residential uses.

The first step in the planning process for the SAP was the characterization and assessment of existing conditions. This information is documented in the Draft *Sunset Industrial Area Plan Update Existing Conditions Report*, published in October 2015, which takes an objective, policy-neutral "snapshot" of the plan area's current (as of 2015) trends and conditions. A market analysis was completed in July 2015, provides an overview of the dynamics of the South Placer market and explores the development potential in the plan area from an economic perspective. An opportunities and constraints report, published in January 2016, focused on key issues and opportunities with potential policy implications for development of the plan area. The overall intent of the report was to direct the development of SAP goals, policies, and implementation programs.

The Draft SAP, PRSP, and supporting documents described above are available on the County's website at <http://www.placer.ca.gov/departments/communitydevelopment/planning/sunset>.

### **3.3.2 Placer Ranch Specific Plan Background**

The 2,213-acre PRSP area covers the southwestern portion of the SAP area. Development of this property has been contemplated since 2003, when a local property owner expressed the desire to provide to California State University, Sacramento (Sac State) approximately 300 acres of the PRSP area for the Sac State-Placer Center and began pursuing land use entitlements through Placer County. Before release of the Draft EIR for that previous project iteration, the applicant withdrew the development application from the County and initiated processing with the City of Roseville. The application was suspended in 2008. In May 2016, the Placer County Board of Supervisors authorized County staff to begin processing the PRSP in conjunction with the SAP planning process.

## **3.4 GOALS AND OBJECTIVES**

### **3.4.1 Sunset Area Plan Objectives**

The overarching vision of the SAP is to take advantage of opportunities to create a unique employment, entertainment, and education center that would provide regional benefit, create primary wage-earner jobs for residents of nearby cities and unincorporated areas, and help to generate revenue to fund countywide services. The objectives that would help realize this vision are as follows:

- ▲ **High-Quality Design and Amenities:** Establish and maintain high-quality standards for architectural and aesthetic design that ensure creation and maintenance of value. Project design should integrate amenities that add interest and character, including amenities that take advantage of the Sunset Area’s natural and open space features.
- ▲ **Infrastructure Improvement:** Improve Sunset Area infrastructure with an emphasis on transportation improvements and the extension of public sewer and water to expand the supply of “shovel-ready” sites.
- ▲ **Streamlining:** Streamline the land development review process for CEQA compliance and project entitlements.
- ▲ **Diversity of Opportunity:** Broaden the range of development opportunities in the Sunset Area, including support for postsecondary education facilities and associated uses (e.g., commercial, residential, research) in the PRSP area.
- ▲ **Economic Innovation and Creativity:** Transition to a more high-employee density, labor-intensive mix of uses with an emphasis on goods and services focused on innovation and creativity.
- ▲ **Housing Diversity:** Support the provision of housing types not otherwise available locally to accommodate employees of Sunset Area businesses.
- ▲ **Preservation of Existing Operations:** Preserve the viability of industrial and large-scale manufacturing operations in the Sunset Area.
- ▲ **Retention of Unique Land Supply:** Retain the large supply of large development sites in the Sunset Area by discouraging subdivisions that diminish long-term value and foreclose unique development opportunities.
- ▲ **Protection from Incompatible Uses:** Protect existing and future development from adverse impacts associated with incompatible uses.
- ▲ **Promotion of Active Transportation and Complete Streets:** Provide a network of connected bike lanes, shared-use paths and sidewalks to accommodate cycling and walking for both functional and recreational purposes. This includes requiring street designs that balance the needs of motorists, cyclists, and pedestrians and ensuring connectivity with adjacent areas in Lincoln, Rocklin, Roseville, and unincorporated Placer County.

### 3.4.2 Placer Ranch Specific Plan Objectives

The objectives of the PRSP are more specific than those of the SAP and are more focused on the provision of university and residential uses than the larger SAP. The objectives of the PRSP are as follows:

- ▲ **Conduct Comprehensive Planning:** Prepare a Specific Plan and associated regulatory documents that collectively create a comprehensive development plan for Placer Ranch, which facilitates development in the Sunset Area in a consistent and orderly manner and that assists in accommodating Placer County’s share of the region’s future population growth.
- ▲ **Integrate Placer Ranch with the Sunset Area Plan:** Ensure that development of the Placer Ranch community is designed to function as a stand-alone project that is consistent with the goals and policies of the Sunset Area Plan, and contributes to development in the Sunset Area Plan and adjacent development areas in Roseville, Rocklin, and Lincoln.

- ▲ **Provide a Balanced Land Use Mix:** Provide for a mix of residential and employment generating land uses, which at buildout, can feasibly support the development plan including provisions for parks, schools, a university, backbone infrastructure, and other public facilities, as well as the project's planned commercial and employment centers.
- ▲ **Catalyze Development of the Entire Sunset Area:** Create business development opportunities that will catalyze the grander vision of creating a large-scale job center in the Sunset Area Plan, which provides land for a new university and supporting employment center, retail, and residential land uses.
- ▲ **Establish a Site for California State University, Sacramento–Placer Campus:** Provide 300 +/- acres to California State University system (CSU) for development of a Sacramento State (Sac State) off-campus center in Placer County, which is sized to potentially accommodate up to 30,000 students (25,000 Sac State and 5,000 Sierra College).
- ▲ **Establish a Major Employment Center:** Create a large-scale job center that supports a wide range of employment opportunities, which implements Placer County's vision for the Sunset Area by planning for uses that allow research and development, office, retail and commercial, innovation/technology, and light manufacturing uses.
- ▲ **Incorporate a Town Center:** Establish a land use framework to create a mixed-use, urban center adjacent to employment centers and the university site, which will provide retail goods, services, and multifamily housing that benefit from proximity to job clusters.
- ▲ **Provide Diverse Housing Opportunities:** Establish places for construction of a diverse array of housing types including single-family homes in conventional and compact development patterns, townhomes, apartments, lofts, active-adult housing, dormitories, faculty housing, and housing in mixed-use buildings.
- ▲ **Meet Regional Housing Needs Allocation:** Aid the County in achieving a fair share of its obligation to accommodate a percentage of the region's forecasted population growth, as mandated by the California Department of Housing and Community Development and as directed by the Sacramento Council of Governments, including applicable provisions of Senate Bill 812.
- ▲ **Supply Land Areas for Public Uses:** Ensure that the development plan provides an appropriate balance of land uses to economically support development of community-wide public and civic facilities, including an elementary school, middle school, neighborhood parks, miniparks, and open spaces.
- ▲ **Integrate Plans for Placer Parkway:** Establish a corridor for the future construction of Placer Parkway, including land areas for roadway interchanges at Foothills Boulevard and Fiddymont Road.
- ▲ **Establish Open Space for Habitat Conservation:** Create a balanced plan for on-site habitat conservation and development through the creation of open space corridors that will permanently protect sensitive resource areas and drainage ways.
- ▲ **Participate in the Placer County Conservation Plan (PCCP):** Participate in the PCCP to facilitate the permanent preservation of several types of natural resources and biological communities located throughout western Placer County.
- ▲ **Ensure Economic Viability:** Provide land use phasing and public facilities financing plans that enable the Plan Area to develop in an economically feasible manner.
- ▲ **Create a Fiscally Responsible Plan:** Ensure that the development plan creates a balanced community that can be implemented in a fiscally responsible manner, with neutral or positive impacts on Placer County and the provision for revenue sources for the long-term maintenance of open space areas, park facilities, landscape corridors, public services, and infrastructure.

- ▲ **Foster Sustainable Community Design:** Aid the County in achieving its objectives for long-term sustainability through project design and building practices that incorporate measures to reduce energy usage, conserve water, incorporate water efficient landscaping, treat stormwater, and reduce reliance on the automobile.
- ▲ **Enable Blueprint Consistency:** Create a development plan that is consistent with the growth principles identified in the Sacramento Area Council of Government's Blueprint, which consists of providing higher-density residential neighborhoods; more compact forms of development; alternative transportation options, such as Bus Rapid Transit and bicycle use; and an interconnected network of residential neighborhoods, commercial nodes, and employment centers.

## 3.5 PLAN CHARACTERISTICS

### 3.5.1 Sunset Area Plan

#### ORGANIZATION OF THE PLAN

The SAP consists of two documents: the Existing Conditions Report and the Policy Document. The Existing Conditions Report provides a detailed description of a wide range of topics within the Sunset Area, providing decision makers, the public, and local agencies with context for making policy decisions. The Policy Document provides goals, policies, implementation programs, and zoning and development standards for a wide range of issues affecting the use of land within the Sunset Area. The Policy Document also includes the Land Use Diagram, which specifies the type, location, and intensity of development within the plan area, as well as the Circulation Diagram, which depicts the functional classification of existing and proposed streets, roadways, and highways in the Sunset Area.

The SAP Policy Document consists of four parts:

- ▲ **Part I, Introduction,** provides an overview of the SAP, plan objectives, structure and organization of the document, and background information on the plan area.
- ▲ **Part II, Goals, Policies, and Implementation Programs,** presents the goals, policies, and implementation programs of the plan. This section is divided into nine sections:
  1. Land Use and Economic Development,
  2. Transportation and Mobility,
  3. Public Facilities and Services,
  4. Natural Resources,
  5. Cultural Resources,
  6. Noise,
  7. Health and Safety,
  8. Housing, and
  9. Implementation.
- ▲ **Part III, Implementing Zoning Regulations,** includes the zoning provisions adopted in conjunction with the goals and policies of the plan.
- ▲ **Part IV, Appendices,** contains the following appendices:
  - Appendix A: Corridor Design Guidelines and Development Standards. These guidelines and standards address streetscape and project standards/guidelines, including graphic illustrations to convey the vision for these key corridors within the Sunset Area and gateways into the area.

- Appendix B contains the resolutions of adoption and the ordinances amending the zoning maps and adopting the fee programs.

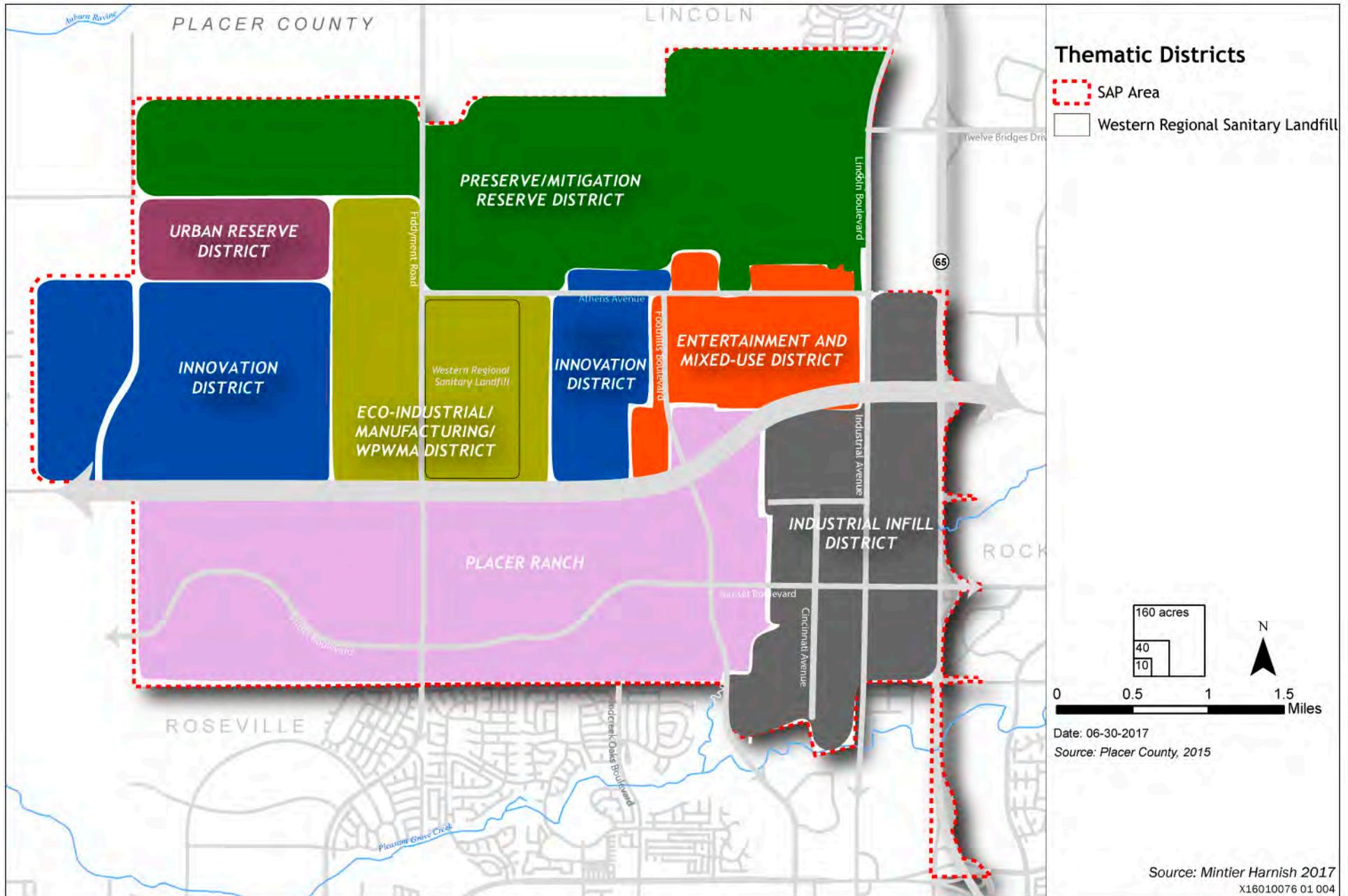
## FEATURES OF THE SUNSET AREA PLAN

### Land Use

#### Thematic Districts

The SAP is divided into seven thematic districts that reflect discrete development opportunities that make up the vision for the SAP area. These districts frame the broader land use patterns and motifs that serve as the vision and the basis for the specific land use designations. The seven thematic districts are shown in Exhibit 3-4 and described below:

- ▲ **Industrial Infill District.** The Industrial Infill District is located on the eastern edge of the SAP area and is anchored by Industrial and Cincinnati Avenues. The district would continue to support a range of light industrial, sales-service, and ancillary highway service commercial (e.g., hotels, services). This area is envisioned to develop more employment-intensive industrial uses than it has historically.
- ▲ **Eco-Industrial/Manufacturing/WPWMA District.** The Eco-Industrial/Manufacturing/WPWMA District includes and surrounds the Western Placer Waste Management Authority (WPWMA) landfill and materials recovery facility (MRF). In this area, there is an opportunity to build an integrated eco-industrial and manufacturing district, as it has the parcel sizes to accommodate major users involved in goods production.
- ▲ **Innovation Center District.** The Innovation Center District is located on the east and west sides of the Eco-Industrial/Manufacturing/WPWMA District. It is intended to support a mix of industry clusters and includes a mix of small and large industries in all stages of business life cycles. The focus of this district is on businesses that emphasize innovation and creativity. Given the proximity to existing and proposed higher education facilities, facilities that support academic research (either within or proximate to the area) can be an important component. The County expects users in this district to prefer more upscale amenities and fewer heavy manufacturing users.
- ▲ **Entertainment and Mixed-Use District.** The Entertainment and Mixed-Use District includes Thunder Valley Casino Resort. The United Auburn Indian Community has acquired substantial holdings around its existing Thunder Valley facilities with an interest in developing compatible, entertainment-related uses, such as indoor/outdoor commercial recreation uses and various retail concepts. The combination of available land and the prospect of high-capacity transportation access make the Sunset Area one of the few regional locations suitable to accommodate a superregional destination center.
- ▲ **Urban Reserve District.** The Urban Reserve District is located on the western edge of the Sunset Area, west of the WPWMA facilities. With its easy access and visibility from the future Placer Parkway, this area is an excellent setting for future urban uses (e.g., commerce park, business park, innovation centers). Until it is ready for more detailed planning, however, it would continue to be limited to agricultural uses.



**Thematic Districts**

- SAP Area
- Western Regional Sanitary Landfill

160 acres  
40  
10

0 0.5 1 1.5 Miles

Date: 06-30-2017  
Source: Placer County, 2015

Source: Mintier Harnish 2017  
X16010076 01.004

**Exhibit 3-4**

**SAP Thematic Districts**



- ▲ **Preserve/Mitigation Reserve District.** The Preserve/Mitigation Reserve District covers the entire northern extent of the Sunset Area. Approximately 1,000 acres of this area are already preserved as permanent open space in three existing reserves: Orchard Creek Conservation Bank, Warm Springs Mitigation Bank, and Moore Ranch Conservancy. Another 1,300 acres are being considered for reserve acquisition, including the proposed 798-acre Antonio Mountain Ranch Conservation and Mitigation Bank.
- ▲ **Placer Ranch Specific Plan.** The PRSP is described in detail following the description of the SAP.

### Land Use Designations

The SAP Land Use Diagram, shown in Exhibit 3-5, shows the location of each of the 10 proposed land use designations, discussed below. The Land Use Diagram serves as the official policy on the allocation and distribution of different land uses within the SAP area. It is intended to carry out the overall vision for the plan area; therefore, the designations are reflective of the SAP thematic districts.

### **General Commercial**

The General Commercial (GC) designation provides for retail and service commercial uses along Sunset Boulevard near SR 65. It is intended to provide goods and services to the businesses and the employees working within the Sunset Area, as well as travelers using SR 65. Typical uses permitted under the GC designation are as follows:

- ▲ retail stores,
- ▲ restaurants,
- ▲ service commercial uses, and
- ▲ necessary public utility and safety facilities.

### **Entertainment Mixed-Use**

The Entertainment Mixed-Use (EMU) designation provides for entertainment-oriented and visitor-serving uses that would draw customers from beyond west Placer County. It is intended to leverage the convenient transportation access at the future Placer Parkway/Foothills Boulevard interchange, visibility from Placer Parkway and SR 65, and proximity to Thunder Valley Casino Resort. The EMU designation also anticipates the potential need for residential uses to support the workforce employed in the area. Typical uses permitted under the EMU designation are as follows:

- ▲ entertainment venues,
- ▲ indoor/outdoor commercial recreation,
- ▲ superregional destination retail,
- ▲ shopping,
- ▲ restaurants,
- ▲ recreational facilities,
- ▲ lodging,
- ▲ healthcare-related services,
- ▲ residential uses ancillary to or supportive of primary employment uses (excluding single-family residential uses), and
- ▲ necessary public utility and safety facilities.

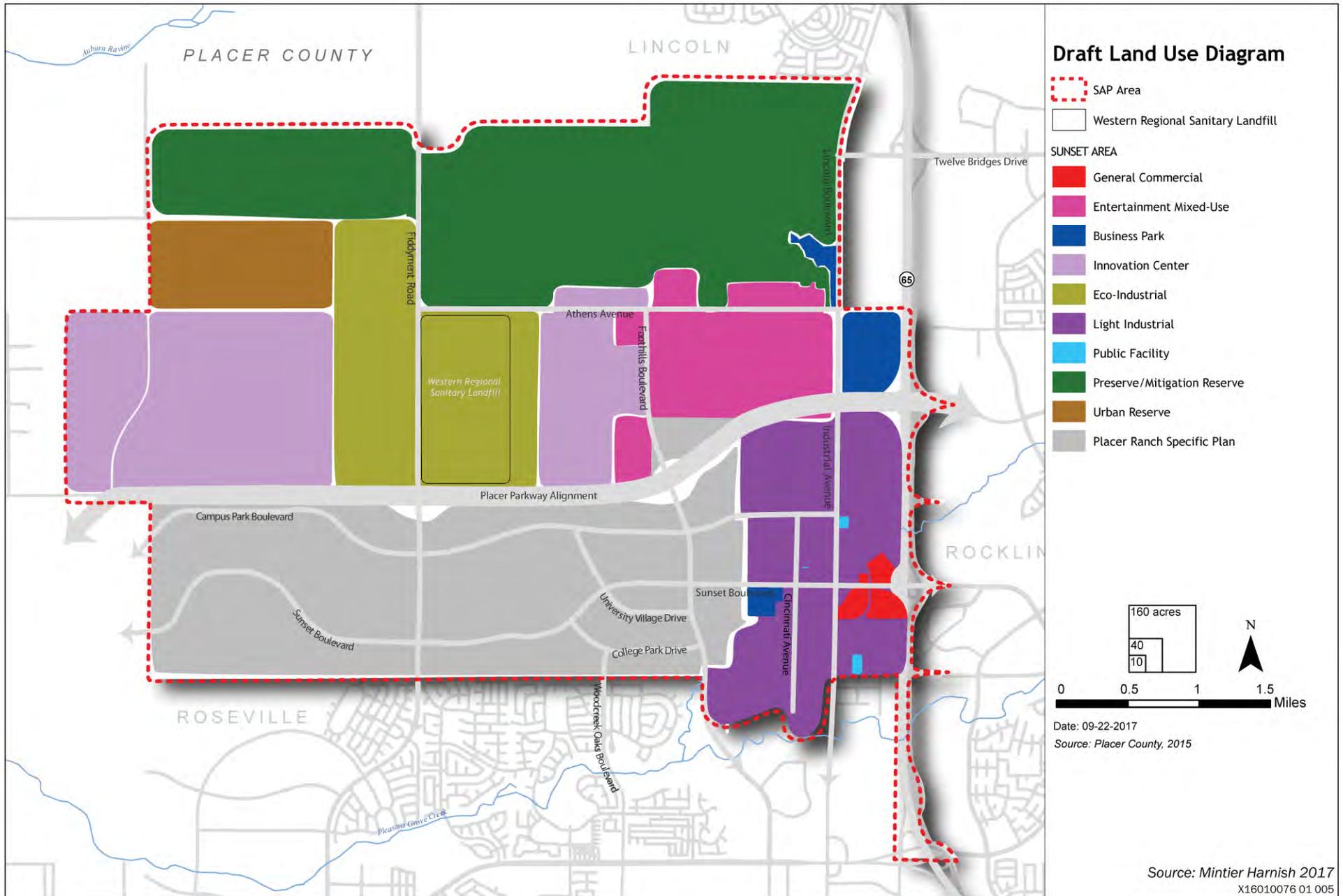


Exhibit 3-5

SAP Land Use Diagram



**Business Park**

The Business Park (BPK) designation provides for employee-intensive industrial and professional uses, including uses that typically have a campus like setting. It is intended to provide for businesses that involve large numbers of employees and facilities that are attractive and environmentally sensitive. The BPK designation is applied to areas with high visibility and good access to major transportation routes. Uses that involve outdoor manufacturing or storage, or that emit any appreciable amount of visible gases, particulates, steam, heat, odors, vibrations, glare, dust, or excessive noise, are discouraged within this designation. Typical uses permitted under the BPK designation are as follows:

- ▲ professional offices,
- ▲ R&D facilities,
- ▲ light manufacturing and assembly,
- ▲ retail and service commercial uses necessary to support other allowed uses, and
- ▲ necessary public utility and safety facilities.

**Innovation Center**

The Innovation Center (IC) designation accommodates a mix of industry clusters (e.g., information technology, life sciences, knowledge-based, creative), with a mix of small and large operations, in an amenity-rich setting with a high level of finish. It also provides the flexibility to integrate innovative residential uses developed in otherwise nonresidential projects. The proximity to the California State University, Sacramento – Placer Center in the PRSP area and the Regional University Specific Plan to the west provides opportunity to academically related businesses with a preference for vital and dynamic town center surroundings. Typical uses permitted under the IC designation are as follows:

- ▲ light industrial/flex,
- ▲ office,
- ▲ laboratories,
- ▲ R&D,
- ▲ retail and other services catering to other tenants/users in the area,
- ▲ residential uses ancillary to or supportive of primary employment uses (excluding single-family residential uses), and
- ▲ necessary public utility and safety facilities.

**Eco-Industrial**

The Eco-Industrial (EI) designation provides for ongoing operation of the landfill and MRF, as well as for industrial and manufacturing uses focused on alternative waste-to-energy technologies, recovery and reuse of materials, and other solid waste-related R&D, and related advanced manufacturing, perhaps in conjunction with the nearby universities. Typical uses permitted under the EI designation are as follows:

- ▲ manufacturing and remanufacturing, including advanced materials;
- ▲ construction and demolition debris recycling;
- ▲ plastics processing (grinding, washing, pelletizing, molding);
- ▲ paper conversion;
- ▲ wood salvage and remilling;
- ▲ glass processing/manufacturing;
- ▲ scrap tire recycling/baling;
- ▲ electronics repair, remanufacturing, and recycling;
- ▲ nonprofit/small industry incubator;
- ▲ landfill and MRF operations; and
- ▲ necessary public utility and safety facilities.

**Light Industrial**

The Light Industrial (LI) designation provides for a wide variety of uses, including office/flex, R&D, light manufacturing, assembly, and distribution activities. This designation is applied to areas with good access to major truck transportation routes and rail lines, located near concentrated residential areas so that employee commute times and distances are minimized. The range of uses within this designation may call for the identification of subdistricts to minimize car/truck conflicts. Typical uses permitted under the LI designation are as follows:

- ▲ light manufacturing and assembly,
- ▲ storage and distribution,
- ▲ R&D activities,
- ▲ business support services,
- ▲ retail and service commercial uses necessary to support other allowed uses,
- ▲ breweries,
- ▲ tasting rooms,
- ▲ commercial recreation,
- ▲ residential uses ancillary to or supportive of primary employment uses (excluding single-family residential uses), and
- ▲ necessary public utility and safety facilities.

**Public Facility**

The Public Facility (PF) designation is applied to government-owned facilities and quasi-public facilities in a variety of rural and urban settings. In the Sunset Area, this designation is applied to areas with existing public or quasi-public facilities and land uses, or to publicly owned lands intended for development with public facilities. As more refined plans are completed to implement to the Area Plan, the PF designation will be applied as appropriate. Typical uses permitted under the PF designation are as follows:

- ▲ government offices and corporation yards,
- ▲ service centers and other institutional facilities,
- ▲ schools,
- ▲ solid and liquid waste facilities,
- ▲ public utility and safety facilities,
- ▲ landfills and other solid waste facilities,
- ▲ park-and-ride lots, and
- ▲ transit facilities/stops.

**Preserve/Mitigation Reserve**

The Preserve/Mitigation Reserve (P/MR) designation is applied to lands specifically reserved or proposed for watershed preservation, passive outdoor recreation, wilderness, or wildlife/environmental preserves; sites or portions of sites with natural features, such as unique topography, vegetation, habitat, or stream courses; areas providing buffers between different, potentially incompatible types of land use, such as intensive agricultural operations and residential uses, hazardous areas and/or land uses and areas with concentrations of population, and residential areas and important community facilities, such as the Western Regional Sanitary Landfill (WRSL); and areas intended to preserve community identity by providing separation between communities. Structural development is restricted to accessory structures necessary to support the primary allowed uses. This designation includes three existing reserves: Orchard Creek

Conservation Bank, Warm Springs Mitigation Bank, and Moore Ranch Conservancy. Typical uses permitted under the P/MR designation are as follows:

- ▲ mitigation banks,
- ▲ natural resource conservation areas, and
- ▲ necessary public utility and safety facilities.

### Urban Reserve

The Urban Reserve (UR) designation is applied to land to be developed beyond the timeframe of the SAP. In the short term and midterm, these areas would remain in a reserve designation that allows interim agricultural uses. In advance of these areas being planned and developed for urban uses, typical uses permitted under the UR designation are as follows:

- ▲ crop production, orchards and vineyards, grazing, pasture and rangeland;
- ▲ necessary public utility and safety facilities; and
- ▲ agriculture-supporting residential in areas used for agriculture includes one principal dwelling and one secondary dwelling per lot.

### PRSP

The PRSP nests within the SAP area and is designated “PRSP” on the SAP Land Use Diagram. Its designation applies to the specific plan area; however, the specific land use designations applicable to the PRSP area are contained within the PRSP Land Use Diagram. The PRSP is described in detail in Section 3.5.2.

### Development Density

Table 3-1 lists the land use designations shown on the land use diagram along with the standards for density and intensity for each designation. For the nonresidential uses, the standards are stated in terms of allowable floor area ratio (FAR). FAR is the ratio of the gross building square footage permitted on a lot to the net square footage of the lot. For example, on a lot with 10,000 square feet (sq. ft.) of land area, an FAR of 1.00 will allow 10,000 sq. ft. of building floor area to be built, regardless of the number of stories in the building (e.g., 5,000 sq. ft. per floor on two floors or 10,000 sq. ft. on one floor). On the same lot, an FAR of 0.50 would allow 5,000 sq. ft. of floor area and an FAR of 0.25 would allow 2,500 sq. ft.

**Table 3-1 SAP Development Density by Land Use Designation**

Land Use Designation	Acres	Floor Area Ratio		Dwelling Units per Acre
		Low	High	
General Commercial	34.2	0.15	0.75	-
Entertainment Mixed-Use	516.8	0.15	1.00	10-30
Business Park	147.3	0.20	0.50	-
Innovation Center	1,244.7	0.20	0.50	10-30
Eco-Industrial	927.4	0.20	0.60	-
Light Industrial	749.9	0.20	0.50	10-30
Public Facility	6.3	-	-	-
Preserve/Mitigation Reserve	1,943.4	-	0.02	-
Urban Reserve	320.4	-	0.02	-
PRSP	2,213.3	See Table 3-4	See Table 3-4	See Table 3-4
<b>Total</b>	<b>8,103.7</b>			

Source: Information provided by Mintier Harnish in 2017

While the Land Use Diagram specifies primarily nonresidential uses, it also includes residential uses to accommodate workers employed in the nonresidential designations. The intent is that the residential uses would be incidental and subordinate to primary employment generating uses within the nonresidential designations. The allowance of such residential uses is limited to multi-family housing which will help implement the following policies and goals from the *Placer County General Plan* Housing Element:

- ▲ **County's Housing Element Program B-12 (Multi-Family Housing on Commercial Sites):** MULTI-FAMILY HOUSING ON COMMERCIAL SITES: To facilitate the construction of high-density housing on commercially-zoned sites, the County shall consider amending the Zoning Ordinance provisions for multi-family housing use. These revisions may include amending the zoning ordinance to allow multi-family dwellings of 20 or fewer units/acre as a permitted use by right in the C1 and C2 zone districts. This could also include a Zoning Text Amendment to permit multifamily housing that contains an affordable housing component at 30 units per acre on commercial sites.
- ▲ **Policy A-5:** The County shall facilitate the development of higher-density multi-family development in locations where adequate infrastructure and public services are available by permitting residential uses in commercial zones, allowing flexible development standards, and providing other incentives.
- ▲ **Policy B-4:** The County shall require affordable housing that is to be constructed on site in a new residential project to be dispersed throughout the project to the extent practical given the size of the project and other site constraints.
- ▲ **Policy B-7:** The County shall facilitate expanded housing opportunities that are affordable to the workforce of Placer County.

In particular, the EMU designation is expected to generate the need for workforce housing, and the IC designation would accommodate innovative mixed-use employment centers that could include housing. Accordingly, these designations include standards that assume between 10 and 30 dwelling units per net acre, respectively, for areas proposed for housing. As part of the SAP approval process, an amendment to the Placer County General Plan is proposed to allow densities of up to 30 dwelling units per acre (du/ac) in the SAP, as described in Section 3.7.1.

### **Implementing Zoning Regulations**

The SAP land use designations are intended to represent the overall pattern of land use throughout the SAP area and yet be broad enough to allow for flexibility in implementation (see Exhibit 3-6). The County has also developed zoning regulations and development standards designed to specify in greater detail how the land use designations and policies of the SAP would be implemented. The Implementing Zoning Regulations identify which specific uses within each zone are not allowed and which uses are allowed, have zoning clearance, or require various levels of permitting (administrative review permit, minor use permit, or conditional use permit). Road standards are also included in the development standards for buildout of roadways, pedestrian, and bicycle facilities in accordance with the SAP. The Implementing Zoning Regulations also contain development standards intended to help shape the built environment and implement the vision expressed by the SAP land use designations.

To implement the vision of the SAP, two notable development standards include:

- ▲ the allowance of residential uses within the IC, EMU, LI, and IMU zone districts with density minimums of 10 du/ac and maximums of 30 du/ac;
- ▲ height allowances of up to 150 feet in the IC zone district, 100 feet in the ECO zone district, 100 feet in the EMU zone district (with an additional allowance up to 225 feet for indoor and outdoor Commercial Recreation, Hotel, and Hotel Resort uses), and 75 feet in the BPL zone district.



### **Land Use Buffer Zone Standards**

The *Placer County General Plan* describes several buffer zone standards intended to separate potentially incompatible uses so that the legitimate use of land for one purpose does not detrimentally affect the use of another. For the SAP, the principal concern is to balance the needs of employment-supporting uses, a public university, and residential uses with the operational needs of the WRSL. Revisions to the Placer County General Plan buffer zone standards are proposed as part of the SAP approval process, as described below in Section 3.6.1. These standards, in combination with SAP policies and the Implementing Zoning Regulations, would continue to provide the protection necessary to maintain this balance. Consistent with revised General Plan Policy 4.G.11 the SAP includes policies to establish requirements for minimum landfill buffer limits for residential, commercial, and recreational uses.

### **Land Use and Economic Development Goals and Guidelines**

In terms of goals and policies, the SAP focuses on both economic health and diversity, and on general community health as it relates to the built environment. It also includes goals and policies focused on implementing the land use and development vision expressed by the SAP land use designations.

## **Natural Resources Protection**

### **Placer County Conservation Plan**

The SAP includes cross-reference to the County-proposed PCCP, which encompasses west Placer County, including the SAP area. The goal of the PCCP is to provide an effective framework to protect, enhance, and restore the natural resources in specific areas of west Placer County, while streamlining the permitting of a range of land development, infrastructure improvements, and habitat restoration actions, collectively known as “covered activities.” The PCCP, which will require adoption by the County and approval by the U.S. Fish and Wildlife Service (USFWS), the U.S. Army Corps of Engineers (USACE), and the California Department of Fish and Wildlife (CDFW), includes two separate but complementary plans and programs that support two sets of state and federal permits:

- ▲ **Western Placer County Habitat Conservation Plan and Natural Community Conservation Plan**, after it is adopted by the County and approved by USFWS and CDFW, would be a joint habitat conservation plan and natural community conservation plan that would protect fish and wildlife and their habitats and fulfill the requirements of the federal Endangered Species Act, the California Endangered Species Act, and the California Natural Community and Conservation Planning Act.
- ▲ **Western Placer County Aquatic Resources Program**, after it is adopted by the County and approved by USACE and CDFW, would protect streams, wetlands, and other water resources and fulfill the requirements of the federal Clean Water Act (Sections 401 and 404) and analogous state laws and regulations.

Together, the permits that would be issued under these plans and programs represent the major wetland and other state and federal biological resource-related permits that are typically required for land development activity in west Placer County and the SAP area. The PCCP, after it is adopted and approved, would provide an opportunity to streamline development associated with implementation of the SAP. See Section 4.4, “Biological Resources,” for more detailed information regarding the PCCP and Western Placer County Aquatic Resources Program and the specific permits associated with these programs.

### **SAP Environmental Protection Policies**

The SAP includes a policy framework specifically designed to protect environmental resources. Many of the policies require consistency with the PCCP requirements. Other policies include required stream setbacks and buffers around sensitive habitat, stream restoration requirements, grading restrictions during rainy seasons, inclusion of best management practices (BMPs) to protect water quality, required dust control plans, required use of best available control technologies to control construction exhaust emissions, vehicle trip reduction strategies, and vehicle idling restrictions.

The SAP “Cultural Resources” section contains a single goal with policies focused on identification and protection of the plan area’s significant cultural resources, including paleontological, archaeological, and historical resources. With respect to cultural resources policy, the SAP is virtually identical to the 1997 SIA Plan although it takes into consideration implementation of the state’s Assembly Bill 52 and protection of tribal cultural resources.

The SAP “Noise” section addresses issues related to the development of property and the impact of noise-generating uses and activities on surrounding properties. The primary distinction between the 1997 SIA Plan and the updated SAP is addition of references to residential uses within the Sunset Area and the broadening of the “Noise” section’s policy emphasis to address potential conflicts between residential and nonresidential uses.

The “Health and Safety” section of the SAP focuses on protection of the community from any unreasonable risks associated with the effects of natural or development-induced hazards. The policy emphasis is similar to the 1997 SIA Plan, which emphasizes the need to protect the health and safety of employees within the plan area and residents of nearby areas. The notable exception is the added emphasis on protection of residents within the SAP area.

### **Public Facilities and Services**

The goals and policies of the SAP “Public Facilities and Services” section focus on ensuring the provision of essential facilities and services, including basic infrastructure (e.g., sewer, water, power, streets, solid waste disposal, and drainage facilities) and local governmental services (e.g., fire protection, law enforcement, general municipal government services). The major change from the 1997 SIA Plan is a new focus on facilities and services associated with residential uses (e.g., parks, recreation services, schools, library facilities and services) that were not previously anticipated, because the 1997 plan was exclusively nonresidential.

### **Transportation and Mobility**

One of the objectives of the updated SAP is to make better use of the local and regional transportation system by providing opportunities for residents and employees of the area to travel shorter, more direct routes between home and work, as well as by providing broader choices for personal mobility. The goals and policies of the SAP “Transportation and Mobility” section are intended to improve all elements of the multimodal system, including roadways, active transportation facilities, and transit services. This represents a broadening of the 1997 SIA Plan’s focus, which emphasized roadway development and accommodation of auto and truck traffic. The updated SAP goals and policies reflect this shift, with an emphasis on complete street design and active transportation facilities, including regionally connecting bike and pedestrian trails. Following is a description of the regional and local roadway network, including existing, planned and approved, and proposed roads and roadway improvements.

#### **Regional Roadways**

Regional roadways in proximity to the plan area provide automobile access from outside the west Placer area. Regional roads that serve the PRSP area include:

- ▲ **Interstate 80:** Located approximately 9 miles south of the SAP area, I-80 provides access to the San Francisco Bay Area and Lake Tahoe. I-80 is accessible via SR 65.
- ▲ **State Route 65:** SR 65 is a north-south state highway that begins at I-80 in the City of Roseville and extends north into Yuba County and connects with SR 70 south of Marysville. SR 65 defines the eastern edge of the SAP area and provides access to the plan area via interchanges at Blue Oaks Boulevard, Sunset Boulevard, and Twelve Bridges Drive.

#### **Local Roadways**

The following roadways currently provide access to the SAP area and are integrated into the planned roadway system:

- ▲ **Fiddymment Road:** This two-lane, north-south roadway transects the center of the plan area and extends from the City of Roseville northward to the City of Lincoln. South of the PRSP area, within the City of Roseville, Fiddymment Road is designed as an arterial. North of the PRSP area, Fiddymment Road functions as a rural, two-lane highway.
- ▲ **Sunset Boulevard:** Sunset Boulevard is a two-lane, east-west thoroughfare connecting Foothills Boulevard North to the City of Rocklin. Sunset Boulevard transitions from two lanes to six lanes at the Sunset Boulevard/SR 65 interchange and continues east into the City of Rocklin.
- ▲ **Sunset Boulevard West:** Sunset Boulevard West is an east/west roadway located along a portion of the PRSP's northern boundary, adjacent to Placer Parkway, and extending westward from Fiddymment Road.
- ▲ **Foothills Boulevard North:** Within the SAP area, this two-lane, north-south roadway extends from the western terminus of Sunset Boulevard northward to its terminus at Athens Avenue. A separate and unconnected segment of Foothills Boulevard is located south of the plan area in the City of Roseville, generally extending from Pleasant Grove Creek southward to I-80. Foothills Boulevard North will be renamed Foothills Boulevard after the roadways are connected. For ease of reading, Foothills Boulevard North is referred to as Foothills Boulevard in this EIR.
- ▲ **Athens Avenue:** Athens Avenue is a two-lane, east-west collector road that runs between Fiddymment Road and Industrial Avenue. It provides primary access to both Thunder Valley Casino Resort and the WPWMA facilities.
- ▲ **Industrial Avenue/Lincoln Boulevard:** Industrial Avenue/Lincoln Boulevard is a north-south collector that parallels SR 65 between Roseville and Lincoln. Industrial Avenue extends from Washington Boulevard in Roseville to SR 65 and becomes Lincoln Boulevard through Lincoln. It is the main north-south roadway serving the currently developed parts the SAP area.

### Planned and Approved Roadways

#### **Placer Parkway**

A corridor for Placer Parkway, a planned east-west regional thoroughfare, was approved by South Placer Regional Transportation Authority in 2009 and is planned for construction through the SAP and PRSP areas. Placer Parkway is designed as a high-speed, limited access, four-lane regional expressway between SR 65 in Placer County and SR 99 in Sutter County. The Placer Parkway alignment generally separates the PRSP area from the northern portion of the SAP area, and this expressway would provide primary access from SR 65 to both plan areas with planned interchanges at SR 65, Foothills Boulevard, and Fiddymment Road.

The first phase of Placer Parkway, from SR 65 to Foothills Boulevard North, was approved by Placer County in 2015. Placer Parkway is an approved road that would be constructed regardless of whether the SAP or the PRSP is approved. Therefore, because Placer Parkway is planned to transect the project site, and because the SAP area, including the PRSP area, would connect to this approved roadway, this EIR evaluates potential project-related impacts on the future roadway facility. However, because an EIR was certified for Placer Parkway and the project was approved, this EIR evaluates impacts of Placer Parkway in a cumulative context only and not as a project-specific element.

#### **Foothills Boulevard Extension**

Implementation of the SAP would extend Foothills Boulevard North in a southerly direction to the City of Roseville and would expand this roadway from two lanes to six lanes. See the description of the PRSP roadway network in the PRSP "Circulation and Transportation" discussion below. The extension of Foothills Boulevard from Duluth Avenue to the existing terminus of Foothills Boulevard North was evaluated in the Foothills Business Park Annexation EIR, certified by the City of Roseville in October 2000.

### **Proposed Improvements to Existing Roads**

The following improvements to existing roads are proposed as part of the SAP, including the PRSP:

- ▲ **Fiddymont Road:** Implementation of the SAP would expand this roadway from two lanes to four-to-six lanes. See the description of the PRSP roadway network in the PRSP “Circulation and Transportation” discussion below.
- ▲ **Sunset Boulevard:** Implementation of the SAP would extend Sunset Boulevard west to future Westbrook Boulevard and would expand this roadway from two lanes to four-to-six lanes. See the description of the PRSP roadway network in the PRSP “Circulation and Transportation” discussion below.
- ▲ **Athens Avenue:** The SAP identifies extension of Athens Avenue to Dowd Road and widening the road from two lanes to four to six lanes.
- ▲ **Industrial Avenue:** The SAP identifies the widening of Industrial Avenue from two to four lanes.
- ▲ **South Dowd Road:** Implementation of the SAP would extend Dowd Road south to Westbrook Boulevard and expand this roadway from two to four lanes.
- ▲ **East Catlett Road and Sunset Boulevard West:** Implementation of the SAP would improve these roadways as collectors with pavement widening to allow for bike lanes.

### **SAP Roadway Classifications**

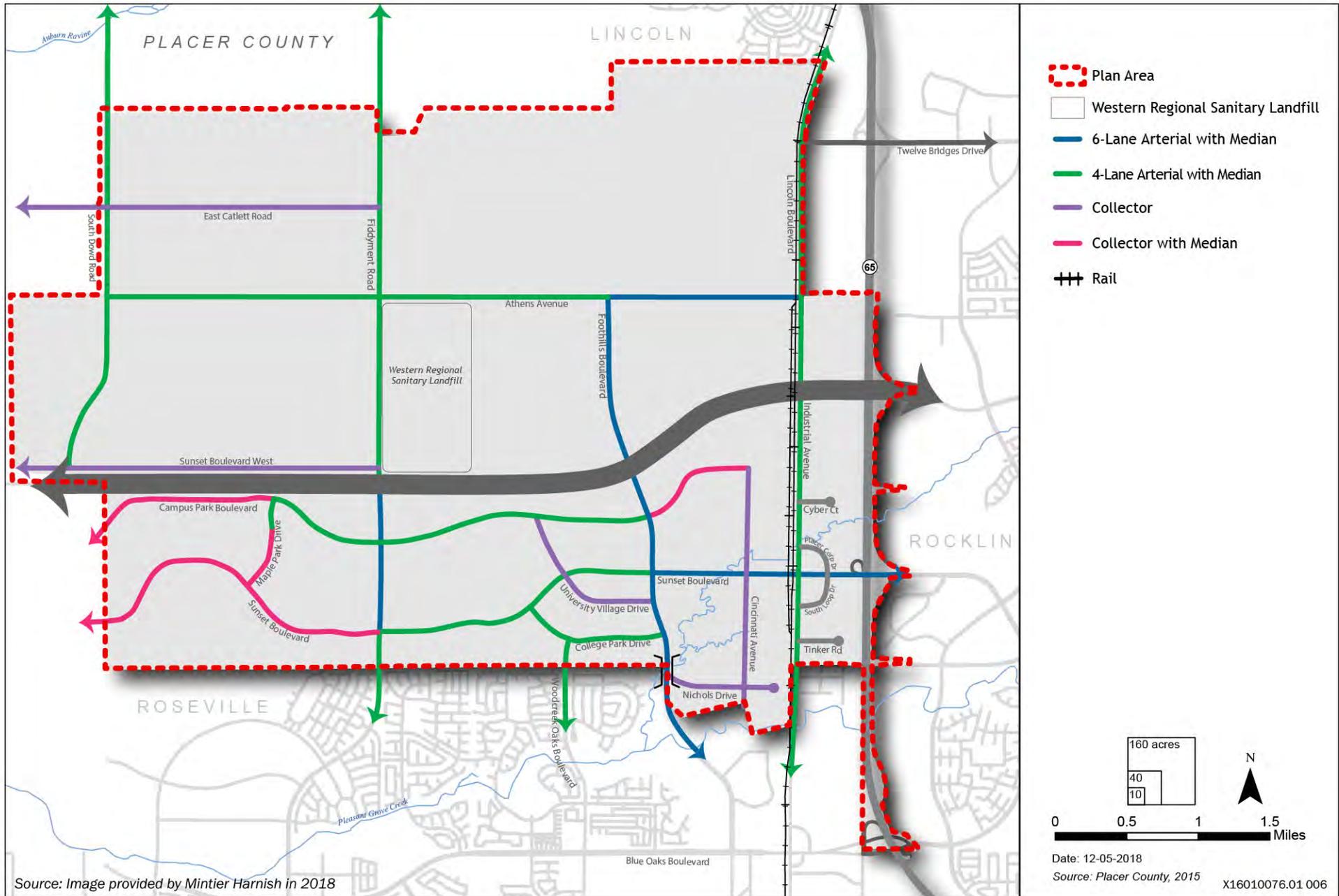
Table 3-2 below outlines the proposed SAP roadway functional classification for the arterial and collector roadways in the plan area and identifies the lane capacity for each roadway. Exhibit 3-7 shows the SAP Circulation Diagram.

It is important to note that several road names were included in exhibits and studies within this document before review and approval of road name reservations by the Placer County Engineering and Surveying Division (ESD)- Addressing for consistency with the Road Naming Policy (Placer County Resolution 86-125) and Addressing Ordinance (Article 15.308 – Placer County Code). The following road names will change because they are already in use in the vicinity or already reserved for another project:

- ▲ Campus Park Boulevard,
- ▲ University Village, and
- ▲ Town Center.

For the sake of consistency with the various earlier studies and reports, the names will remain in this document but will be replaced with generic placeholder road names on the Large Lot Vesting Tentative Map.

Additionally, Sunset Boulevard and Sunset Boulevard West are two separate detached roadways. In accordance with County Road Naming and Addressing Policy, one of these two roadways will likely need to be renamed in the future in order to avoid confusion by emergency responders, delivery services, and the public.



Source: Image provided by Mintier Harnish in 2018

**Exhibit 3-7**

**Circulation Diagram**



**Table 3-2 SAP Roadway Functional Classification**

Roadway Classification	Location	Lane Capacity (number of lanes)
<b>Arterial Roadways</b>		
6-Lane Arterial	Fiddymment Road, south of Placer Parkway Foothills Boulevard Sunset Boulevard, east of Foothills Boulevard Athens Avenue, from Foothills Boulevard to Lincoln Boulevard	6
4-Lane Arterial	Athens Avenue, South Dowd Road to Foothills Boulevard Sunset Boulevard, from Foothills Boulevard to Fiddymment Road South Dowd Road, north of Placer Parkway Fiddymment Road, north of Placer Parkway Campus Park Boulevard <sup>1</sup> from Foothills Boulevard to Maple Park Drive College Park Drive Woodcreek Oaks Boulevard East Catlett Road (between Fiddymment Road and Dowd Road)	4
<b>Collector Roadways</b>		
Collector	Cincinnati Avenue Maple Park Drive Campus Park Boulevard <sup>1</sup> west of Maple Park Drive Campus Park Boulevard <sup>1</sup> east of Foothills Boulevard Sunset Boulevard west of Fiddymment Road Sunset Boulevard West Industrial Avenue University Village Drive <sup>1,2</sup>	2

**Notes:**

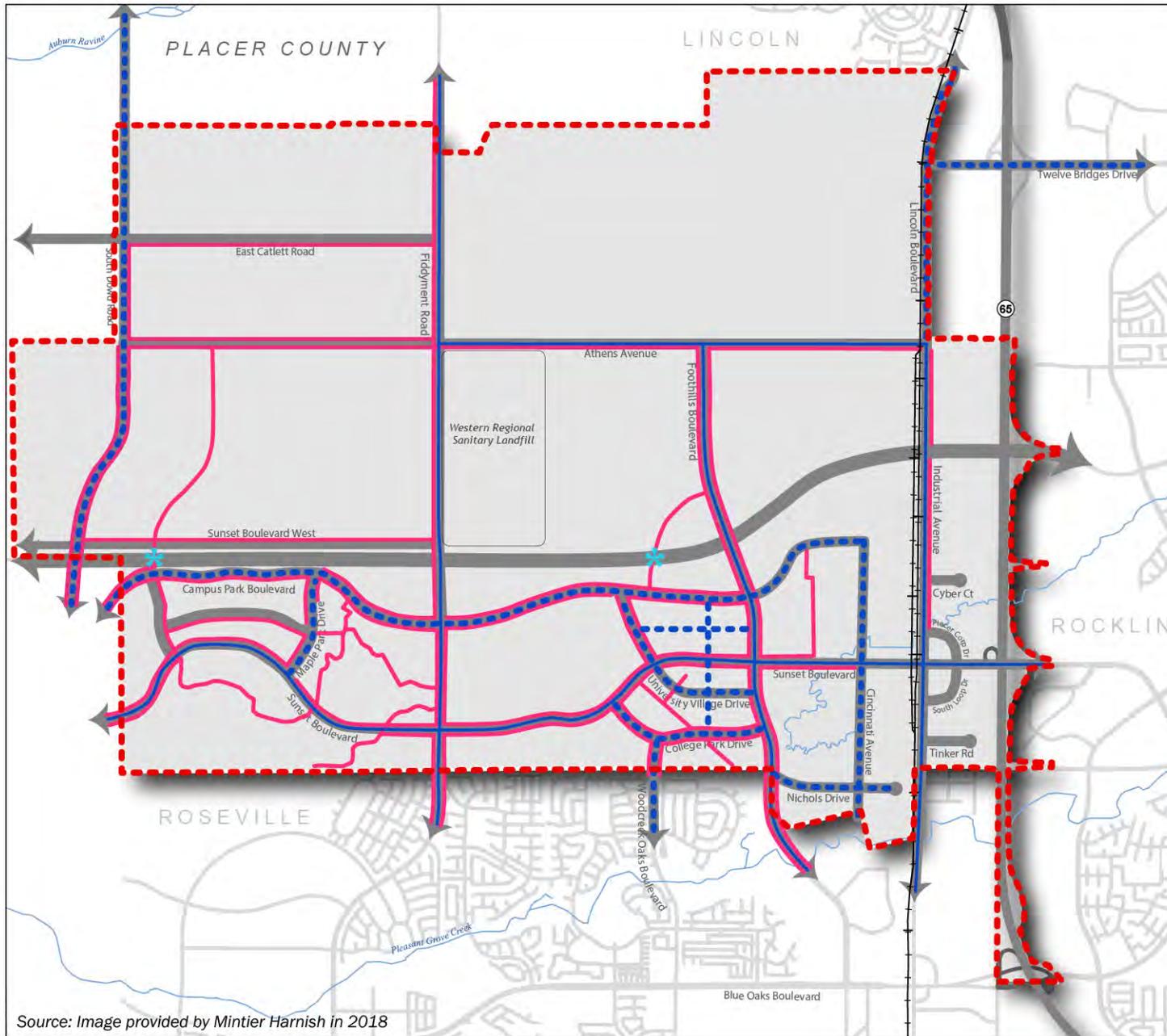
<sup>1</sup> Road names will change

<sup>2</sup> University Village Drive (north of Sunset Boulevard) includes right-of-way to expand the road to a 4-lane arterial if traffic conditions warrant during buildout of the plan area. Initially constructed as a collector, this roadway segment includes additional space in the median to accommodate future road widening, if needed.

Source: Information provided by Mintier Harnish in 2017

**Bicycle and Pedestrian Facilities**

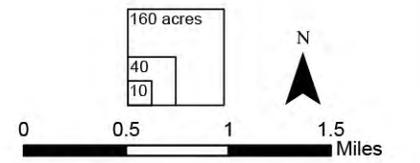
The SAP area is not well-served by facilities that encourage biking and walking, such as a well-connected network of dedicated bike lanes, extensive sidewalks or trails, shade trees, benches, landscaping, green space, safe road crossings, and bike racks/storage. The area lacks bicycle and pedestrian facilities primarily because it is largely undeveloped and because when it was planned, bicycle and pedestrian use was not traditionally associated with industrial uses and therefore was not prioritized in the SIA Plan. The proposed SAP includes a broader mix of uses than the original SIA Plan, and several of the proposed land use types would be well-served by an extensive pedestrian and bicycle network, especially linking the residential and university uses within the PRSP area to the more employment- and entertainment-oriented uses in the remainder of the SAP area (Exhibit 3-8). The proposed SAP identifies goals and policies requiring complete street design that includes sidewalks and curbs, shared-use paths, bicycle lanes, transit accessibility and priority, and shade trees. Other policies require bikeways that link all land uses and provide connection to communities adjacent to the SAP area and provision of bicycle parking. The PRSP area includes a specifically defined network of pedestrian and bicycle facilities. See the “Bicycle and Pedestrian Facilities” section in the PRSP discussion below.



### Mobility Map

- Plan Area
- Western Regional Sanitary Landfill
- Shared Use Path\*
- Class II On-Street Bike Lane
- Buffered Class II On-Street Bike Lane
- Placer Parkway Grade Separation (see Policy TM-2.9)
- Rail

\*Alignments are conceptual; more precise alignments will be determined through subsequent site planning (e.g., specific plans, site development plans).



Date: 12-05-2018  
 Source: Placer County, 2015 X16010076.01 007

Source: Image provided by Mintier Harnish in 2018



### **Public Transit**

Public transit service in the SAP area is limited because of the sparse development, and resulting lack of transit need, in the area. Placer County Transit's Lincoln/Sierra College bus route runs along Industrial Avenue and Sunset Boulevard, with a connection to Thunder Valley Casino Resort along Athens Avenue. Roseville Transit's "S" line also provides access to the area via a loop that runs along Industrial Avenue, Sunset Boulevard, and SR 65 in the southeastern part of the plan area. The SAP includes goals and policies that promote transit, including requiring complete street design that includes transit accessibility and priority, promoting collaboration with transit agencies to update their transit plans to include the SAP area, and encouraging major employers to provide shuttles for employees. It is also expected that development that would occur with implementation of the SAP would increase demand for local public transit services, which would promote development of regional transit services and facilities. This includes the BRT line proposed by Placer County Transportation Planning Agency as part of its 2008 South Placer County Bus Rapid Transit Service Plan. The BRT line is proposed to run through the SAP area and would provide express commuter service connection with regional employment centers and transit hubs in the SAP area.

## **Utilities**

### **SAP Potable and Recycled Water Systems**

The *Sunset Area Water, Wastewater, and Recycled Water Technical Report* was prepared by Psomas in 2017 to evaluate the wet utilities infrastructure needed to serve buildout of the SAP area. (Note that separate master plans were prepared for the PRSP's potable and recycled water systems.) As indicated in this report (included as Appendix B), the Placer County Water Agency (PCWA) is the water wholesaler and retailer for customers within the Sunset Area. The Sunset Area is located within PCWA's lower Zone 6 service area. Recycled water would be provided by PCWA as the retailer with the City of Roseville as the wholesaler providing recycled water from the Dry Creek Wastewater Treatment Plant and Pleasant Grove Wastewater Treatment Plant (PGWWTP). Projected flows and anticipated pipeline diameters and locations are described in detail in the technical study included as Appendix B. Off-site pipeline extensions are identified in Exhibit 3-3 above.

### **SAP Wastewater System**

Buildout of the SAP area would generate increased wastewater that would require conveyance and treatment. The *Sunset Area Water, Wastewater, and Recycled Water Technical Report* evaluated the projected flows and treatment demand, as well as the on- and off-site infrastructure that would likely be required to support development in the SAP area. (Note that a separate Sanitary Sewer Master Plan was prepared specifically for the PRSP.) This report is included as Appendix B. The wastewater system would likely require four points of connection to the existing and proposed wastewater collection system: two existing connections (one at Cincinnati Avenue and one at Industrial Avenue) and two additional connections to proposed PRSP facilities (one at Foothills Boulevard and one at Fiddymont Road). See Exhibit 3-3 above. Specific pipe sizing and approximate location, as well as projected flows, are provided in Appendix B. The PGWWTP, which is operated by the City of Roseville, would receive and treat the wastewater generated by the SAP.

### **SAP Drainage System**

The *Sunset Area Plan Storm Drainage Technical Report* was prepared by Psomas in 2017 to evaluate the increase in stormwater runoff associated with SAP buildout, as well as the general drainage system requirements to support the development identified within the SAP. The Psomas report is included as Appendix C of this EIR. The volumetric retention needs for the SAP are identified in a technical report prepared by Civil Engineering Solutions (2017), which is included as Appendix D. Development in the SAP area would require stormwater volumetric retention as a means to minimize increased stormwater volumes that would otherwise reach the Sacramento River. Volumetric retention could be either on site or off site; however, off-site facilities on a regional scale would be more practical for the SAP, and several have already undergone some level of planning and design. See the discussion of SAP off-site drainage below in the discussion of PRSP Drainage. The SAP also includes policies that would require development to maintain stormwater quality using a variety of source control and low-impact development (LID) measures. These measures are intended to maintain clean water, recharge groundwater, and protect and enhance habitat.

### **SAP Dry Utilities**

Development resulting from buildout of the SAP area would require electricity, natural gas, and telecommunications service. Capitol Utility Specialists prepared an analysis in 2017 to evaluate the general need and level of infrastructure needed to provide these “dry utility” services to the SAP area. The analysis is included as Appendix E. The analysis indicates that four Pacific Gas and Electric Company (PG&E) substations will either serve or provide backup service to the SAP area. Two of the off-site substations are already planned (one just west of the plan area on Industrial Avenue, north of Sunset Boulevard, and one on the eastern side of Industrial Avenue, north of Twelve Bridges Drive). One of the needed substations is identified in the PRSP area. A fourth substation would be required in the SAP area to accommodate electricity demand of full buildout of the SAP area. The SAP includes policies to accommodate this fourth substation within the plan area. It is not anticipated that extension of transmission lines would be required for this substation. However, regarding overall electricity distribution, PG&E may require development of an additional 230-kilovolt (kV) tower line that would likely run parallel (within the existing PG&E easement) to the existing 230-kV line in the plan area. In addition, the existing PG&E natural gas transmission main that traverses the plan area would likely require an upgrade to serve the SAP area.

## **BUILDOUT AND PRELIMINARY PHASING**

The existing Sunset Industrial Area Plan is one of many area/community plans that the County maintains to guide land use development in key areas and communities in unincorporated Placer County. The intent of area/community plans is to give clear direction regarding physical development and land use decisions over a 20-year horizon. To that end, the updated SAP is a policy document intended to guide development over a 20-year horizon.

As part of the SAP background report, EPS prepared a comprehensive market analysis in August 2015 to establish an economic context and estimate market support for ongoing land use development in the Sunset Area. EPS used forecasts of industry employment in the region to estimate a potential range of acreage supportable from demand for land uses over the next 20 years. EPS’s market analysis estimated net land demand for industrial/flex, office, ancillary retail, and entertainment mixed use (EMU) uses, providing a range of potential acreage absorbed annually over a 20-year period.

Following preparation of the background report and market analysis, the County established an updated land use plan reflecting buildout of the SAP. Based on market analysis findings regarding absorption, the project has a development holding capacity that may span over 80 years. Thus, the updated land use plan was delineated into two phases: Phase 1, which is based on estimated market demand for development that could occur within the 20-year plan horizon; and Phase 2, which anticipates remaining land development likely to occur beyond the 20-year plan horizon.

EPS’s annual acreage absorption estimates for industrial and office uses were based on historical absorption in the region, a quantitative analysis of employment projections, and potential capture within the project area; annual acreage absorption estimates for ancillary retail and entertainment uses were based on a qualitative evaluation of potential demand. EPS assumed the project area could support a small amount of service-oriented retail, supported by estimated new industrial and office employees. The amount of land development associated with the EMU district is speculative, given the absence of a specific project proposed in this district. However, local economic development representatives and land owners, and market factors suggest the SAP may be a potential location for a major destination entertainment or retail project. As such, development of the EMU is included in Phase 1 in the event a feasible project is proposed. EPS’s market analysis did not include estimated market absorption for the Sac State–Placer Center or residential development. And the level of residential absorption appears reasonable based on historical trends in the Sacramento Region, provided units are priced competitively.

Table 3-3 below shows the development anticipated to occur within the first 20 years (including full build-out of the PRSP).

**Table 3-3 Projected 20-Year Development with Full PRSP Buildout**

Land Use Type	PRSP Area	SAP Area, Excluding PRSP Area	Total SAP Area
Single-Family Residential <sup>1</sup>	3,082 du	320 du	3,402 du
Age-Restricted Residential	1,050 du	-	1,050 du
Multifamily Residential <sup>2</sup>	1,504 du	-	1,504 du
Retail <sup>3</sup>	1,640 ksf	219 ksf	1,859 ksf
Office <sup>4</sup>	1,241 ksf	930 ksf	2,171 ksf
Industrial <sup>5</sup>	1,658 ksf	3,525 ksf	5,183 ksf
Innovation Center/R&D <sup>6</sup>	901 ksf	-	901 ksf
Entertainment Mixed Use	-	2,615 ksf	2,615 ksf
University	30,000 students	-	30,000 students

Notes: du = dwelling units; ksf = thousand square feet; R&D = research and development.

<sup>1</sup> All medium-density residential uses are assumed to be single-family (rather than multifamily).

<sup>2</sup> All high-density residential uses are assumed to be multifamily residential.

<sup>3</sup> All commercial uses (General Commercial, commercial components of Commercial Mixed Use and Campus Park) assume a highest trip-generating condition of 100 percent retail space.

<sup>4</sup> Office uses include office components of Commercial Mixed Use and Campus Park in the PRSP area and Business Park in the remainder of the SAP area.

<sup>5</sup> Industrial uses include light industrial and warehouse components of Campus Park in the PRSP area and light industrial and eco-industrial land uses in the remainder of the SAP area.

<sup>6</sup> Innovation Center/Research & Development include the Research & Development component of Campus Park in the PRSP area and Innovation Center in remainder of the SAP area.

Source: Fehr & Peers 2018

## 3.5.2 Placer Ranch Specific Plan

### ORGANIZATION AND PURPOSE OF THE SPECIFIC PLAN

The PRSP is nested within the SAP; however, the PRSP is a stand-alone planning and regulatory document that would guide and implement development activity in the 2,213-acre PRSP area over the long term. It is intended to implement the *Placer County General Plan* and the SAP by establishing the fundamental development framework; distribution of land uses; alignment of mobility systems; residential unit allocations; and all related provisions for parks, utilities, public services, and infrastructure financing within the PRSP area. The PRSP works in tandem with two companion documents: *Placer Ranch Development Standards* and *Placer Ranch Design Guidelines*. Together, these documents augment the PRSP and provide the appropriate standards and guidelines to ensure that future development projects in the PRSP area are consistently implemented to achieve the desired vision at buildout. The owner of the property associated with the PRSP area is Placer Ranch, Inc. Placer County is processing the application.

### FEATURES OF THE SPECIFIC PLAN

#### Land Use

The PRSP area is organized into districts that shape the plan area into distinct communities. Beyond the district level, the PRSP provides land use designations that identify where and which specific land uses are allowed and the density ranges that are allowed. The districts and land use designations are discussed below.

## Districts

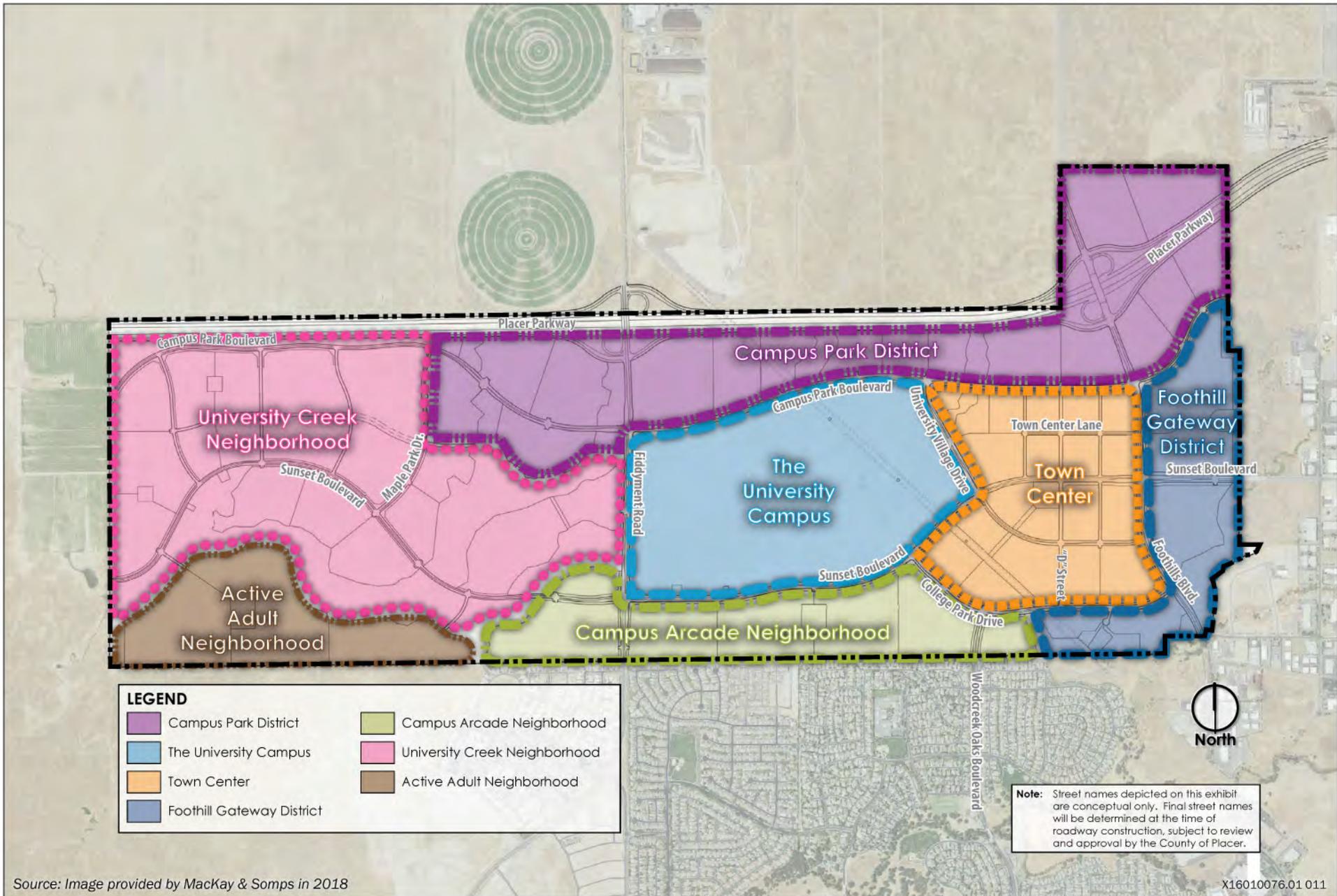
The PRSP area is envisioned to develop over time and ultimately form into several distinct neighborhoods (districts) connected by roads and other public facilities, including a system of multiuse pedestrian and bicycle trails. The plan area is designed and planned in six districts, as identified in Exhibit 3-9 and discussed below:

- University:** The Sac State–Placer Center is centrally located in the plan area. The 301-acre University district may accommodate 3 million sq. ft. for classrooms, offices, and other spaces needed for its operations. (Floor area is estimate is based on County projection of a theoretical total of 25,000 Sac State students and 5,000 Sierra College students.) The Sac State–Placer Center may also accommodate housing for 5,000 students and 200 faculty. Because this district would ultimately be owned by the State of California, buildout of the Sac State–Placer Center would not be subject to Placer County’s local land use regulations. Therefore, the PRSP does not specify any permitted uses or development standards for the University site.

The PRSP provides a conceptual campus plan, shown below in Exhibit 3-10, that illustrates the general land uses identified for the Sac State–Placer Center. The description of the University (UZ) land use designation below provides more information on these general land uses. A future comprehensive campus plan would be prepared to further define the land uses and provide the regulatory framework to guide development of various academic buildings and student support services, housing, open space preserves, and recreational facilities. The unifying design tenet of the campus plan is to create an inspirational atmosphere for higher learning, with educational buildings and outdoor gathering spaces aligned along a central pedestrian spine that links the entire campus.

- Campus Park District:** Generally located along the Placer Parkway corridor, the 335-acre Campus Park District would implement the SAP’s vision for creating a major job center. This district would accommodate approximately 4.5 million sq. ft. of development, which would include a mix of uses, such as office, R&D, retail, and light industrial. Buildings would be predominantly low rise and midrise, providing space for professional offices, R&D, innovation, and technology-oriented businesses. Lower scale buildings, supporting light industrial facilities and ancillary warehousing functions, would also be appropriate. The district would be situated along Placer Parkway, Campus Park Boulevard, and Foothills Boulevard, and would thus be highly visible from roadways within the plan area.
- Foothill Gateway District:** Located at the eastern edge of the plan area, the Foothill Gateway District would consist of several residential villages aligned along the Sunset Boulevard and Foothills Boulevard corridors. North of Sunset Boulevard, the residential neighborhood would consist of an age-restricted community organized around a park site and paseo. This area is envisioned to include a mixture of single-family housing (approximately 330 units) with trails and a 3.3-acre site for a private recreation center serving the neighborhood. South of Sunset Boulevard, the residential neighborhood would consist of a mixture of conventional and small-lot, single-family and multi-family detached and attached housing, organized along an open space preserve. This district would also include a network of shared-use paths, which connect other districts in the plan area, including the nearby Town Center.

**Town Center:** Surrounded by the University and Campus Park Districts, the Town Center would function as the PRSP’s primary urban core. It would support higher intensity uses and provide the local population with goods, services, dining, and residential opportunities. The Town Center would accommodate more than 600,000 sq. ft. of commercial and office space. It would also accommodate 1,864 residential units, including 300 reserve units in the Town Center that have not been allocated to any specific parcel(s) and thus can be applied to parcels designated Commercial Mixed Use (CMU), Low Density Residential (LDR), Medium Density Residential (MDR), or High Density Residential (HDR) within the Town Center, as specified in the Implementation section of the PRSP. (Residential units would not be allowed in the CMU parcel within the proposed 2,000-foot landfill buffer. See Section 3.7.2, “General Plan Amendments,” below.) The development pattern of this district is modeled after a traditional downtown with an urban, gridded street network. Blocks would be designed to emphasize pedestrian mobility rather than automobile travel. Along key pedestrian corridors, buildings would be oriented to the street and aligned along wide sidewalks. Street design includes tree planting to eventually provide broad tree canopies to shade the street and sidewalks.



Source: Image provided by MacKay & Soms in 2018

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Source: Image provided by MacKay & Soms in 2018

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- ▲ **University Creek Neighborhood:** Located west of Fiddymont Road, the University Creek Neighborhood would consist of several residential villages organized around neighborhood parks and open space corridors. Housing in this district would consist primarily of low-density residential villages, with a mixture of conventional and small-lot, single-family, detached housing. In addition, higher density, detached and attached housing opportunities are provided at the edges of this district, near main roadways. An elementary school and middle school would be located in this district, near most of the residences proposed in the PRSP area. Large neighborhood parks would be co-located with the proposed schools and would provide active recreation facilities, such as play fields, ball courts, and other amenities, and several pocket parks would be provided throughout the district to provide passive recreation. This district would also include a network of shared-use paths, which connect the residential villages to the central parks and schools, as well as to the nearby open space preserves, and which would be designed for shared use by pedestrians and cyclists.
- ▲ **Campus Arcade Neighborhood:** Located south of the University district, the Campus Arcade Neighborhood would include several residential villages collectively anchored by a central park space. Housing in this district would consist primarily of low-density, single-family homes, with a mixture of conventional and small-lot housing types. Villages would be well-connected, such that families could walk or bike to the central park space or to the amenities located in the Town Center.
- ▲ **Active Adult Neighborhood:** Located along the southern edge of the proposed open space preserve along University Creek, the Active Adult Neighborhood would be an age-restricted community, envisioned to include a mixture of single-family housing types (approximately 720 units) with trails and a 4-acre site for a private recreation center serving the neighborhood.

Each district is different and, as such, has a unique purpose and corresponding development pattern. Development between the University district and job center is intended to look and feel more urban, characterized by a higher intensity of uses, while development south of the University district and west of Fiddymont Road is intended to have a more suburban appearance. In addition, the PRSP land use designations (described below), which are more specific than the districts, provide transitional land uses that are not specified at the district level, but complement the uses in adjacent districts.

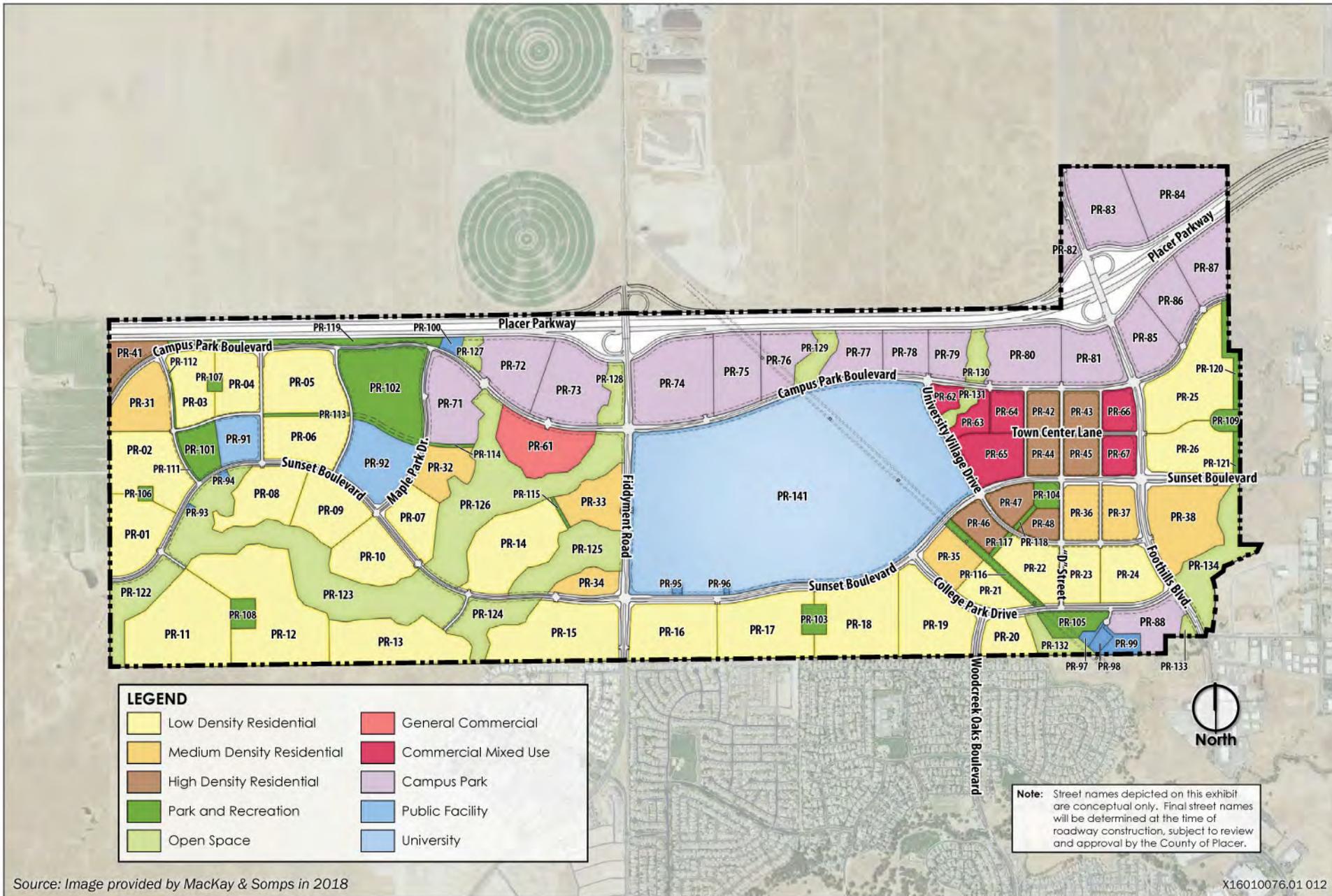
### Land Use Designations

The PRSP Land Use Plan (Exhibit 3-11) defines the parcel boundaries, acreages, land use designations, and development allocations for each use in the plan area. Because land use planning has been conducted at a specific-plan level, minor adjustments to parcel boundaries and associated acreages would likely occur with the processing of large lot maps, small lot maps, and roadway improvement plans.

Future development that would occur with implementation of the PRSP would be consistent with the land use designations, which are described individually below and summarized in Table 3-4, and would comply with the *Placer Ranch Development Standards*, a companion document to the PRSP. The development standards provide the specific zoning regulations for land development projects and contain details regarding permitted uses, yard setbacks, site coverage, building height, and other similar restrictions. In addition, the *Placer Ranch Design Guidelines* provide specific design expectations for development projects within the PRSP area.

### **University, Employment, and Commercial Land Use Designations**

At buildout, the PRSP area would include approximately 8.4 million sq. ft. of nonresidential uses, which consist of classrooms, offices, and other buildings in the University district; office, R&D, commercial, warehousing, and light industrial uses in the Campus Park District; and shopping centers, offices, and commercial buildings in the Town Center. These uses would generate an estimated total of 14,956 jobs. (See Table 3-5 below for the employment breakdown for each land use designation.) The university, employment, and commercial land use designations identified in the PRSP are University (UZ), Campus Park (CP), General Commercial (GC), and Commercial Mixed Use (CMU). These are described individually below.



Source: Image provided by MacKay & Soms in 2018

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**Table 3-4 PRSP Land Use Designation Summary**

Land Use Designation	Acres	% of Total Acres	Floor Area/ Dwelling Units	% of Total Units
<b>University, Employment, and Commercial Uses</b>				
University (UZ)	301.3	13.6	3,000,000 sq. ft.	-
Campus Park (CP)	335.0	15.1	4,506,282 sq. ft.	-
General Commercial (GC)	22.7	1.0	296,513 sq. ft.	-
Commercial Mixed Use (CMU) <sup>1</sup>	48.8	2.2	637,718 sq. ft.	-
Subtotal	707.7	32.0	8,440,513 sq. ft.	-
<b>Residential Uses</b>				
Low Density Residential (LDR)	446.0	20.2	2,210 du	39.2
Low Density Residential— Age-Restricted (LDR-A)	183.1	8.3	1,050 du	18.6
Medium Density Residential (MDR)	112.3	5.1	872 du	15.5
High Density Residential (HDR) <sup>1</sup>	60.0	2.7	1,504 du <sup>1</sup>	26.7
Subtotal	801.4	36.2	5,636 du	100.0
<b>Public, Parks, and Open Space Uses</b>				
Public Facilities - Schools (PF)	32.7	1.5	-	-
Public Facilities - County (PF)	10.3	0.5	-	-
Parks and Recreation - Active Parks (PR)	69.8	3.2	-	-
Open Space - Paseos & Preserves (OS)	264.8	12.0	-	-
Subtotal	377.5	17.1	-	-
<b>Other</b>				
Placer Parkway (ROW)	158.5	7.2	-	-
Major Roads/Landscape (HE/LSE)	168.1	7.6	-	-
Subtotal	326.6	14.8	-	-
<b>Total</b>	<b>2,213.3</b>	<b>100.0</b>	<b>8,440,513 sq. ft./ 5,636 du</b>	<b>100.0</b>

Notes: du = dwelling units; sq. ft. = square feet.

Some subtotals and totals do not sum precisely because of rounding.

<sup>1</sup> 300 reserve units are included in the HDR unit total, which are permitted to be allocated to any parcel in the Town Center district, including CMU parcels located outside of the landfill buffer.

Source: Information provided by MacKay & Soms in 2018

**University.** The UZ land use designation is provided exclusively for the development of a public university on an approximately 301-acre site. The UZ area is sized to ultimately accommodate approximately 30,000 students with 3,000,000 sq. ft. of building space. The typical FAR would be 0.4. In addition, campus development could include housing for approximately 5,000 students and 200 faculty/staff.

**Table 3-5 PRSP Job Generation Estimates**

Land Use Designation	Acres	Floor Area	Jobs
University	301.3	3,000,000 sq. ft.	5,733
Campus Park	335.0	4,506,282 sq. ft.	7,354
General Commercial	22.7	296,513 sq. ft.	593
Commercial Mixed Use	48.8	637,718 sq. ft.	1,275
Total	707.7	8,440,513 sq. ft.	14,956

Notes: Some totals do not sum precisely because of rounding.

Source: Information provided by MacKay & Soms in 2018

Exhibit 3-8 shows the conceptual campus plan, which illustrates the three general land uses identified for the Sac State–Placer Center:

- ▲ **Academic Buildings and Support Facilities:** These facilities include academic buildings, a student union, student/faculty-serving commercial areas, offices, a library, a performing arts center, housing and similar University-related buildings.
- ▲ **Sports/Recreation Facilities:** This includes areas of the campus for sporting and recreational facilities, including outdoor athletic fields, a recreation building, and a lighted stadium.
- ▲ **Open Space Preserves:** This includes approximately 58 acres of land set aside within the 301-acre site for permanent preservation as open space. Because portions of the open space corridors contain sensitive wetland areas and drainage corridors, campus development would incorporate the corridors as natural open space areas.

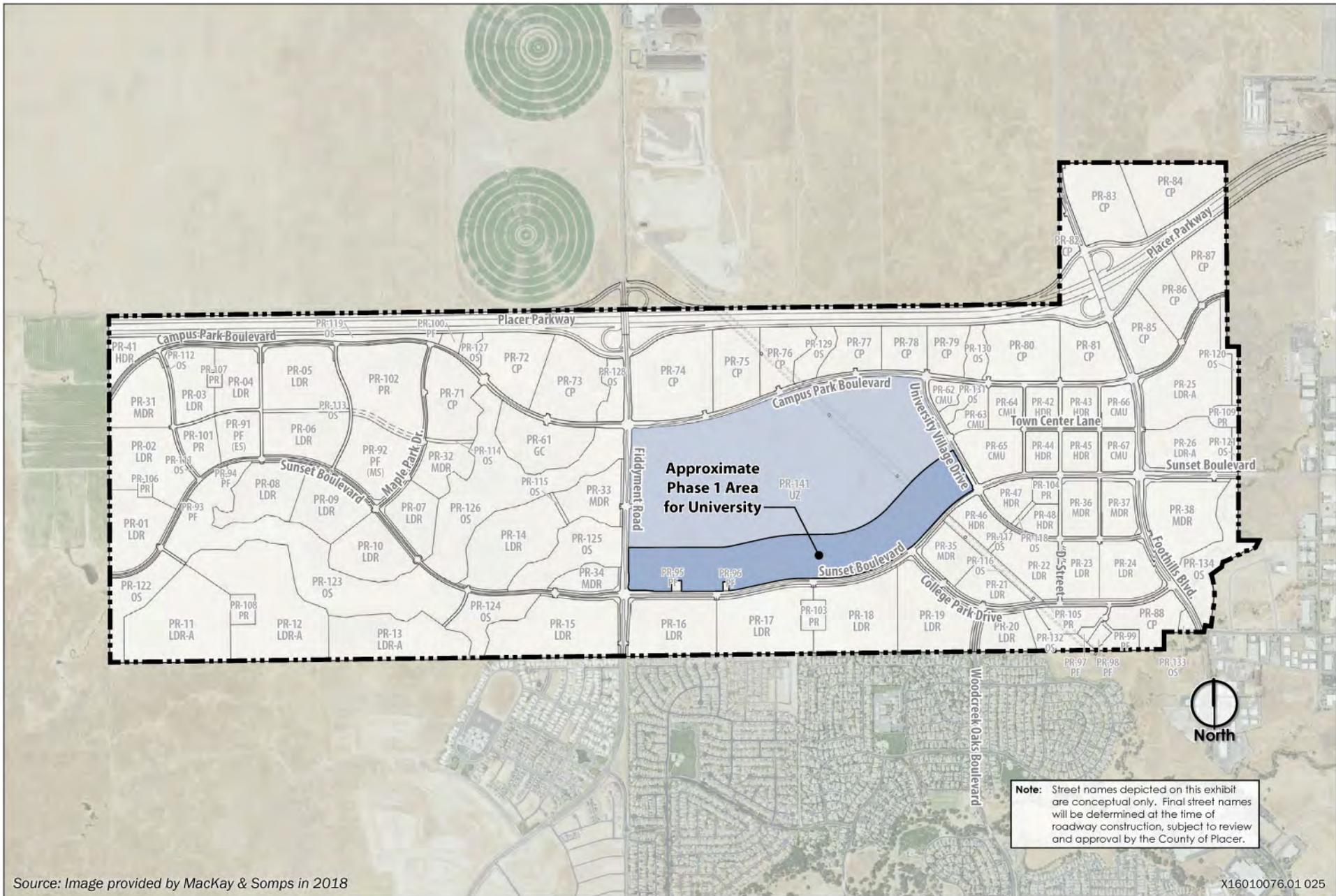
Before development begins, the University would prepare a campus plan to guide long-term buildout. However, as a state entity, the University is not required to obtain development approvals from local agencies.

The Phase 1 of the University development would include up to 65,000 sq. ft. for University facilities and could employ approximately 150 full-time University staff. Specifically, the University facilities planned for Phase 1 include up to 25,000 sq. ft. of academic space, 10,000 sq. ft. of administration space, a 10,000-sq.-ft. media center, a 10,000-sq.-ft. student center and retail space, and 10,000 sq. ft. of campus support service that could accommodate up to 2,500 full-time equivalent (FTE) students. Phase 1 of the University development may also include a 30,000-sq.-ft. Sierra College facility that could include lecture and laboratory space and would accommodate approximately 1,300 students and staff at a student-to-staff ratio similar to that of the University. Exhibit 3-12 below shows the approximate location for the first phase of the University development.

**Campus Park.** The CP land use designation allows for a variety of nonresidential use types, including professional office, R&D, commercial, warehousing, and light industrial space. To direct certain uses geographically within the Campus Park job center, the Placer Ranch Development Standards establish several “subdistricts” for CP parcels. This is intended to allow a high degree of flexibility while also maintaining compatibility with adjacent uses.

The subdistricts of CP are described below, with a corresponding diagram, permitted use list, and development standards provided in the *Placer Ranch Development Standards*:

- ▲ **CP Parkway District:** Parcels located at the intersection of Placer Parkway and Foothills Boulevard would emphasize retail, R&D, and office/corporate campus uses. Development should be compatible with the planned uses in the adjacent areas of the SAP area, without competing with uses planned in the Town Center.
- ▲ **CP Town Center District:** Parcels located adjacent to the Town Center would emphasize R&D, office/corporate campus, recreation club, community assembly, and limited commercial uses that do not compete with planned uses in the Town Center.
- ▲ **CP Innovation District:** Parcels located adjacent to the University would emphasize R&D, technology, innovation, and office uses that benefit from proximity to the University.
- ▲ **CP Fiddymont District:** Parcels located at the intersection of Placer Parkway and Fiddymont Road would emphasize commercial/retail uses, with supporting office, restaurant, financial, and service uses that do not compete with planned uses in the Town Center.



Source: Image provided by MacKay & Soms in 2018

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**Exhibit 3-12**

**Phase 1 University Development (Approximate Location)**



While Campus Park can accommodate FARs up to 0.5, it is anticipated that the cumulative development would support 25 percent each of R&D and commercial uses, 20 percent each of office and light industrial uses, and approximately 10 percent of ancillary warehouse uses. This mix would shift as development evolves over time. A blended FAR throughout the entire district of 0.31 would result in approximately 4.5 million sq. ft. of these uses at buildout.

**General Commercial.** The GC land use designation includes a broad range of retail goods and services and can accommodate large-scale commercial centers, conventional neighborhood shopping centers, and mixed-use commercial/office developments.

One GC parcel is included in the PRSP area, located west of Fiddymont Road near the University Creek Neighborhood district. This site is envisioned as a large-scale shopping center that provides goods and services targeted to nearby residential neighborhoods. The site can accommodate nearly 300,000 sq. ft. of nonresidential uses.

In general, the types of uses envisioned for the GC land use include grocery stores, drug stores, gas stations, dining establishments, and other local service-type uses. Additionally, neighborhood-serving professional uses are also appropriate, including uses such as medical offices, veterinarians, child care facilities, and similar uses. Typical FAR would be 0.4.

**Commercial Mixed Use.** The CMU land use designation allows for a mix of nonresidential uses, with flexibility to incorporate high-density residential units within a development project. CMU parcels would be located in the Town Center, and development is intended to follow a pattern that mimics a traditional downtown environment. Land uses may be mixed vertically or horizontally on a parcel or within a building.

Nearly 650,000 sq. ft. of nonresidential space can be collectively accommodated on the CMU parcels. This is envisioned to include a mixture of retail, service, restaurant, office, medical, entertainment, hotel, or similar uses. Development is assumed at a mix of 75 percent commercial uses and 25 percent office uses, but this mix may be adjusted on a project-specific basis provided it meets the design intent described for the Town Center in the Placer Ranch Design Guidelines. The typical FAR would be 0.5, although higher FARs would be permitted.

In addition, CMU parcels may incorporate a residential component as an ancillary use to a commercial/office project. Although no dwelling units are specifically allocated to any CMU parcels, units may be transferred to CMU sites (located outside of the landfill buffer) from the pool of 300 reserve units or from other HDR parcels in the PRSP area.

Zoning regulations for development of CMU parcels are provided in the Placer Ranch Development Standards. Design guidance for the urban form and development of CMU parcels is outlined in the Placer Ranch Design Guidelines.

### **Residential Land Use Designations**

Residential land use designations in the PRSP support a range of housing types, including both single-family detached and multifamily attached units. This includes two age-restricted neighborhoods and housing in a mixed-use environment within the Town Center. The residential land use designations include Low Density Residential (LDR), Medium Density Residential (MDR), and High Density Residential (HDR), each with a different density range that accommodates a variety of lot sizes and housing types. Each land use designation is described below. Approximately 73 percent of the residential units in the PRSP are designated as LDR and MDR with the remainder, nearly 27 percent, designated as HDR. At buildout, the PRSP area would accommodate 5,636 dwelling units, which would house approximately 13,219 residents.

Most residential neighborhoods would consist of conventional-style detached housing units on a range of lot sizes. However, the Town Center designation includes higher density residential neighborhoods and allows units on smaller lots for detached cluster housing, detached townhomes, and other types of detached and attached residential units. Residential development would be consistent with the residential land use designations and with the development standards and design guidelines, which help ensure that building size, placement, architecture, and streetscapes in the residential areas are designed appropriately and consistently.

**Low Density Residential.** The LDR land use designation supports single-family detached homes on conventional lots within a density range of one to seven du/ac. Lot sizes typically range between 4,500 and 7,500 sq. ft. but could be smaller or larger depending on site slope, natural features, and neighborhood design. Typical housing product types include front-loaded, alley-loaded, or clustered single-family detached units.

In addition, the Low Density Residential—Age-Restricted (LDR-A) land use designation is applied to several parcels in the PRSP area. The LDR-A land use is identical to LDR as described above, except that LDR-A is applied to parcels where an age-restricted community is to be developed. The LDR-A designation also permits private parks and recreation centers.

**Medium Density Residential.** The MDR land use designation accommodates single-family homes (both detached and attached) with a density range of seven to 13 du/ac. Lot sizes are typically smaller than those in LDR areas, which allows greater densities. Single-family detached housing in MDR areas is typically supported on standard or alley-loaded lots, courtyard lots, green court lots, auto courts, alley clusters, zero-lot lines, or z-shaped lots. In addition, duet/halfplex homes, multiplex and live/work homes, townhomes, row houses, and condominiums are accommodated in this density range.

**High Density Residential.** The HDR land use designation accommodates attached housing but, depending on the unit type, could also include detached housing, within a density range of 13–30 du/ac.

The types of housing units that could be accommodated in this designation include, but are not limited to, detached townhomes, courtyard/alley/pocket clusters, multiplex and midrise buildings, live/work and loft units, townhomes, condominiums, garden-style apartments, and podium design apartments/condominiums.

Population estimates are summarized by residential land use type in Table 3-6, below and exclude on-campus housing, including dormitories. Additionally, potential development of on-campus housing at the University site could create an additional population of 5,000 students and 200 faculty/staff at full campus buildout.

**Table 3-6 PRSP Residential Population Estimate**

Household Type	Dwelling Units	Persons per Household	Population
LDR and MDR	3,082	2.7	8,321
LDR (Age-Restricted)	1,050	1.8	1,890
HDR <sup>1</sup>	1,504	2.0	3,008
Total	5,636	-	13,219

Notes: <sup>1</sup>The HDR unit total includes 300 reserve units, which are permitted to be allocated to any parcel in the Town Center district, including CMU parcels located outside of the landfill buffer.

Source: Information provided by MacKay & Soms in 2018

### Public Facilities, Parks, and Open Space Land Use Designations

Approximately 17 percent of the PRSP area has been designated for public uses and open space. These land use designations are Public Facilities (PF), Parks and Recreation (PR), and Open Space (OS). The PF land use designation supports development of schools and public facilities. Sites designated PR are identified primarily in residential neighborhoods. Areas designated OS would consist of recreational paseos as well as preserves. These land use designations are described below.

**Public Facilities.** The PF designation allows for several types of public-serving uses and facilities. Multiple PF sites are provided in the plan area, each serving a different function. This includes sites for an elementary school, middle school, two groundwater wells, a potable water tank, a recycled water tank, two sewer lift stations, an electric substation, and an existing electric power generation facility.

**Parks and Recreation.** The PR designation is for development of active park facilities. The PRSP includes several neighborhood parks, which are sized between approximately 1 and 36 acres each. Sites are also planned among the LDR-A parcels for development of private parks/recreation centers in the age-restricted

neighborhoods. Larger parks include active play facilities, such as ball fields and hard courts, and, where appropriate, are sited adjacent to schools to maximize joint-use opportunities. Smaller pocket parks focus on more passive recreation facilities, such as sitting areas, tot lots, and open lawn areas for informal play.

**Open Space.** The OS designation is applied to paseos and preserves. Open space paseos are fully landscaped and function as linear parks, with informal play spaces, sitting areas, and shared-use paths that link parks and schools. Paseos are generally sited within residential neighborhoods. Open space preserves consist of land areas where drainage ways and/or environmentally sensitive habitat is to be preserved in perpetuity. These areas may contain hazards, natural features, or human-made features. Open space areas provide passive recreation opportunities, pedestrian/bike paths, preservation of wetland resources, viewsheds, flood water conveyance and detention, and stormwater quality treatment/filtration features. Although not designated as OS, the University site contains approximately 58 acres of open space preserve areas that function similarly as other preserves in the plan area. The open space preserves within the University site are integrated into the system of preserves in the remainder of the plan area and are a significant component of the PRSP's open space network.

## **Parks and Open Space**

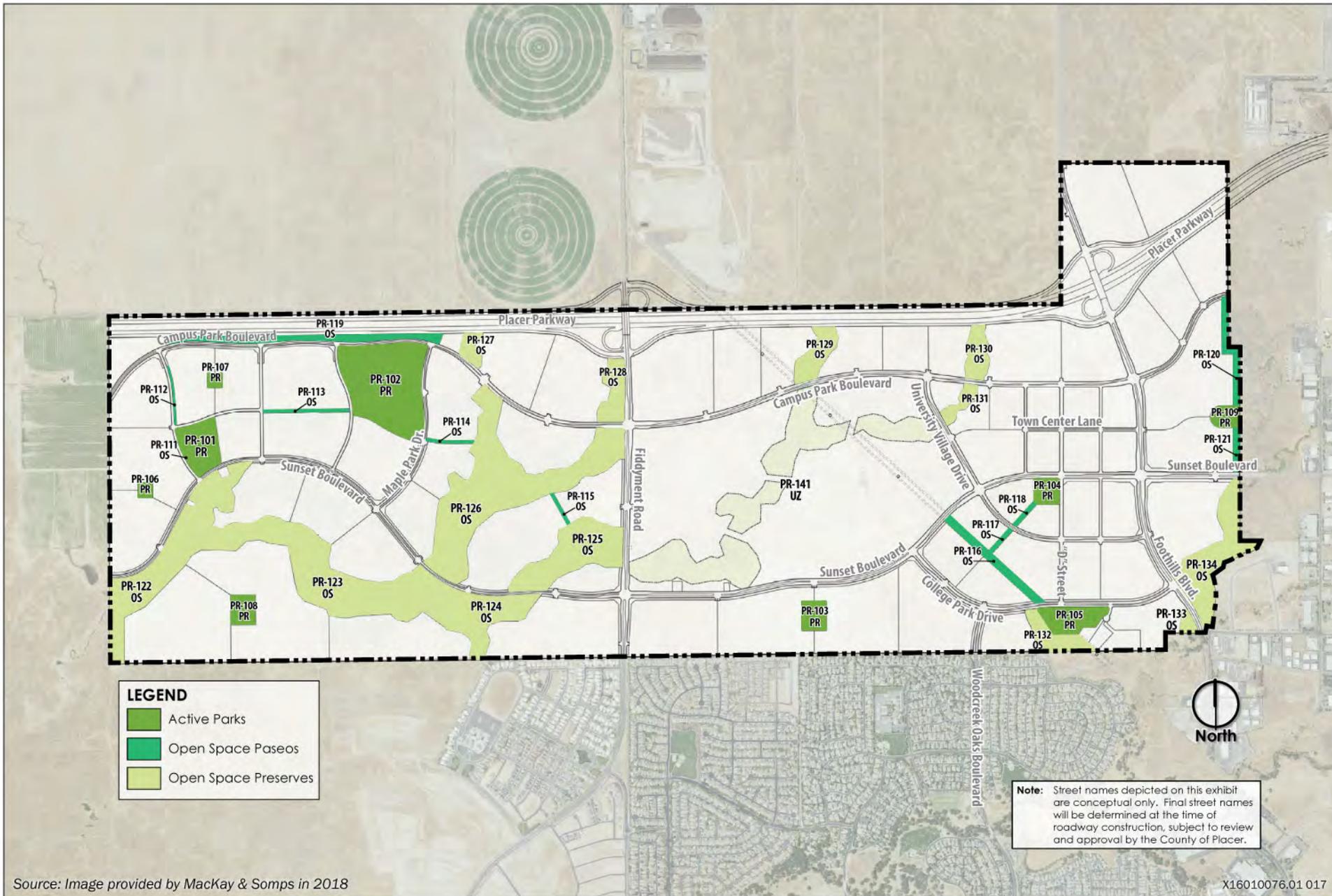
The PRSP identifies public parks and open space areas that would provide active and passive recreation opportunities for residents (Exhibit 3-13). Parks would be walkable from most homes in the PRSP area. Larger parks would include active play facilities, while smaller parks would be integrated into the residential neighborhoods and would have less formal programming, functioning as green spaces for surrounding homes.

A total of 25.9 acres of open space paseos would link residential neighborhoods with schools, parks, and the shared-use path system. They would function as fully landscaped linear park features and would typically include passive recreational amenities, including shared-use paths, sitting areas, small turf areas, and parklike landscaping. The open space preserves, which would generally transect the plan area in a northeast to southwestern direction along the University Creek drainage corridor, would contain and preserve wetland and habitat resources, and would convey drainage and detain stormwater flows. Shared-use paths would be located within the open space corridors (primarily along the edges of the open space preserves).

Long-term, ongoing maintenance of PRSP parks, open space paseos, and open space preserves may be funded by a community facilities district or county service area. This includes the option for the PRSP area to be annexed into the Placer Vineyards Park District, which funds urban levels of park services and recreational amenities in the west Placer area. In addition, a supplemental regional recreation facilities fee, derived through a nexus study, would be assessed on development within the PRSP in order to fund its proportionate share of new regional recreation facilities to serve new residential and non-residential development.

### **Parks and Open Space Requirements**

The *Placer County General Plan* requires that new development provide 10 acres of parkland for every 1,000 residents, comprised of the following: 5 acres of improved active parkland and 5 acres of passive recreation/open space areas. In addition, the General Plan requires 1 mile of recreational trail for every 1,000 residents. The PRSP meets Placer County standards through a combination of land dedication for parks and open space, as well as payment of in-lieu fees. A total of 5,636 dwelling units are allocated for development in the PRSP area, which at buildout, generates an estimated population of 13,219 residents, as noted in Table 3-6. Based on this population, the County standard of 10 acres per 1,000 residents would generate the need for 132.2 credited acres of parks and open space, and 13.2 miles of public recreational trails. The General Plan park dedication requirements are noted in Table 3-7.



**Exhibit 3-13**

**PRSP Parks and Open Space Plan**



**Table 3-7 Summary of Parks and Open Space Requirements and Credits**

Park Type	General Plan Requirement	Credited Acreage/Miles Required	Total Acreage/Miles Provided	Credited Acreage/Miles Received	Shortfall
Active Parks	5 acres/1,000 residents	66.1 acres	69.8 acres <sup>1</sup>	66.2 acres <sup>2</sup>	no shortfall
Passive Recreation/Open Space/Paseos <sup>3</sup>	5 acres/1,000 residents	66.1 acres	264.8 acres	243.7 acres	no shortfall
Trails	1 mile/1,000 residents	13.2 miles	21.6 miles <sup>4</sup>	21.6 miles <sup>4</sup>	no shortfall
<b>Total</b>		<b>132.2 acres/ 13.2 miles</b>	<b>334.6 acres/ 21.6 miles</b>	<b>309.9 acres/ 21.6 miles</b>	<b>no shortfall</b>

**Notes:**

1. Acreage includes sites for private parks/recreation centers provided in active adult neighborhoods (LDR-A).
2. Acreage includes a 50 percent credit for private parks/recreation centers in active adult neighborhoods, which is permitted by Placer County.
3. Open Space acreage does not include approximately 57.5 acres of open space on the University campus site.
4. The number of miles is approximate.

Source: Information provided by MacKay & Soms in 2018

**PRSP Parks and Open Space Provided**

The PRSP identifies 334.5 acres within the plan area for parks and open space paseos/preserves. Of this total, approximately 69.8 acres are designated for active parks (including private parks/recreation centers in the active adult neighborhoods) and 264.8 acres are designated for open space paseos and preserves. In addition, approximately 57.5 acres of open space are planned within the 301-acre University campus, which are not accounted for in Table 3-7. PRSP provides approximately 21.6 miles of shared-use paths, which is 8.4 miles over the minimum 13.2 miles of trails required by County standards.

**Credited Parks and Open Space**

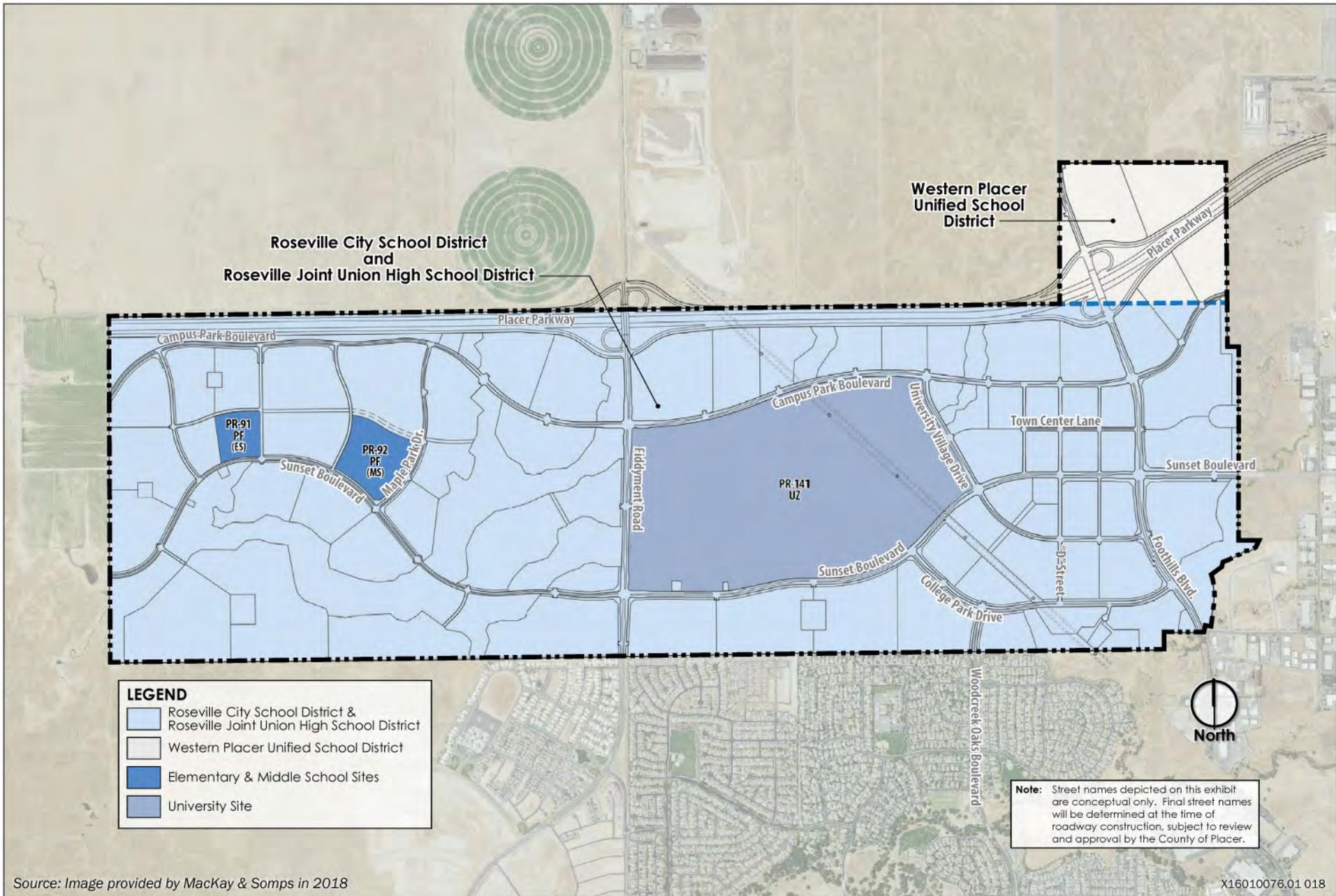
A total of 132.2 acres of credited park land is required within the plan area to comply with *Placer County General Plan* park land dedication requirements. This includes land for both active parks and for passive recreation/open space areas. Land for active-use parks, as well as land for passive-use paseos and open space preserves, receives 100 percent credit toward the General Plan land dedication requirement. Private parks and associated facilities, such as private recreation centers, receive up to a 50 percent credit (depending on the amenities of the park) toward the General Plan land dedication requirement (Table 3-7). As discussed above, fees would be required for development within PRSP for regional recreation facilities.

**Public Facilities and Services****Schools**

Higher education facilities are not regulated by the California Education Code; therefore, the Sac State-Placer Center is not discussed here as a public service but is discussed in detail above under "Land Use." This discussion focuses on primary and secondary public education (grades K-12).

**School Requirements**

The PRSP area is located within the boundaries of three school districts: Western Placer Unified School District (WPUSD), Roseville City School District (RCSD), and Roseville Joint Union High School District (RJUHSD). The boundaries of each district are shown in Exhibit 3-14. The WPUSD serves K-12 students, and only a small portion of the PRSP area is located within the district boundaries. Because the land uses in this area would be designated for nonresidential uses, future development would not generate students within the WPUSD.



**Exhibit 3-14**

**School District Boundaries and PRSP School Sites**



The remainder of the PRSP area, which contains all the student-generating residential land uses, is located in the RCSD and RJUHSD. The RCSD serves grades K–8 and the RJUHSD serves grades 9–12. The number of students generated at full buildout and each district’s student generation rates are summarized in Table 3-8.

**Table 3-8 PRSP Student Generation Estimates**

	LDR/MDR Factor <sup>1</sup>	HDR/CMU Factor <sup>1</sup>	Students Generated	School Capacity	Schools Required
Roseville City School District <sup>2</sup>					
Elementary School (Grades K–5)	0.3329	0.1118	1,194	800	1.49
Middle School (Grades 6–8)	0.1164	0.0352	412	1,000	0.41
Roseville Joint Union High School District <sup>2</sup>					
High School (Grades 9–12)	0.161	0.036	550	1,800	0.31
Notes:					
1. Student generation rates provided by Roseville City School District and Roseville Joint Union High School District.					
2. Estimates assume 3,082 LDR/MDR units and 1,504 HDR/CMU units for basis of calculations. Age-restricted units not included in total.					
Source: Information provided by MacKay & Soms in 2018					

### School Facilities Provided

The PRSP identifies two school sites: one for an elementary school and one for a middle school. The elementary school site identified in the PRSP area occupies approximately 10.7 acres, and the middle school site encompasses approximately 22.0 acres. Both sites are centrally located in a grouping of residential villages west of Fiddymont Road. Each school site is co-located with a public park. The size and location of these sites were planned in coordination with the RCSD.

As shown in Table 3-8, buildout of the PRSP area would generate the need for more than one elementary school. Most of the PRSP K–5 students could be accommodated at the proposed elementary school in the plan area; however, some students would attend nearby schools elsewhere in the district that have reserve capacity. For grades 6–8, the proposed middle school in the PRSP area could accommodate all students generated by development in the PRSP area and retain additional capacity to serve other neighborhoods in the district. High school students residing in the PRSP area would attend RJUHSD facilities located outside of the plan area.

The school sites identified on the land use plan are reserved for the RCSD, the district responsible for planning each school’s facilities and determining construction timing. Developments within the PRSP area would pay all applicable school impact fees.

### Law Enforcement

General law enforcement services in the PRSP area are provided by the Placer County Sheriff’s Office, which also provides jail services, coroner services, court security, and marshal duties. Law enforcement services for the plan area would be provided through the South Placer Substation, located in Loomis approximately 7 miles east of the plan area. Traffic-related enforcement services on SR 65 are provided by the California Highway Patrol. The County would not provide law enforcement service to the Sac State–Placer Center; CSU would provide its own law enforcement services or may contract with the County for its services.

Through the County permitting process, subsequent development projects in the PRSP area would be required to comply with Sheriff’s Office recommendations regarding safety and security. Formation of a County Service Area Zone of Benefit, or formation of a Community Facilities District (CFD) or other financing mechanism acceptable to the County would be implemented to ensure that a funding mechanism for law enforcement services is in place to provide adequate law enforcement services to the PRSP area during all stages of development.

### **Fire Protection and Emergency Service**

Placer County's Station #77, which is located adjacent to Thunder Valley Casino Resort on Athens Avenue, approximately 1 mile north of the PRSP area within the SAP area, is the fire station nearest to the area. The Placer County Fire Department would provide fire protection and emergency service. An additional fire station is required to provide fire service to the project area and can be accommodated on any parcel with a General Commercial, Commercial Mixed Use, or Campus Park land use designation. Timing and triggers for the second fire station in PRSP and the provision of fire protection and emergency services to the Sac State-Placer Center would be subject to provisions noted in the PRSP Development Agreement.

PRSP may annex into the Placer County Fire Facility Fee Program to support the capital fire facility needs of the plan area.

Formation of a County Service Area Zone of Benefit, formation of a CFD, and/or annexation into CFD No. 2012 - 1 (Sunset Area Fire and Emergency Services), including a landowner-approved special tax of an adequate amount, or other financing mechanism acceptable to the County, would be implemented to ensure that a funding mechanism for fire protection services and repair and replacement of capital facilities is in place to provide adequate fire safety services to the PRSP area during all stages of development.

### **Library Service**

Placer County operates several public libraries throughout the county. The County-run libraries nearest to the PRSP area are located in Rocklin (approximately 8 miles to the southeast) and Granite Bay (approximately 13 miles to the southeast). However, the library nearest to the PRSP area is the Martha Riley Library, located in the City of Roseville, approximately 3 miles south of the PRSP area, near the intersection of Woodcreek Oaks Boulevard and Pleasant Grove Boulevard. A regional library planned as part of the Placer Vineyards Specific Plan would serve the west Placer County region. Library services for the PRSP area would be provided by this facility. The County may also work with the University on a cooperative facility that may be jointly used by the University students and Placer County residents.

Payment of the County's Capital Facility Fee by PRSP would support construction of library facilities to serve the plan area. Formation of a County Service Area Zone of Benefit or other financing mechanism acceptable to the County would be implemented to ensure that a funding mechanism for library services is in place to provide adequate library services to the PRSP area during all stages of development.

## **Circulation and Transportation**

Regional and local roadways within and near the PRSP area, described above for the SAP area, include I-80, SR 65, Fiddymment Road, Sunset Boulevard, and Foothills Boulevard. Placer Parkway, which is an approved expressway through the PRSP area, is also described above.

### **PRSP Roadway System**

The PRSP roadway system includes arterial roadways, collector streets, and local streets that form a network with access to each parcel in the plan area. These roadway types are discussed below. The type and locations of all PRSP backbone roadways are shown on the PRSP Roadway Map (Exhibit 3-15). It should be noted that during the initial development within the PRSP area, vehicular access to the plan area would be provided through improvements to, and/or the extension of, Fiddymment Road, Sunset Boulevard, Foothills Boulevard, and Woodcreek Oaks Boulevard.

### **Arterials and Collectors**

Arterial roadways are designed for the movement of high traffic volumes and function as the primary circulation routes within the plan area. These facilities provide connections among collector and local streets to regional-serving roadways and typically have restricted and/or consolidated access. In the PRSP, arterials have four or six lanes and include landscape medians, bikeways, and landscaped edges with detached shared use paths, which provide an option for bicyclists to ride on a street-separated path rather than ride on the street. Collector streets are secondary circulation routes that generally distribute trips from the arterial street system to the local street system. Roadways with an arterial or collector status include:

- ▲ Fiddymment Road,
- ▲ Foothills Boulevard,
- ▲ Sunset Boulevard,
- ▲ Campus Park Boulevard,
- ▲ College Park Drive,
- ▲ Woodcreek Oaks Boulevard,
- ▲ University Village Drive, and
- ▲ Maple Park Drive.

### Local Streets

Compared to arterials and collectors, local streets have the lowest traffic volumes and are designed to provide direct access to homes and businesses. Typically, these street types include two travel lanes with on-street parking and an adjacent sidewalk. Several design standards for local streets are permitted in the PRSP, depending on the application and desired interface between homes and the street. These include:

- ▲ major residential streets,
- ▲ primary residential streets, and
- ▲ minor residential streets.

### Traffic Control

The PRSP identifies locations for traffic signals, roundabouts, and median breaks (locations where the center median is interrupted to allow for vehicle turning movements) to provide automobile access to individual large lot parcels (Exhibit 3-16). These traffic control facilities are located to consolidate left-turn movements along major roadways, thereby enhancing the efficiency of traffic flow and minimizing the need to interrupt the landscaped medians. Depending on the final development plans for subsequent projects, additional traffic signals and median breaks may be permitted without amending the PRSP, in conjunction with a traffic study and subject to approval by Placer County ESD and Department of Public Works and Facilities, provided that applicable streetscape design guidelines are also satisfied.

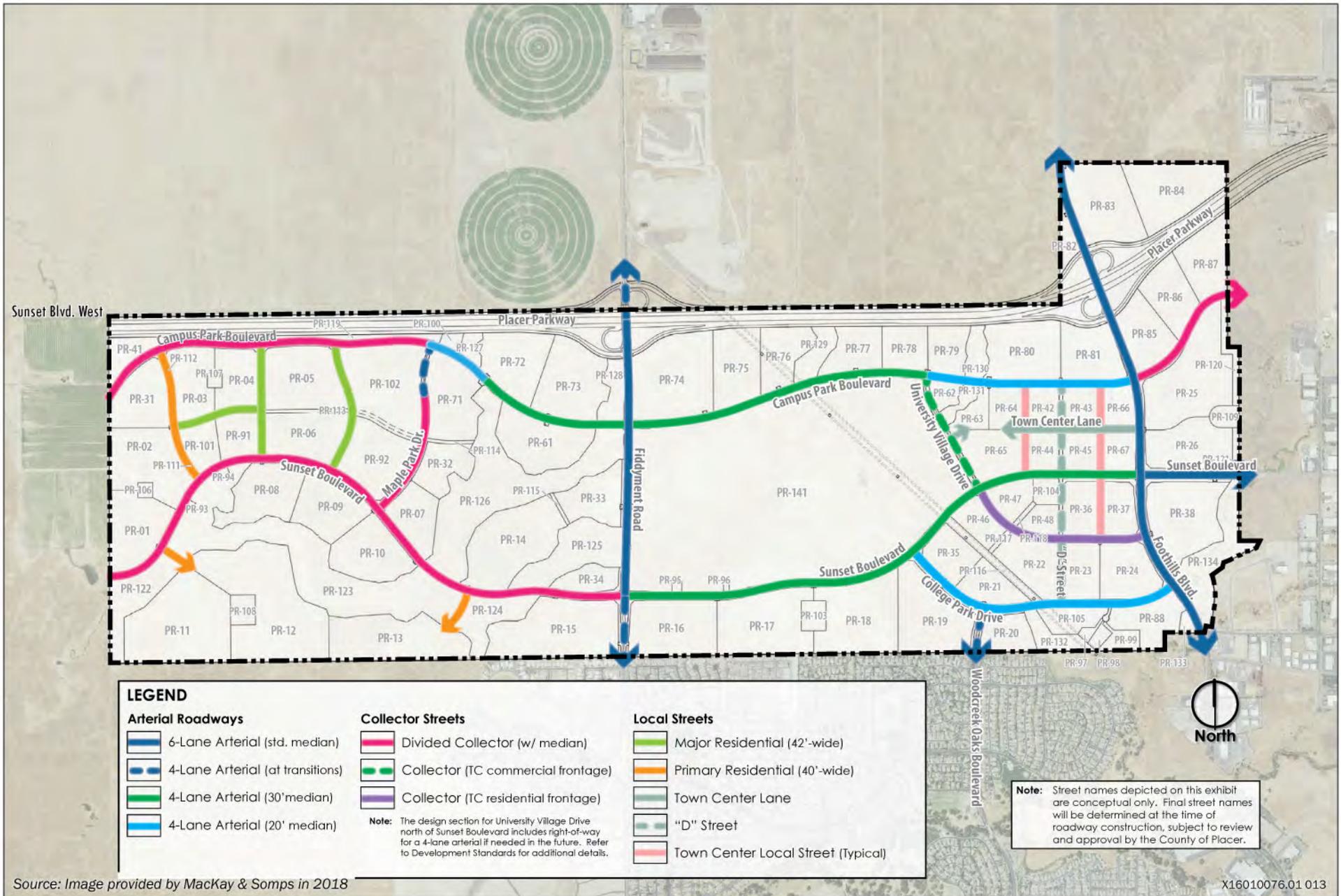
### Bicycle and Pedestrian Facilities

The PRSP bicycle and pedestrian system consists of a network of shared-use paths that link the University site with neighborhoods, the Campus Park, the Town Center, and recreational hubs in the community. This network functions as an amenity for pedestrians and recreational bicyclists, as well as a functional transportation alternative for cyclists. The shared-use path network is supplemented by a system of Class II bike lanes on all arterial and collector-level roadways. The Bicycle and Pedestrian Mobility Plan (Exhibit 3-17) establishes the planned routing for all shared-use and Class II bikeway facilities within the plan area. Additionally, 5-foot sidewalk facilities are proposed within local residential areas. These facilities are described further below.

### Shared-Use Paths

Shared-use facilities consist of street-separated, paved, shared-use paths that both bicyclists and pedestrians are permitted to use. The PRSP's shared-use paths form a comprehensive, street-separated network. Several types of shared-use paths are planned, all of which would be at least 10 feet wide, except as noted below:

- ▲ **University Perimeter Path:** This facility would be located along the perimeter of the Sac State–Placer Center and would link the center's internal circulation system with the rest of the PRSP network. Its primary function would be to collect and disperse bicycle commuters to and from access points surrounding the center. The paved trail would be 12 feet wide to accommodate a large volume of users.
- ▲ **Shared-Use Path:** These pedestrian/bikeway facilities would be located along the edges of open space preserves and within the open space paseo corridors and would consist of 10-foot-wide paved paths with decomposed granite shoulders (either one 4-foot-wide shoulder or two 2-foot-wide shoulders). These paths would function as a recreational amenity and would link residential neighborhoods, shopping centers, and the Sac State–Placer Center.
- ▲ **Shared-Use Corridor Paths:** Along major roadways, landscape corridor sidewalks are upsized to function as a shared-use path. Consisting of a 10-foot-wide paved path, these facilities provide direct access to employment hubs and retail centers. The design of these pedestrian/bikeway facilities differ from the shared-use path in that the corridor paths do not include a decomposed granite shoulder.



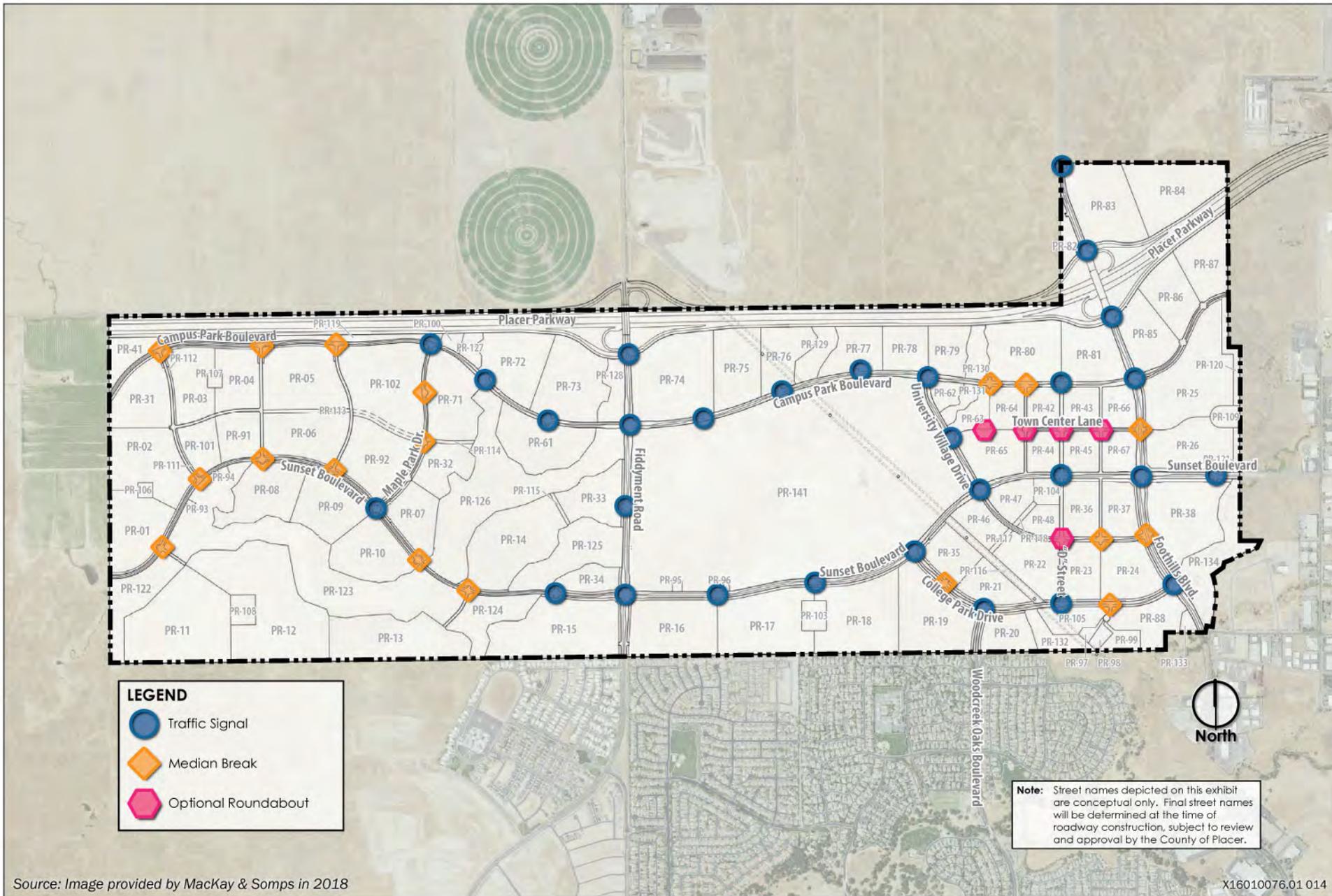
Source: Image provided by MacKay & Soms in 2018

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**Exhibit 3-15**

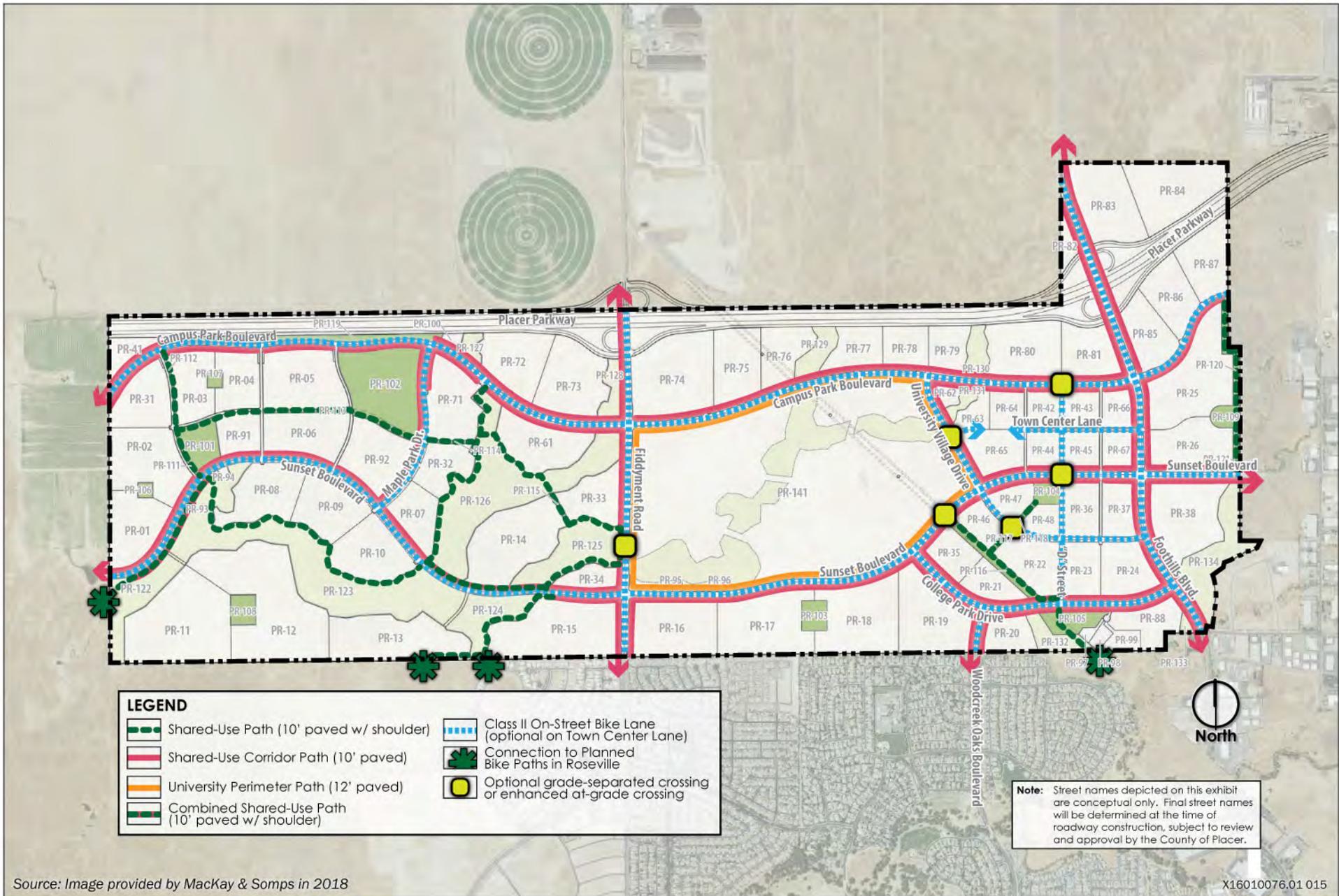
**PRSP Roadways**





Source: Image provided by MacKay & Soms in 2018

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Source: Image provided by MacKay & Soms in 2018

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### **Class II Bike Lanes**

Class II on-street bike lanes are included on arterial roads and collector streets throughout the PRSP area. These dedicated on-street lanes would be located within the paved roadway and would be designated solely for use by bicyclists. Generally, bike lanes would be 4 feet wide (not including the adjacent gutter), but would be wider in the residential areas of the Town Center. All Class II bike lanes would be delineated with signage and pavement markings.

### **Sidewalks**

The PRSP identifies sidewalks along all public streets to provide pedestrian mobility within residential neighborhoods and throughout the PRSP area. Sidewalks along major roadways would generally be 10 feet wide (but may range in width between 5 feet and 12 feet) and would function as shared-use paths for pedestrians and bicyclists. In the University Creek Neighborhood, sidewalks in landscape corridors along Campus Park Boulevard and Sunset Boulevard would be 10 feet wide on one side of the street. On residential (major, primary, and minor) streets, sidewalks would be 5 feet wide, while the minimum sidewalk width is 6 feet fronting mixed-use and commercial land uses.

### **Public Transit**

Placer County Transit provides fixed route, paratransit (curb-to-curb service), and dial-a-ride services within the county. Placer County Transit also operates the Placer Commuter Express, which is a weekday commuter bus service that transports riders from various stops along the I-80 corridor to downtown Sacramento. The fixed route and commuter systems operate on regularly scheduled routes, with the paratransit and dial-a-ride system providing demand-responsive curb-to-curb service. Placer County Transit users have access to both Roseville Transit and Sacramento Regional Transit at designated transfer points, giving users the opportunity to travel throughout the region.

The PRSP identifies portions of Placer Parkway, Fiddymont Road, Campus Park Boulevard, and Foothills Boulevard for a future BRT route. The BRT would provide an express bus commuter service through the PRSP area and west Placer County and to downtown Sacramento employment centers. This service would also provide connections to other transit hubs, including light rail facilities in Sacramento County. The Placer County Transportation Planning Agency has identified several potential routes for BRT, including a conceptual east-west connection through the plan area. The BRT route would use the roadway travel lanes as shown in the street design sections included in the *Placer Ranch Development Standards*.

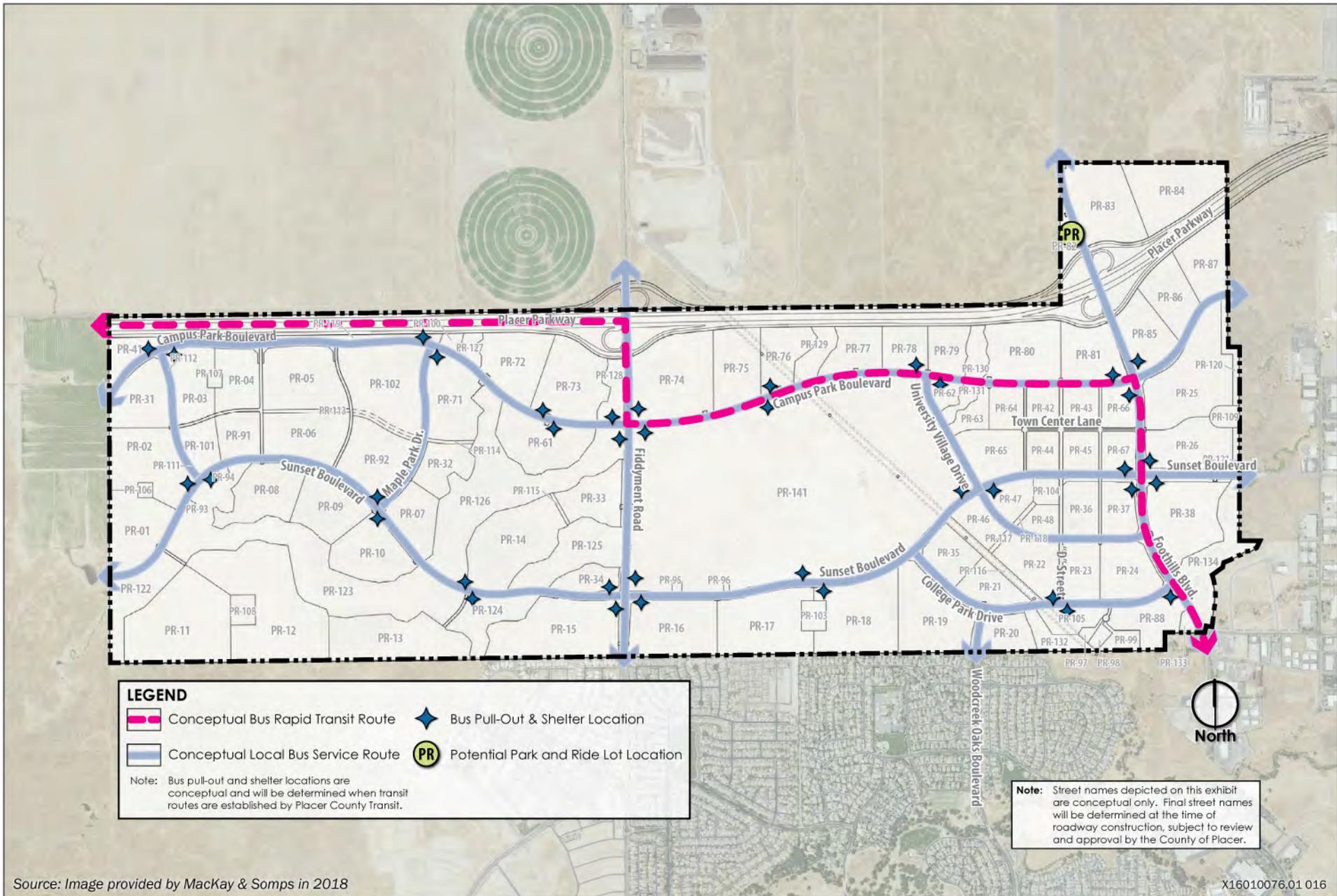
To facilitate transit use within the PRSP area, high-intensity uses such as High-Density Residential, Commercial Mixed Use, and Campus Park land uses are located near major transportation corridors and potential transit stops. Bus turnouts are planned at frequent locations along arterial roadways and are to be designed as roadway improvement plans are prepared for street construction.

Exhibit 3-18 illustrates locations for bus pullouts and shelters, including a conceptual route for BRT through the plan area. A future Placer County Transit master plan would determine where transit routes would be established and where bus pullouts and shelters would be located.

Park-and-ride lots provide parking for commuters to leave their vehicles to meet carpools, vanpools, or access transit. The PRSP includes a potential location for a park-and-ride lot in the Campus Park, at the intersection of Placer Parkway and Foothills Boulevard. This facility is centrally located in an employment hub that serves both the PRSP and the SAP areas. Exhibit 3-18 identifies the conceptual location for park-and-ride facilities.

Park-and-ride spaces would be provided in addition to the minimum parking requirement on the site. Parking spaces are to be installed with project development and maintained by the project developer. Additional details regarding the obligations for the construction of park-and-ride lots will be included in the *Placer Ranch Development Agreement*.

Formation of a County Service Area Zone of Benefit, CFD, or other financing mechanism acceptable to the County would be implemented to ensure that a funding mechanism for transit services is in place to provide adequate transit services to the PRSP area.



Source: Image provided by MacKay & Soms in 2018

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**Exhibit 3-18**

**PRSP Public Transit Facilities**



## Utilities

Construction of PRSP infrastructure would be phased as needed to support development, with specific timing and funding obligations detailed in the *Placer Ranch Development Agreement*. Utility infrastructure would be constructed and dedicated and easements would be provided consistent with the PRSP, the *Placer Ranch Development Agreement*, and applicable requirements of Placer County and relevant utility providers.

The utility providers that would service the project area are identified in Table 3-9.

**Table 3-9 Utilities Providers for the Project**

Utility	Agency/Provider
Water Supply	Placer County Water Agency
Recycled Water	Placer County Placer County Water Agency (retailer) City of Roseville (wholesaler)
Wastewater Collection and Conveyance	Placer County (County Service Area No. 28, Zone 2A3) South Placer Wastewater Authority
Wastewater Treatment	South Placer Wastewater Authority, City of Roseville
Stormwater Drainage	Placer County City of Roseville (retention)City of Lincoln (retention)
Solid Waste Collection and Disposal	Western Placer Waste Management Authority Recology Auburn Placer
Natural Gas	Pacific Gas and Electric Company
Electrical Service	Pacific Gas and Electric Company Pioneer Community Energy
Communications	AT&T Comcast Consolidated Communications Wave Broadband

Source: Compiled by Ascent Environmental in 2017

### Potable Water

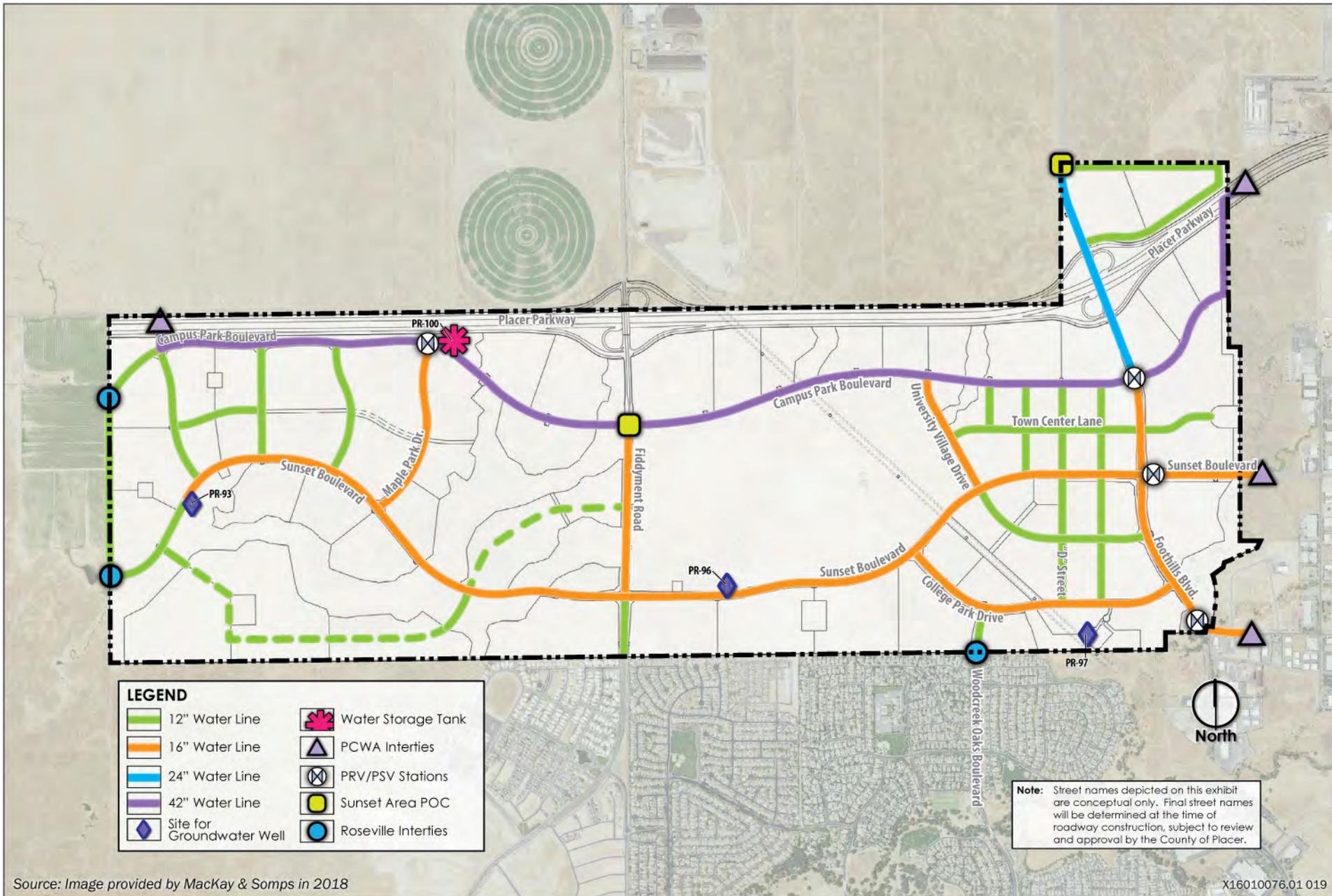
Potable water service to the PRSP area would be provided by PCWA, which administers the supply, treatment, and conveyance of water throughout areas of Placer County. Potable water would be delivered to the plan area from proposed connection points near Placer Parkway, Sunset Boulevard, and Nichols Road.

### Water Supply and Demand

The water demand for the PRSP area would total approximately 4,386 acre-feet per year (afy). Water would be provided from a combination of both potable and nonpotable (recycled) water sources. PCWA would supply potable water, and it is anticipated that PCWA would be the retailer of recycled water for the PRSP area. Recycled water would be used to irrigate all PRSP landscaping except for single-family residential parcels. To supplement the surface water supply, groundwater supplies would be used in the PRSP area during emergency situations (single dry year). This backup groundwater supply would be provided by two proposed groundwater wells (each capable of yielding 1 million gallons per day [mgd]) that would be located in the plan area.

### Water Transmission System

The water distribution system in the PRSP area would consist of looping pipelines that form a transmission main grid consisting of 12- to 42-inch-diameter mains. The pipelines would be installed within collector and arterial roadway corridors. The system would include a 5.16-million-gallon potable water storage tank in the northwestern portion of the plan area, near Placer Parkway. The key components of the proposed potable water infrastructure system are shown in Exhibit 3-19.



Source: Image provided by MacKay & Soms in 2018

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The backbone water distribution system would intertie with PCWA's transmission and distribution system along the eastern edge of the plan area at Placer Parkway, Sunset Boulevard, and Nichols Road and would interconnect with the SAP potable water distribution system. The primary transmission backbone would be a 42/36-inch transmission main that would extend from the Placer Parkway tie-in to the western edge of the plan area via the Placer Parkway and Campus Park Boulevard roadway corridors. This would include a linkage to the proposed water storage tank. In addition to delivering water to the PRSP area, the transmission pipeline would also serve portions of the SAP area outside the PRSP area.

Three pressure-reducing valve stations would be located on Foothills Boulevard: one each at Campus Park Boulevard, Sunset Boulevard, and Nichols Road. These valves would reduce system pressure to align with that in the adjacent City of Roseville. A pump station would also allow PCWA to pump between pressure zones.

Detailed information about the PRSP area water facilities is contained in the *Placer Ranch Specific Plan Potable Water Master Plan* (Appendix F).

### **Recycled Water**

Recycled water is a nonpotable water source that would be used for landscape irrigation on many of the PRSP parcels except LDR and MDR parcels. Recycled water would be provided to the PRSP area using existing infrastructure from the City of Roseville Dry Creek and Pleasant Grove Wastewater Treatment Plants.

The estimated annual recycled water demand in the PRSP area is 831 afy, with a peak day demand of 1.77 mgd. With implementation of the water conservation measures identified in the PRSP (described below), the annual demand would be reduced to 378 afy.

Recycled water would be conveyed to the PRSP area by extending the existing 24-inch transmission main located in Woodcreek Oaks Boulevard (south of the PRSP area) northward into the plan area along Woodcreek Oaks Boulevard. The transmission main would continue east along College Park Drive and terminate at the proposed recycled water storage and pumping facility, which would consist of a 2.09-million-gallon recycled water storage tank and associated booster pump station (proposed near the southern edge of the plan area). One of the two proposed groundwater wells may be colocated with the tank and pump station.

The proposed backbone recycled water distribution system for the PRSP area is illustrated in Exhibit 3-20.

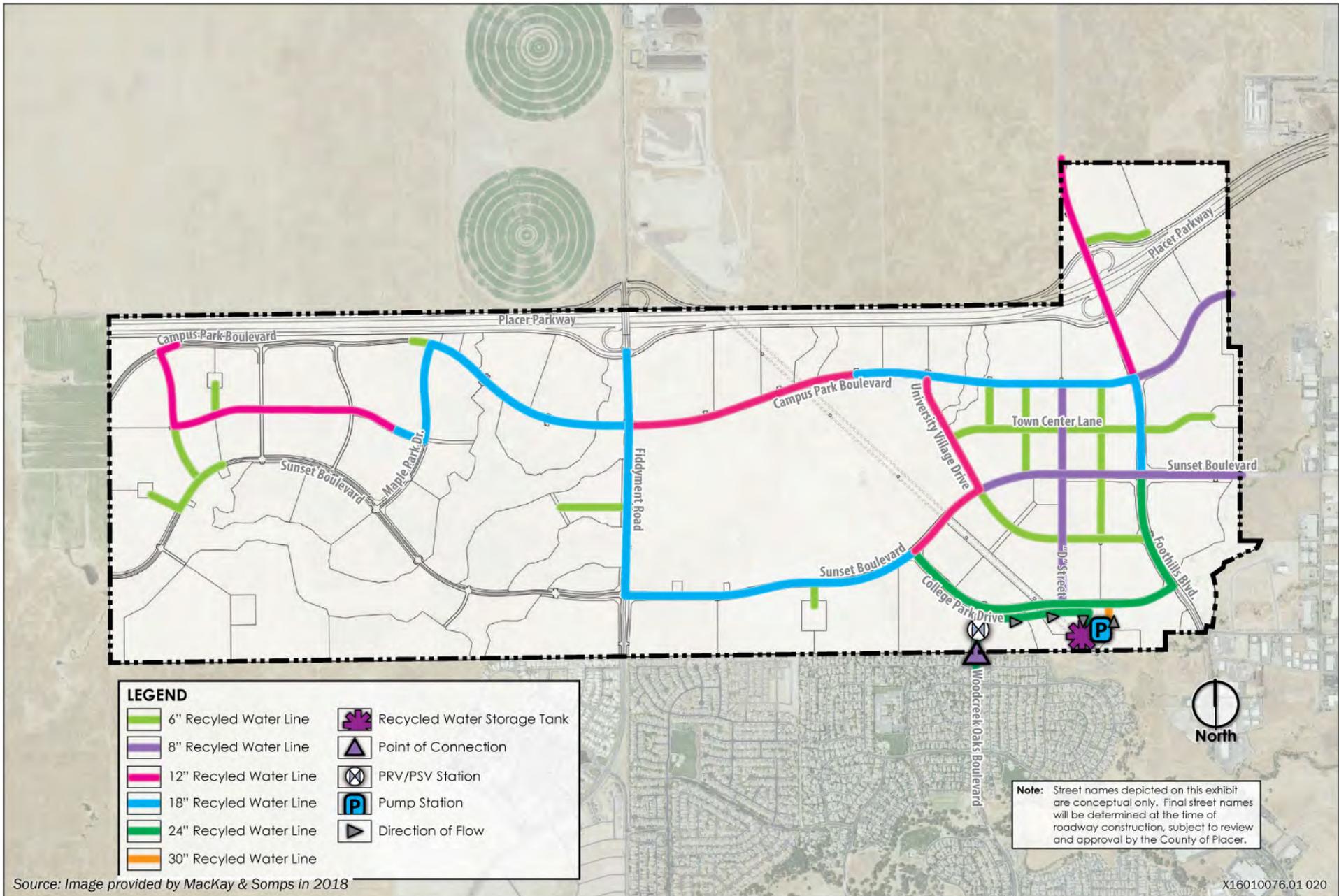
The proposed PRSP recycled water distribution system is designed as a looped network that would accommodate recycled water demands of the PRSP area, as well as the recycled water demands of the SAP area outside the PRSP area. Pipelines would range in size from 6 to 30 inches and would be primarily installed in proposed roadways. Pipelines on the western side of the PRSP area range in size from 6 to 18 inches.

The City of Roseville provides wholesale recycled water to PCWA, which would serve as the recycled water retailer for the PRSP area. All recycled water improvements would be constructed consistent with PCWA and Placer County standards. Construction of PRSP recycled water infrastructure would be phased as needed to support development, with specific timing and funding obligations detailed in the *Placer Ranch Development Agreement*. Detailed information about the PRSP recycled water facilities and supplies, including technical analysis, is contained in the *Placer Ranch Recycled Water Master Plan* (Appendix G).

### **Water Conservation**

The PRSP identifies the following water conservation measures to reduce the total PRSP area demand for potable and recycled water:

- ▲ **Residential Turf Reductions:** In residential areas, this involves limiting the amount of turf in the front yards and using a greater percentage of low-water-use plant species in lieu of turf. Typically, about 70 percent of a total residential front yard is assumed to consist of landscaping, with the remainder consisting of driveways, planters, or walkways. For the PRSP area, limitations are to be placed on the landscaped portion of each front yard, allowing up to 42 percent of the total area to be turf, with the remaining landscaped area composed of low-water-use plant species that use between 65 and 75 percent less water than an average lawn.



Source: Image provided by MacKay & Soms in 2018

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- Nonresidential Turf Reductions:** This involves limiting the use of turf on nonresidential parcels. Where turf is incorporated into landscape design, it should be located in high-visibility areas and augmented by low-water-use plant species. To achieve the desired water conservation, the following criteria are to be implemented:

  - Parks:** It is assumed that approximately 80 percent of a typical park’s square footage consists of landscaping. Within the PRSP area, the total cumulative land area of all parks is to incorporate a maximum of 60 percent turf, leaving approximately 20 percent for low-water-use plant species and 20 percent for hardscape and other nonlandscaped features. Using less than 60 percent turf is acceptable if the park can adequately provide all planned amenities, as depicted on the conceptual park plans provided in the *Placer Ranch Design Guidelines*.
  - Schools:** It is assumed that approximately 70 percent of a school site’s square footage consists of turf. Within the PRSP area, site design is to incorporate a maximum of 40 percent of site area for turf, leaving 30 percent for low-water-use plant species and 30 percent for buildings and other hardscape/nonlandscaped features. The County would coordinate with the school districts to promote integration of this water-saving measure into school landscape design.
  - Roadways:** It is assumed that approximately 15 percent of roadway corridors consist of landscaping. Within the PRSP area, roadway corridor design is to incorporate a maximum of 5 percent of area for turf, leaving 10 percent for low-water-use plant species and 85 percent for roadway surface, sidewalks, and other nonlandscaped features. The PRSP does not include provisions to irrigate Placer Parkway.
  - Smart/Centrally Controlled Irrigation Controllers:** Smart and centrally controlled irrigation controllers restrict irrigation to only the times and water application rates that are necessary to maintain landscaping. They account for changes in the demand for water, which varies with weather patterns and seasonal influences. For the PRSP area, smart irrigation controllers are required for public and private landscaped parcels.
  - Recirculating Hot Water Systems:** A recirculating hot water system consists of a pump installed on a residential hot water line system, reducing the time necessary to receive hot water at any hot water faucet. This type of system is required on all residential units in the plan area.
  - Water Efficient Landscape Ordinance:** This ordinance, adopted by Placer County, applies to all projects adding 500 sq. ft. or more of new landscaped area and/or modifying 2,500 sq. ft. or more of existing landscaped area. The ordinance limits the “Maximum Applied Water Allowance” for each property by setting the evapotranspiration adjustment factor to 0.55 for residential areas and 0.45 for commercial areas. The PRSP area is subject to the requirements of the Water Efficient Landscape Ordinance.

With implementation of the water conservation measures identified in the PRSP (and stated above), the PRSP area’s overall water demand would be reduced by an estimated 16 percent (or approximately 699 afy).

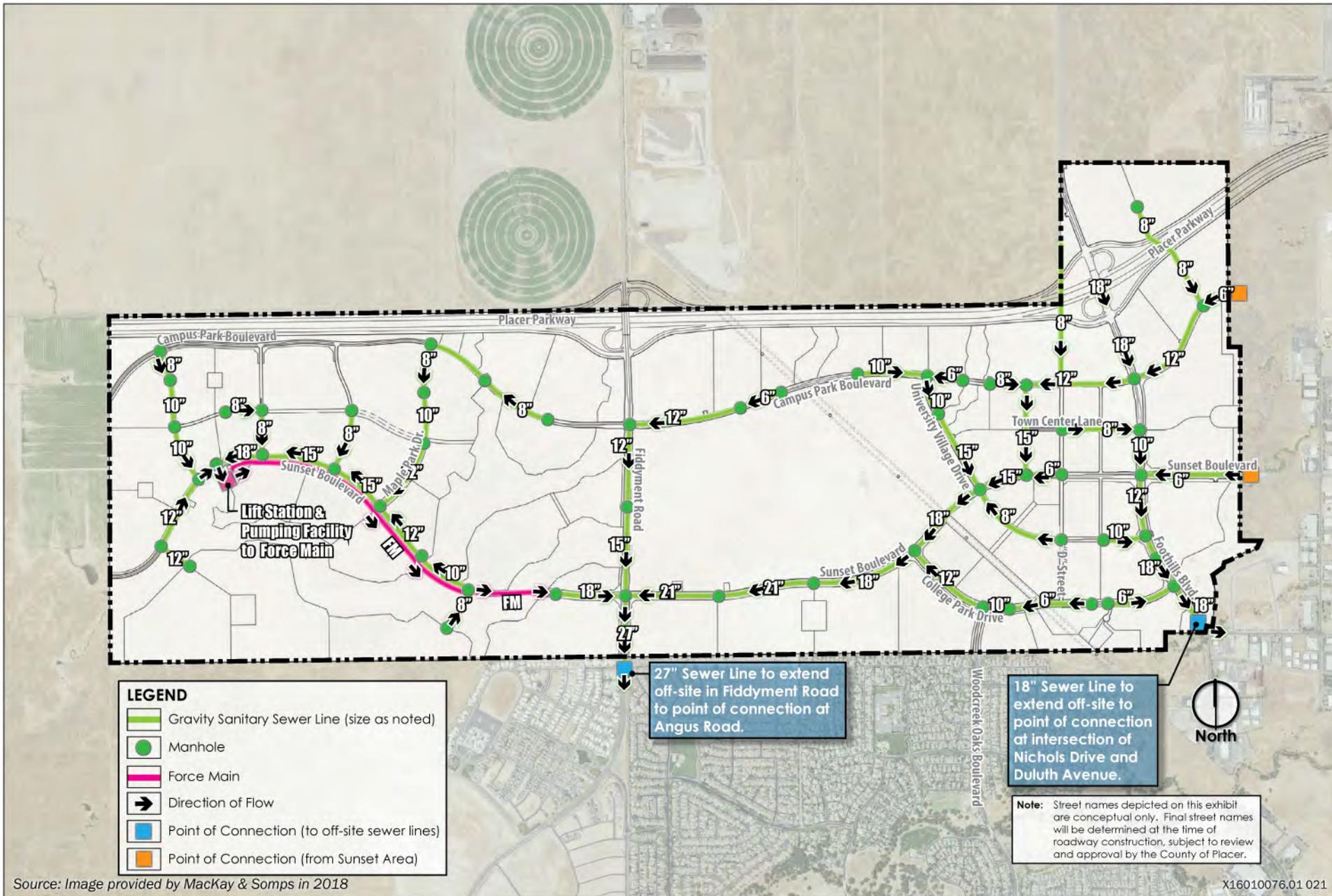
## Wastewater

### **Wastewater Treatment**

PRSP sanitary sewer service would be provided by both Placer County and the South Placer Wastewater Authority. Placer County is responsible for the collection and conveyance of wastewater in the plan area. The South Placer Wastewater Authority treats wastewater at the PGWWTP, which is operated by the City of Roseville. The PGWWTP is located approximately 2 miles southwest of the PRSP area. At buildout, the plan area would generate an estimated average dry weather flow of 1.99 mgd.

### **Wastewater Conveyance**

The backbone wastewater collection system, shown in Exhibit 3-21, would consist of a network of pipes ranging in diameter from 6 to 27 inches. To design the wastewater infrastructure for the PRSP area, the area was divided into three sewer sheds: a western shed, a central shed, and an eastern shed. Flows in the



Source: Image provided by MacKay & Soms in 2018

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Exhibit 3-21

PRSP Wastewater Infrastructure



western shed would be conveyed by gravity to a proposed lift station along Sunset Boulevard, near the western edge of the plan area. From this lift station, flows would be pumped through a proposed force main in Sunset Boulevard to a receiving manhole, at which point they would flow by gravity to larger trunk lines in Fiddymment Road. In the central shed, flows would be conveyed by gravity in a westerly and southwesterly direction to Fiddymment Road.

All flows in the western and central sheds would flow by gravity to the intersection of Fiddymment Road and Sunset Boulevard and from this point would be conveyed via a 27-inch line in Fiddymment Road southward to the southern edge of the plan area. From this point, flows would continue to be conveyed by gravity to a sewer connection stub located in Angus Road approximately 4,200 feet south of the plan area. From this connection point, flows would be conveyed to the existing Pleasant Grove 72-inch Regional Sewer Transmission pipeline located along the Pleasant Grove Creek corridor.

Eastern shed flows would be conveyed by gravity in a southerly direction to Foothills Boulevard to proposed sewer connections near the intersection of Nichols Drive and Duluth Avenue. From this point, flows would be conveyed to an existing off-site 42-inch pipeline near the southern terminus of Cincinnati Avenue, and on to the existing Pleasant Grove Regional Transmission line located along the Pleasant Grove Creek corridor, south of the plan area. The existing Pleasant Grove Regional Transmission Pipeline would convey all flows from the PRSP and SAP areas to the PGWWTP. Wastewater flows from off-site adjacent properties and the SAP area have been accommodated for conveyance through the PRSP area. Future stub-out connection points may be provided with the PRSP for development of adjacent off-site parcels in the future.

All wastewater improvements would be consistent with the South Placer Regional Wastewater and Recycled Water Systems Evaluation and would be constructed in compliance with Placer County standards. Detailed information about the PRSP area's sanitary sewer system is contained in the *Placer Ranch Sanitary Sewer Master Plan* (Appendix H).

All flows in the western and central sheds would flow by gravity to the intersection of Fiddymment Road and Sunset Boulevard and from this point would be conveyed via a proposed 27-inch line in Fiddymment Road southward to the southern edge of the plan area. From this point, flows would be conveyed to an existing off-site 42-inch pipeline near the southern terminus of Cincinnati Avenue, and on to the existing Pleasant Grove Regional Transmission line located along the Pleasant Grove Creek corridor, south of the plan area.

The existing Pleasant Grove Regional Transmission Pipeline would convey all flows from the PRSP and SAP areas to the PGWWTP. Wastewater flows from the SAP area and the Lincoln 270 project (north of the SAP area) have been accommodated for conveyance through the PRSP area. Future stub-out connection points have been provided with the PRSP for development of adjacent off-site parcels in the future.

## **Drainage and Stormwater Quality**

### **Existing Drainage**

Most of the PRSP area is in the Pleasant Grove Creek watershed, with a small portion in the Orchard Creek watershed. (See Exhibit 4.9-1 in Section 4.9, "Hydrology and Water Quality," which shows watersheds and waterways.) Both watersheds are part of the larger Natomas Cross Canal watershed, which spans southwestern Placer County and southeastern Sutter County. Most of the plan area drains generally from the east to southwest into University Creek via various tributaries and overland routes. University Creek, which begins just west of the plan area, is tributary to Pleasant Grove Creek, which drains to the Pleasant Grove Canal then on to the Natomas Cross Canal before entering the Sacramento River.

The southeastern portion of the plan area drains to the North Branch Placer tributary of Pleasant Grove Creek, which generally flows from north to south alongside the eastern property line before discharging into the north main branch of Pleasant Grove Creek. The northeastern portion of the site, which is located in the Orchard Creek watershed, generally drains to the north before joining the main branch of Orchard Creek. Orchard Creek is tributary to Auburn Ravine, which drains to the North Canal then to Natomas Cross Canal before entering the Sacramento River.

### PRSP Drainage System

The proposed PRSP drainage improvements, shown in Exhibit 3-22, consist of a combination of conventional subsurface and surface drainage systems, including construction of pipe conveyance systems and construction of culverts at roadway and trail crossings of drainages. Stormwater from proposed developed areas would be discharged through outfalls into open space corridors. Stormwater quality measures (discussed below) would be incorporated into the system design to minimize the potential for stormwater pollution to enter on- and off-site water systems and affect associated biological resources.

Peak stormwater flows between the 2-year, 24-hour and the 100-year, 24-hour storm events would be attenuated within the University Creek corridor using overbank flow areas. These areas coincide with proposed culvert crossings of the creek where crossings could detain flows as needed for flood control. Although the 200-year, 24-hour event would not be attenuated, these crossings have also been sized to allow this event to be conveyed without overtopping the roadways or flood the adjacent developable areas within the plan area. Portions of the PRSP area that drain to Orchard Creek and the Pleasant Grove Creek North Branch include proposed detention basins that would attenuate flows from the 2-year to the 100-year event.

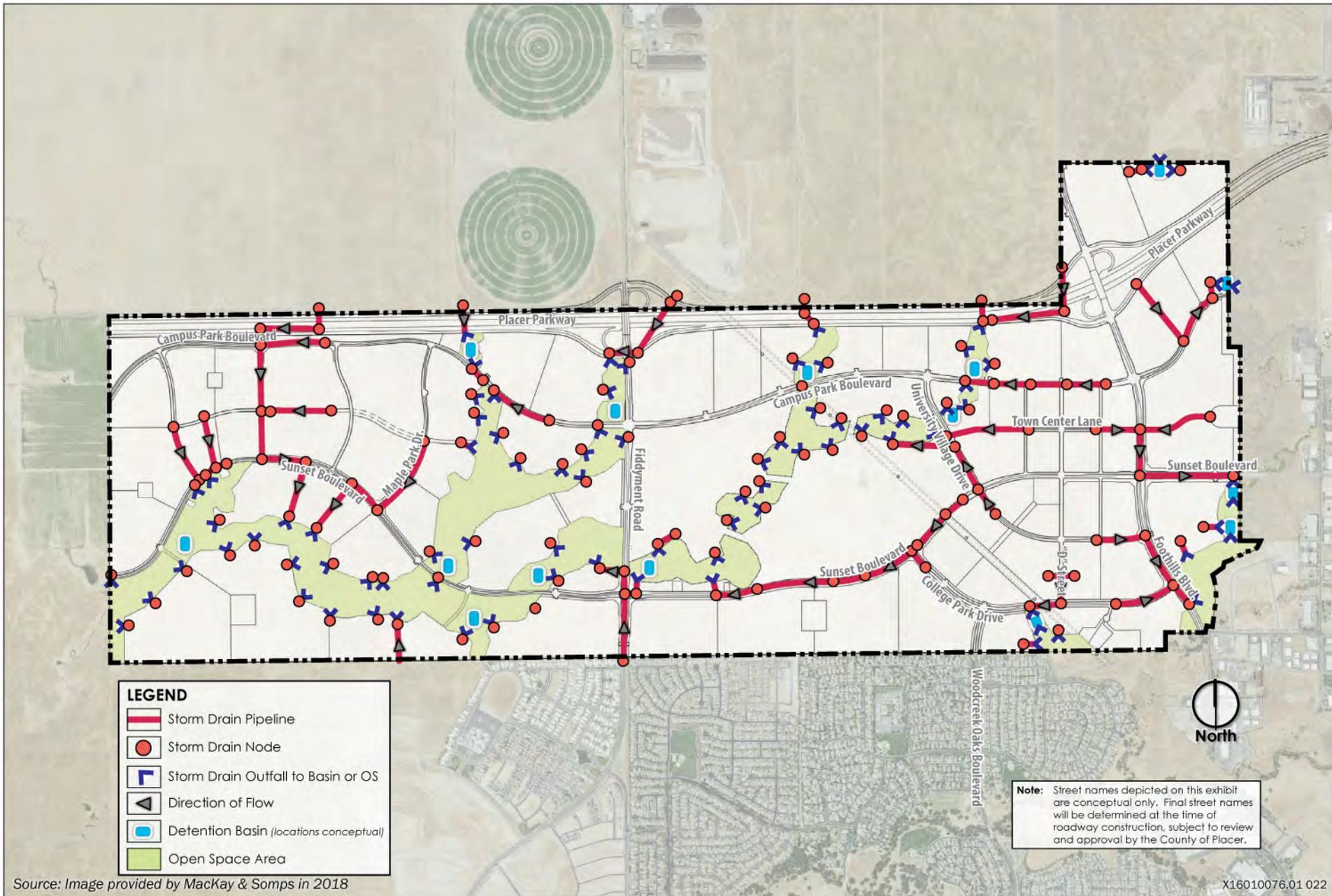
Proposed on-site drainage conveyance improvements are designed consistent with the 10-year, 24-hour hydraulic grade line requirements, as well as the allowable street inundation for a 100-year, 24-hour event, as identified in the *Placer County Flood Control and Water Conservation District Stormwater Management Manual*. Arterial streets are designed such that, during these storm events, all travel lanes would remain clear. Collector streets are designed such that the center 12 feet of the road remains free of stormwater. In both cases, the overland flows remain within the County rights-of-way.

Additional information regarding the PRSP stormwater drainage system is contained in the *Placer Ranch Storm Drainage Master Plan* (Appendix I).

Because of the potential for flooding in the lower portion of Natomas Cross Canal watershed, retention in excess of the existing runoff volume is required for the 100-year, 8-day event for all upstream development within the SAP area, including the PRSP area. In general, flows generated in the northern portion of the SAP area flow northwesterly to Auburn Ravine, whereas flows within the southern portion of the SAP area, including most of the PRSP area, flow southwesterly to Pleasant Grove Creek.

To minimize impacts associated with increases in stormwater volume within the Auburn Ravine watershed, retention is proposed to occur either on-site, in the existing City of Lincoln Lakeview Farms retention basin, or in a proposed retention basin that could be constructed on the Scilacci Farms property, for which the County is currently working to secure an easement. A feasibility study has been conducted that confirms that any of these retention basin options could provide the needed capacity. Although the Lakeview Farms retention basin has undergone CEQA review and is available for retention, further project-level CEQA analysis would be required before the Scilacci Farms property could be used for retention purposes.

To minimize impacts associated with increases in stormwater volume within the Pleasant Grove Creek watershed, retention is proposed to occur within the City of Roseville's proposed Pleasant Grove Retention Facility, which would be located on the Reason Farms property southwest of the SAP area along Pleasant Grove Creek. This approach would require a cooperative agreement between the City of Roseville and Placer County for basin construction and maintenance paid through a fee collected by the County or County/City or an equivalent mechanism that fully funds the project. At such time that adequate funds have been collected, facilities would be constructed with sufficient capacity to meet the project's stormwater retention needs as well as larger, regional needs. If the City and County are unable to memorialize a joint retention facility agreement, construction of equivalent retention facilities, whether on-site or off-site elsewhere, would be required. (Note that this EIR assumes that Pleasant Grove Retention Facility would be used for off-site retention; if a different off-site facility is needed for retention in the Pleasant Grove Creek watershed, additional CEQA review would be required.) Lastly, interim on-site retention facilities may be implemented for various projects in the SAP and PRSP areas unless or until the Pleasant Grove Retention Facility is operational or other permanent equivalent facilities are available for retention.



**Exhibit 3-22**

**PRSP Stormwater Drainage Infrastructure**



A small existing retention basin in the PRSP area, required in addition to the PRSP retention requirements discussed above, retains 10.9 acre-feet of stormwater within an existing drainage easement to mitigation volumetric increases for the Nichols Drive Industrial Park, located outside the PRSP area but within the SAP area. Implementation of the PRSP would include replacement of this retention basin capacity in like volume for development consistent with the Commercial Mixed-Use designation. Therefore, the 10.9 acre-feet of retention would need to be accommodated at another site, such as the Pleasant Grove Retention Facility, other off-site facility, or on-site within the PRSP.

### Stormwater Management

The County requires stormwater management for all new development projects. As development occurs, stormwater management measures would be implemented consistent with the requirements of the County National Pollutant Discharge Elimination System Phase II Permit, as issued by the State Water Resources Control Board. Compliance with the permit requirements would minimize pollution in stormwater that is discharged into open space areas, including wetland areas and principal drainage corridors. Implementation includes two components: stormwater quality management during construction and postconstruction stormwater quality management. Proposed stormwater management measures are described below:

- ▲ **Active Construction Stormwater Management:** For active construction projects, a storm water pollution prevention plan is required to manage the release of on-site stormwater runoff. It addresses how stormwater from a construction site is managed and treated before being discharged from a project site. The use of BMPs during the construction process generally incorporates erosion and sediment controls. These BMPs typically include measures such as applying straw mulch to disturbed areas, using fiber rolls and silt fences, using sedimentation basins, protecting drain inlets, stabilizing construction accesses, and managing materials. The County would administer the storm water pollution prevention plan for development projects within the PRSP area.
- ▲ **Postconstruction Stormwater Management:** To manage stormwater quality and reduce postconstruction stormwater flows, development in the PRSP area would use various LID strategies. These strategies remove pollutants from runoff, attenuate peak flows, and reduce runoff volume. The PRSP's LID measures include impervious area disconnection, tree planting, use of vegetated swales, and, if needed, soil amendments. All LID measures are designed to the specifications outlined in the *West Placer Storm Water Quality Design Manual (WPSWQDM)*. Although the WPSWQDM does not include BMPs that are implemented during active construction projects, it provides a comprehensive, long-term approach for managing stormwater generated by new development projects by identifying various planning tools and requirements that collectively reduce peak flows and pollution from urban runoff. The WPSWQDM includes three components for stormwater management:
  - **Source Control Measures:** These are intended to keep pollutants from mixing with stormwater runoff and making their way to a storm drain system or natural drainage area. Examples include installing an efficient irrigation system to prevent overspray and runoff; covering trash enclosures; installing storm drain inlet markings/signage; and incorporating unique site design features (e.g., covers, paving) for outdoor loading areas, work areas, and waste management areas.
  - **Site Design Measures:** These are intended to treat and reduce the amount of urban runoff being conveyed off a developed site by incorporating design measures that increase a site's perviousness. The goal is to allow stormwater to be infiltrated, filtered, stored, or detained on site to the greatest extent possible. Examples include the use of rooftop and impervious area disconnection, tree planting and preservation, vegetated swales, soil quality improvement and maintenance, and similar measures that can be integrated into a project's landscaping.
  - **Treatment and Baseline Hydromodification Management:** These are intended to manage the remaining portion of the runoff after implementation of site design measures. These are typically engineered technologies that can be constructed at a small scale to serve individual development projects or at a large scale to serve multiple projects. Examples include bioretention facilities, media filters, and tree box filters.

The *Placer Ranch Storm Drainage Master Plan* is designed to comply with Placer County regulations for stormwater management, which includes compliance with the WPSWQDM. As development occurs within the PRSP area, stormwater management measures would be implemented according to the requirements of the County National Pollutant Discharge Elimination System Phase II Permit, as issued by the State Water Resources Control Board. Compliance with this permit requires BMPs designed to minimize the potential for stormwater pollution to enter on- and off-site wetland areas and principal drainage corridors. Additional information regarding the stormwater quality in the PRSP area is contained in the *Placer Ranch Storm Drainage Master Plan*.

### **Solid Waste**

Implementation of the PRSP would generate the need to dispose of short-term construction debris and long-term solid waste. Solid waste collection services within the plan area are provided by Recology Auburn Placer, a private collection firm, under contract with the County. Solid waste is collected and delivered to the WPWMA's facility, located immediately north of the plan area at the intersection of Fiddymont Road and Athens Avenue. The facility is owned by WPWMA, which was established in 1978 through a JPA between Placer County and the Cities of Lincoln, Rocklin, and Roseville to own, operate, and maintain a sanitary landfill and all related improvements.

WPWMA owns an MRF located on the same site as the WRSL. The MRF receives, separates, processes, and markets recyclable materials removed from the waste stream. Residual waste is transferred to the WRSL, a Class II/III landfill, for disposal. Based on the permitted configuration and projected growth rates in the region, the WRSL has capacity through the year 2058. Colocated at the site are a composting facility and permanent household hazardous waste collection facility. WPWMA is currently planning an expansion of the WRSL and related facilities.

### **Energy**

#### **Electric Service**

Electricity service for the plan area is provided by PG&E, and PG&E would continue to provide electricity service for development identified in the PRSP. At full buildout, the PRSP peak electric demand is estimated to be 80.3 megavolt amperes (MVA). Proposed electric facilities consist of 600-amp mainline backbone feeder circuits extending throughout the major roads, and smaller local circuits extending from the backbone feeder circuits and running through the neighborhoods.

The PRSP area initially would be served by two substations: the Pleasant Grove substation, located west of the PRSP area, and the Athens substation, planned on the east side of Industrial Avenue. Before buildout of PRSP area, a third substation (135-MVA) would be required. A site for construction of a substation is provided in the PRSP area, which is located along the southern edge of the plan area, adjacent to both an existing power generation facility and a 230-kV transmission line. However, at the time that PG&E determines that construction of a substation in the PRSP is needed, its specific location may be adjusted based on PG&E's assessment of then-current demands. Exhibit 3-23 shows the proposed PRSP electrical infrastructure.

#### **Natural Gas Service**

PG&E also provides natural gas service to the plan area and would continue to provide natural gas to development identified in the PRSP. At full buildout, the peak demand for natural gas in the PRSP area is estimated to be 703 thousand cubic feet per hour. Service would be provided from existing infrastructure adjacent to the plan area. Gas distribution mains would be extended through the plan area in conjunction with roadway improvements, with mains or services extended to individual parcels as each develops. An existing 12-inch PG&E natural gas transmission line (Line 123) in the eastern portion of the PRSP area may be relocated such that it would occur within proposed roadway rights-of-way.

### **Communications and Data Service**

The PRSP area is located within the service areas of AT&T and Wave Broadband for voice and data communication services. In addition, Comcast and Consolidated Communications have facilities immediately adjacent to the plan area and have plans to serve the plan area. Together, these providers offer voice, video, and data communication services. This includes land-line telephone service, voice over Internet protocol telephone service, mobile telephone service, cable television service, and high-speed data line (Internet) service.

As development within the PRSP area occurs, distribution lines would be extended from existing infrastructure to individual parcels in conjunction with roadway improvements. All new telecommunication lines would be installed underground.

## **PLACER RANCH DEVELOPMENT STANDARDS**

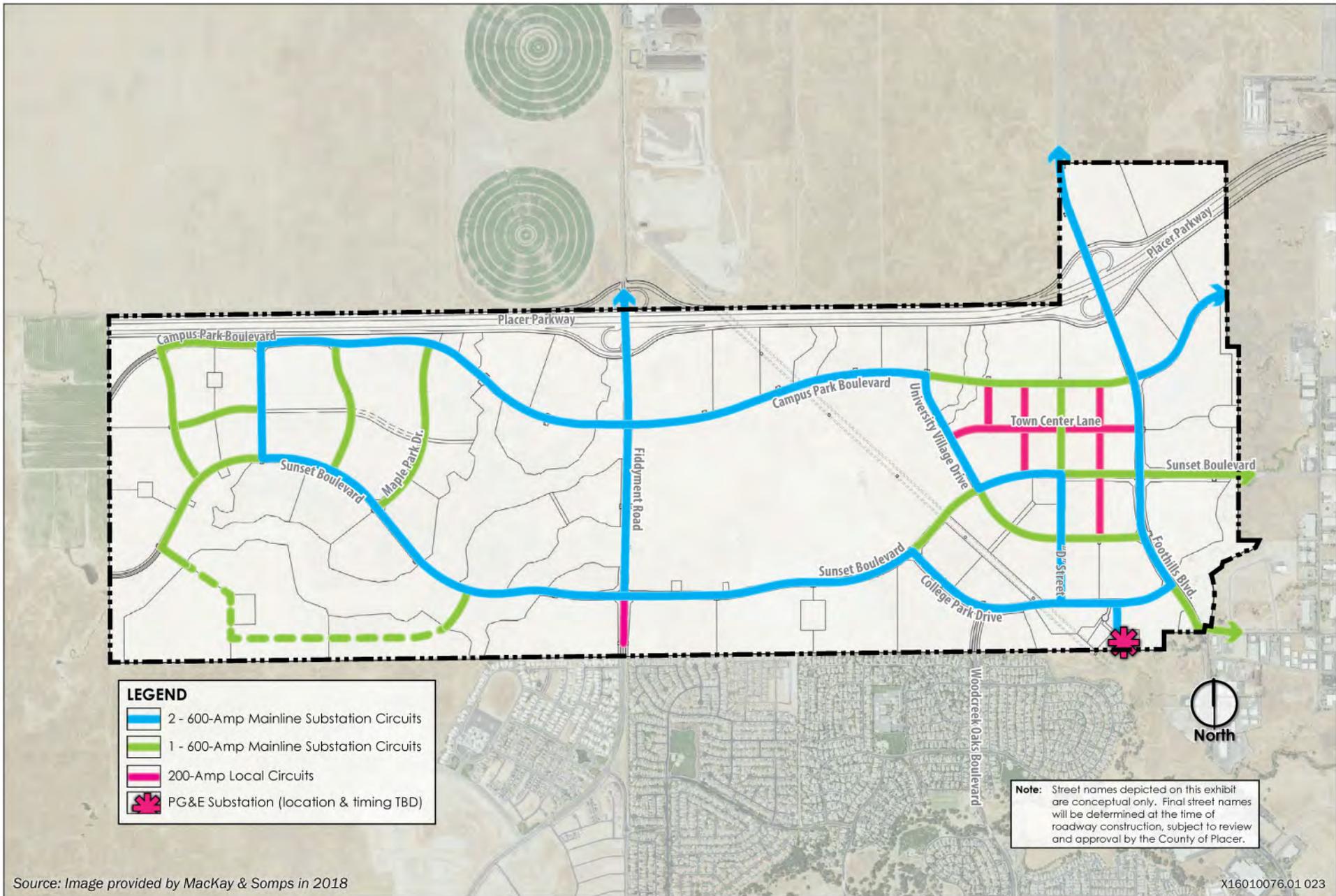
The proposed *Placer Ranch Development Standards* would provide the regulatory framework (similar to zoning requirements) for the implementation of the PRSP. Adopted by ordinance, the development standards would establish the permitted uses; standards of development, such as building height and setbacks, site coverage, road standards, and parking; and other regulations for the PRSP area. The development standards would serve as a stand-alone document, similar to a zoning ordinance, governing development, improvements, and construction and are intended to provide clear direction to builders, property owners, and County staff for individual development projects as the PRSP area builds out. They augment both the PRSP and the *Placer County Zoning Ordinance* by providing specific regulations for the development of individual projects within the PRSP area.

All development within the PRSP area is subject to Development Plan Review, a design review process consistent with Section 17.52.070(D) of the *Placer County Zoning Ordinance*. Through the Development Plan Review process, applications for subsequent discretionary permits are approved, conditionally approved, or denied based on consistency with applicable guidelines and applicable provisions of the PRSP and development standards. The Placer County Development Review Committee is responsible for determining the consistency of any development proposal with the Placer Ranch Development Standards, then forming a recommendation to the decision-making body. Based on the type of permit sought, permits are acted on by the Planning Director, Zoning Administrator, or Planning Commission pursuant to the administrative procedures outlined in Article 17.58 of the *Placer County Zoning Ordinance*. The Sac State–Placer Center, which would be under the jurisdiction of the CSU, a state agency, would not be subject to the Placer Ranch Development Standards.

## **PLACER RANCH DESIGN GUIDELINES**

The *Placer Ranch Design Guidelines* augment the PRSP by providing additional detail regarding the design, review, and approval of individual projects within the plan area. Elements addressed include subdivision and site design, architecture, landscaping, parks and paseos, streetscapes, entries, lighting, and signage. The design guidelines also address the urban form and development pattern for commercial and residential buildings in the Town Center District and include concept plans for various sites, such as parks. All development within the plan area would be required to comply with the *Placer Ranch Design Guidelines*; however, it should be noted that the design guidelines encourage high-quality design while also encouraging creativity, allowing discrete developments within the PRSP area to exhibit individuality that upholds the context of the community. In this sense, the design guidelines are not intended to be applied as strict standards, recognizing that there are several design options that can achieve quality urban design. The Sac State–Placer Center would not be subject to the *Placer Ranch Design Guidelines*.

As described above, all development within the PRSP area would be subject to Development Plan Review, which is a design review process. The Placer County Development Review Committee is responsible for determining the consistency of any development proposal with the *Placer Ranch Design Guidelines*, then forming a recommendation to the decision-making body.



## 3.6 OTHER SUPPORTING INFRASTRUCTURE

### 3.6.1 PRSP-Related Infrastructure Improvements Located Outside the PRSP Area

Several infrastructure improvements are required to develop the PRSP, but are located outside the PRSP area. Some of these improvements are within the SAP area and some extend beyond the SAP boundaries (Exhibit 3-24). Many of these improvements have already undergone environmental review pursuant to CEQA and are approved projects. In addition, while these facilities are necessary for the PRSP, they are also designed to accommodate development of the SAP area. Some of the infrastructure improvements shown in Exhibit 3-24 are not identified in the discussion below because they are identified as mitigation measures in this EIR; these improvements are discussed at the end of this section.

#### ROADWAY IMPROVEMENTS OUTSIDE THE PRSP AREA

- ▲ **Placer Parkway.** East of the PRSP boundary (within the SAP area), approximately 5,000 feet of the planned Placer Parkway would be constructed between an existing interchange at SR 65 and Whitney Boulevard in the City of Rocklin and the eastern edge of the plan area. This is planned as a limited access roadway with a 312-foot right-of-way. The Placer County Department of Public Works is currently designing the segment of Placer Parkway between SR 65 and Foothills Boulevard. As an approved facility, Placer Parkway would be implemented whether or not the SAP is approved; therefore, except for cumulative impact considerations, construction of Placer Parkway is not evaluated in this EIR.
- ▲ **Foothills Boulevard (North).** North of the PRSP area (within the SAP area), approximately 1,400 feet of the existing alignment of Foothills Boulevard would be improved, including tapering the road from the six-lane arterial within the PRSP area to the existing two-lane roadway in the SAP area.
- ▲ **Sunset Boulevard.** The existing alignment of Sunset Boulevard would be improved from the eastern edge of the PRSP area for approximately 3,400 feet to South Loop Road/Placer Corporate Drive (within the SAP area). This segment includes widening of an overcrossing of the railroad tracks. The existing Sunset Boulevard is a two-lane roadway with an 110-foot right-of-way and would be widened to a six-lane arterial with a 134-foot right-of-way and additional landscape corridors and PUE dedications on each side of the roadway. Sunset Boulevard would also be extended (outside the project area) from the western edge of the plan area for approximately 1,200 feet to the future Westbrook Boulevard, located in the City of Roseville. This roadway segment is an approved alignment in the *Amoruso Ranch Specific Plan* that was adopted by the City of Roseville with a certified EIR. Because this roadway extension has already been approved, except for cumulative impact considerations, construction of this facility is not included in this EIR's environmental analysis.
- ▲ **Campus Park Boulevard.** From the eastern edge of the PRSP area boundary (within the SAP area), Campus Park Boulevard would be constructed for approximately 1,200 feet to existing Cincinnati Avenue, and would be a two-lane roadway with 48-foot right-of-way and additional landscape corridors and PUE dedications on each side of the roadway. Campus Park Boulevard would also be constructed from the western edge of the plan area for approximately 1,200 feet to the future Westbrook Boulevard, located in the City of Roseville. Similar to West Sunset Boulevard, this roadway segment was approved as part of the *Amoruso Ranch Specific Plan*, which was adopted by the City of Roseville with a certified EIR. Because this roadway extension has already been approved, except for cumulative impact considerations, construction of this facility is not included in this EIR's environmental analysis.
- ▲ **Fiddymont Road (North).** North of the PRSP area boundary (within the SAP area), the existing alignment of Fiddymont Road would be improved for approximately 1,300 feet. These improvements would consist of tapering the road from the six-lane arterial within the PRSP area to the existing two-lane roadway in the SAP area.

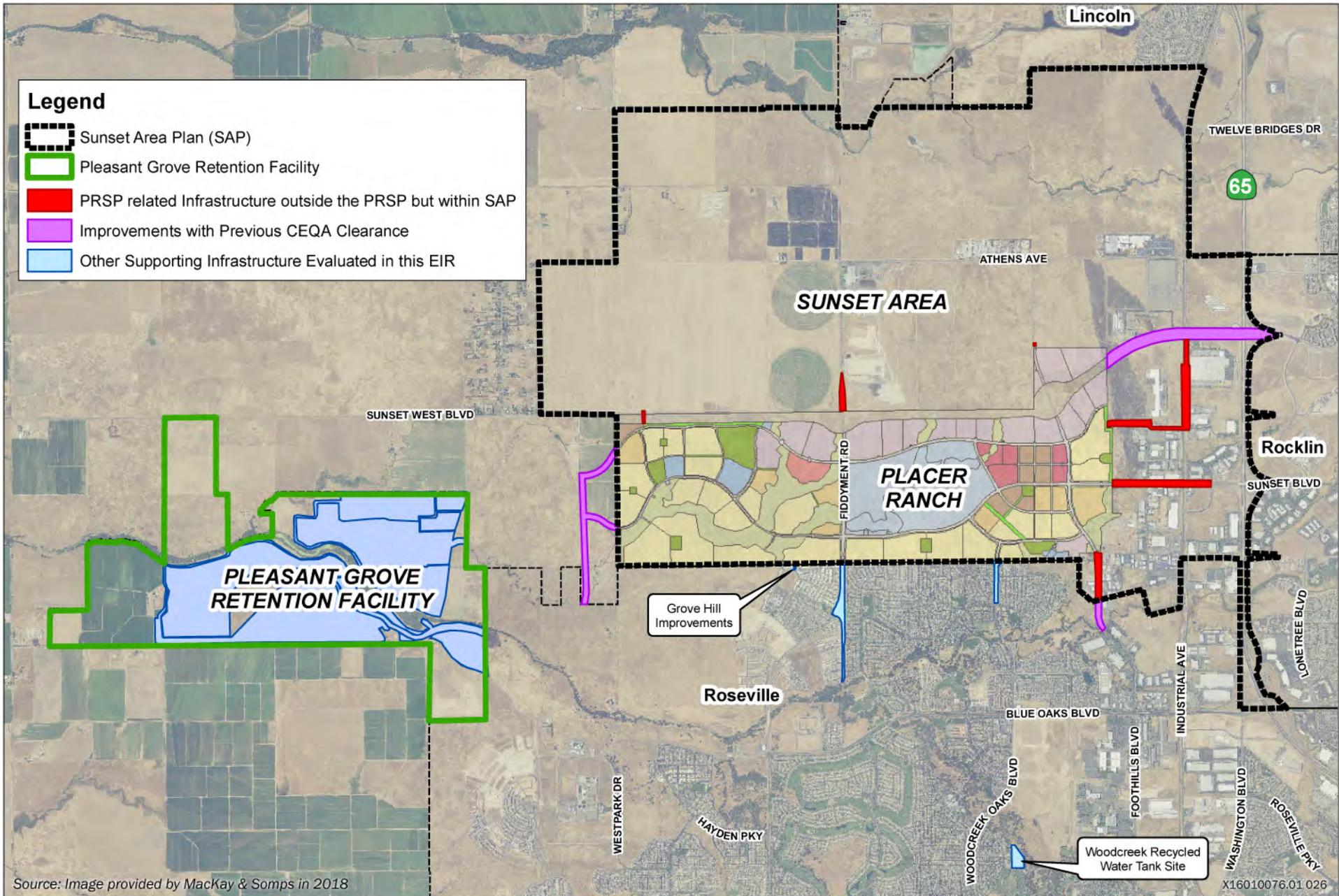


Exhibit 3-24

PRSP-Related Infrastructure Located Outside the PRSP Area



- ▲ **Westbrook Boulevard.** West of the PRSP area and beyond the boundaries of the SAP area, Westbrook Boulevard is a planned north-south arterial roadway located in the City of Roseville. This roadway segment is included in the *Amoruso Ranch Specific Plan*, which was adopted by the City of Roseville with a certified EIR. An approximately 4,500-foot segment of Westbrook Boulevard in Amoruso Ranch would provide off-site roadway connections to both Campus Park Boulevard and Sunset Boulevard, which connect with proposed roadways within the PRSP area. Because this roadway extension has already been approved, except for cumulative impact considerations, construction of this facility is not included in this EIR's environmental analysis.

A portion of the PRSP project area boundary fronts an existing County-maintained roadway, Sunset Boulevard West, that originates at Fiddymont Road and continues west to the Sutter County line. Frontage improvements would be required on Sunset Boulevard West as part of construction phasing for backbone PRSP infrastructure as needed to support development, especially before Placer Parkway improvements have been completed, with specific timing and funding obligations detailed in the *Placer Ranch Development Agreement*.

## WATER AND WASTEWATER INFRASTRUCTURE OUTSIDE THE PRSP AREA

- ▲ **Placer Parkway Water Lines.** Three 24-inch water lines would be extended through the SR 65/Whitney Ranch Parkway interchange. These 24-inch water lines would connect together west of the Whitney Ranch interchange into a 42-inch water line. This 42-inch water line would continue west for approximately 5,000 feet from the interchange within the Placer Parkway alignment to the eastern boundary of the PRSP area. This project infrastructure would be installed by PCWA as part of the PCWA Ophir Phase 1 and Phase 2 Infrastructure Project. The 42-inch line in Placer Parkway would become a 30-inch line west of the water tank proposed for the PRSP area.

The water lines in Placer Parkway and the SR 65/Whitney Ranch Parkway interchange have already been approved with a certified EIR. The level of ground disturbance associated with pipeline installation would be consistent with overall level of disturbance evaluated in the Placer Parkway EIR for this segment of Placer Parkway. Small portions of the pipeline extend into the PRSP area and paved rights-of-way in the SAP area that are already identified for improvements the PRSP and SAP and evaluated in this EIR.

- ▲ **Industrial Avenue/Campus Park Boulevard Water Line (Alternative).** As an alternative to the water line improvements in the Placer Parkway corridor described above, PCWA may elect to construct the water lines from the SR 65/Whitney Ranch Parkway interchange west for approximately 1,500 feet to existing Industrial Avenue, then south for approximately 3,500 feet to the future Campus Park Boulevard/Cincinnati Avenue intersection. From this intersection, the water lines would be extended approximately 2,800 feet to the eastern boundary of the PRSP area through the Campus Park Boulevard roadway corridor and tie into on-site backbone water facilities.
- ▲ **Fiddymont Road Sanitary Sewer Line.** Construction of a sanitary sewer gravity line (a 27-inch line for the PRSP area only or a 42-inch line for both the PRSP and SAP areas) or force main (a 12-inch line for the PRSP area only or a 20-inch line for both the PRSP and SAP areas) from the southern boundary of the PRSP area for 4,400 feet south in Fiddymont Road, and through the existing Pleasant Grove Creek crossing sewer line to connect to an existing 72-inch sanitary sewer trunk main along Pleasant Grove Creek.
- ▲ **Off-Site Infrastructure Connections within Existing and Planned Rights-of-Way and/or Easements.** To serve the PRSP area (and the SAP area), the following off-site water and wastewater connections would be required within existing and planned rights-of-way and/or easements:
  - Placer Parkway: water line point of connection along northern PRSP area boundary, approximately 1,000 feet east of the eastern plan area boundary;
  - Industrial Avenue/Campus Park Boulevard water line;

- Brick Mason Circle: recycled water line;
- Grove Hill Way: water line and sewer line;
- Fiddymment Road: water line, recycled water line, and sewer line;
- Woodcreek Oaks Boulevard: water line, recycled water line, and sewer line;
- Foothills Boulevard: water line, recycled water line, and sewer line;
- Nichols Road: sewer line;
- Sunset Boulevard: water line and recycled water line;
- Cincinnati Avenue: water line; and
- Road D: sewer line.

## DRY UTILITIES OUTSIDE THE PRSP AREA

Extensions of dry utility trenches (phone, cable, electricity, and gas) would be accommodated within adjacent off-site roadways, including Sunset Boulevard, Campus Park Boulevard, Westbrook Boulevard, Woodcreek Oaks Boulevard, Fiddymment Road, Foothills Boulevard, Duluth Avenue, and Nichols Road. Improvements could include, but would not be limited to installation of underground and aboveground dry utilities for phone, cable, electricity, lighting, and gas; underground conversion of PG&E 12-kV line and associated Sprint fiber line on Fiddymment Road; and construction and removal of a 21-kV shoe-fly line.

## DRAINAGE IMPROVEMENTS OUTSIDE THE PRSP AREA

Exhibit 3-25 shows the drainage improvement options outside the PRSP area. Implementation of PRSP would require construction of the planned Pleasant Grove Retention Facility (formerly called Reason Farms or Al Johnson Wildlife Area facility) in the City of Roseville. The City is the project proponent and CEQA lead agency for the facility, which is already designed and approved (with a certified EIR) but not yet constructed. With the PRSP now proposed, the County and City have engaged in discussions regarding the following modifications of the proposed retention basin to accommodate runoff from PRSP, as well as drainage from the southern portion of the SAP area:

- ▲ **University Creek Restoration.** Stormwater improvements may be constructed within the City of Roseville's planned Pleasant Grove Regional Stormwater Retention Project. The improvements would rehabilitate University Creek to its natural alignment through the Pleasant Grove Retention Facility property to the discharge at Pleasant Grove Creek. Currently, the channel has been confined to a small ditch through the Pleasant Grove property as a result of previous agricultural practices.
- ▲ **Pleasant Grove Retention Facility.** The southern basin of the Pleasant Grove Retention Facility would be modified to provide the storage area for the PRSP drainage. Extensive channel and weir improvements would extend more than 3,900 feet upstream of the proposed Pleasant Grove Retention Facility. The Creekview Bypass Channel improvements would be necessary to collect flows from Pleasant Grove Creek, upstream of the basin, for discharge into the facility during storage events. Near the upstream end of the bypass channel, the City of Roseville would build a culvert connection to Pleasant Grove Creek, which would allow low-flow connectivity to the creek for events larger than the 2-year storm but below the level at which the weirs would exchange water between the creek and the bypass channel.

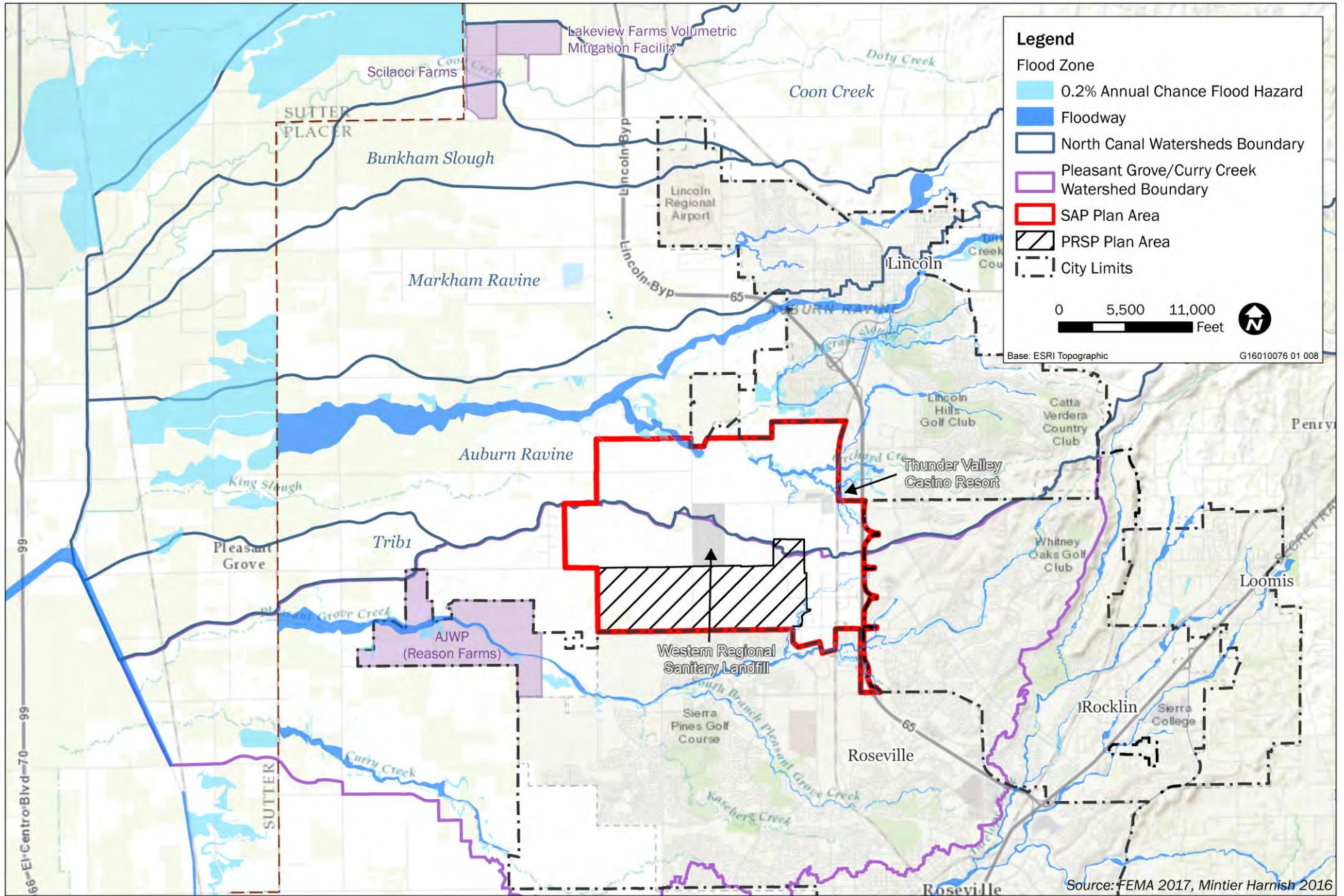


Exhibit 3-25

Off-Site Volumetric Drainage Facilities for SAP and PRSP

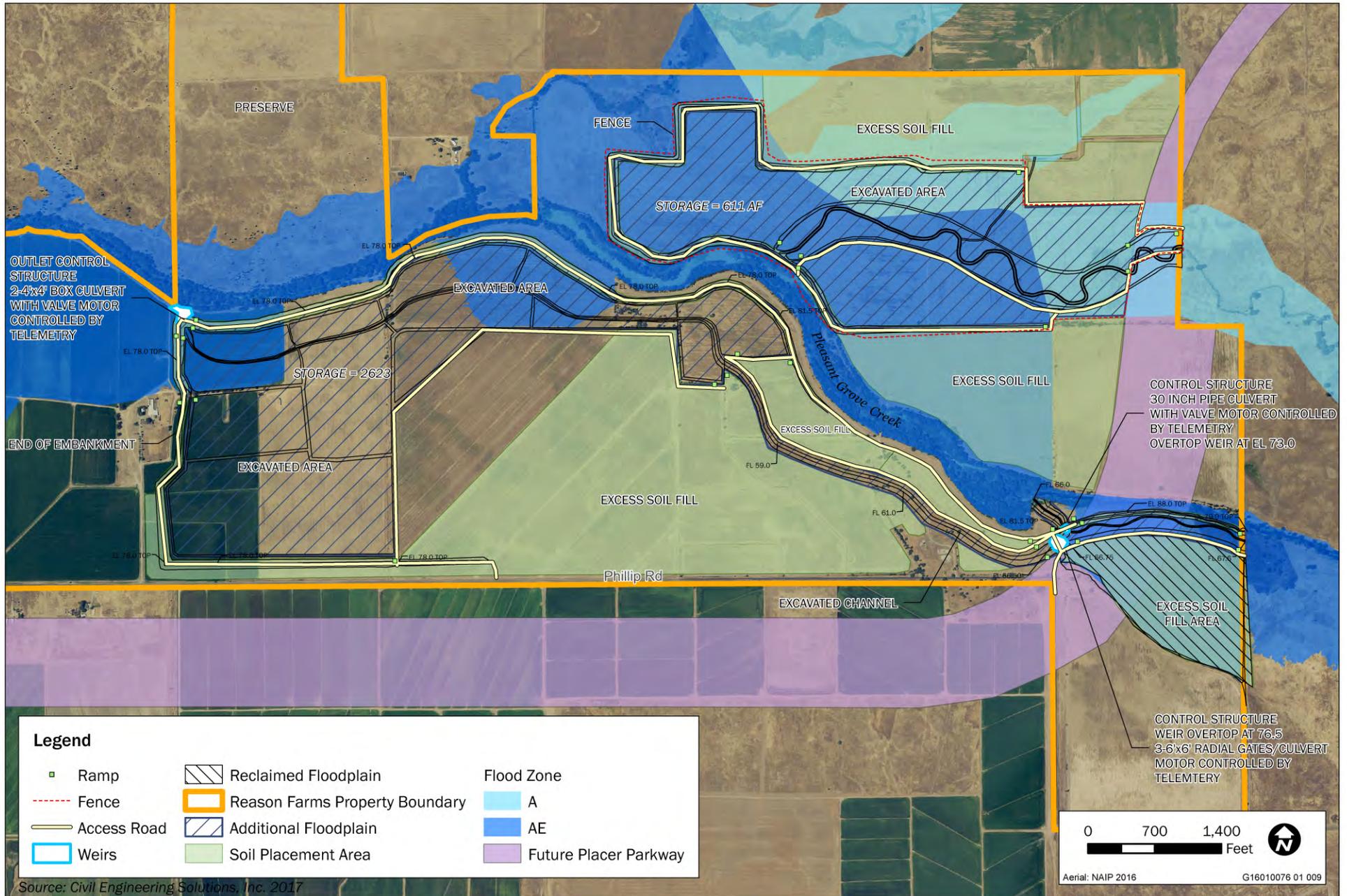


Downstream of this point of connection, the existing embankment between the creek and the bypass channel would include several constructed weir locations that would concentrate flow exchange between the creek and the bypass channel during high flood events. The Creekview Bypass Channel would be constructed in accordance with the *City of Roseville Creekview Specific Plan*. Approximately 1,000 feet into the Pleasant Grove Retention Facility, a low-flow return channel would be built, which would allow low flows to return to the creek without passing through the storage facility. A gated flow-through structure would be constructed downstream of the flow return so that when the gates are opened, flows would enter the storage facility site. Flows entering the facility would be conveyed through the site by a channel to the discharge structure. When gates at the discharge structure are closed, flows would back up in the storage area and would be retained. Following the peak in downstream stormwater levels, the discharge gates could be opened and stored waters discharged back into Pleasant Grove Creek. The entire storage facility would be surrounded by a containment embankment (levee), engineered to contain retained waters in the basin and protect the basin from the floodwaters of Pleasant Grove Creek.

It is estimated that the maximum volume the south basin could retain is 2,850 acre-feet. To accommodate stormwater from the PRSP area, the south basin at Pleasant Grove Retention Facility would be excavated in accordance with Exhibit 3-26 to increase the total storage capacity to 2,600 acre-feet. The operating peak storage elevation would be reduced from 75.81 to 74.22 feet to increase the amount of water entering the basin during downstream flooding events. The total mitigation need would be 2,221 acre-feet for the City of Roseville plus 358 acre-feet for the PRSP area, which equals a minimum storage requirement of 2,579 acre-feet. The expanded basin would require excavation of an estimated 1,251,900 cubic yards of material from 93 acres of the basin area. The excavated material would be placed as fill on 154 acres of upland area on the site. In addition, with buildout of the southern portion of the SAP area, an additional expansion of the south basin of approximately 25 acre-feet would be needed. The operating peak storage elevation would be reduced from 74.22 to 74.02 feet to increase the amount of water entering the basin during downstream peak-stormwater events. The expansion would involve excavating 171,200 cubic yards of material from 10 acres of basin area and placing the material on 10 acres in an uplands area of the site.

Although the City's proposed volumetric retention basin was evaluated at a program-level in an EIR prepared by the City, the SAP/PRSP project would require expansion of the facility beyond its current approved design. This EIR evaluates the potential environmental impacts associated with a larger retention facility. It should be noted, however, that the City of Roseville, or County/City JPA (or other agreement) would be the CEQA lead agency for the Pleasant Grove Retention Facility project, and additional CEQA review would be required before the facility could be constructed.

To ensure that a mechanism is in place to fund construction of the project's proportionate share of retention at the City of Roseville's Pleasant Grove Retention Facility, a fee program (or equivalent mechanism) would be required, and fees would be collected by the County with each building permit. At such time that adequate funds have been collected, retention facilities would be constructed with sufficient capacity to meet the project's stormwater retention needs. If the City and County are unable to memorialize a joint-facilities agreement (or equivalent mechanism), construction of equivalent retention facilities, whether on-site or elsewhere off-site, would be required. Lastly, interim on-site retention facilities may be developed unless or until the Pleasant Grove Retention Facility is online, to fully accommodate the project's long-term stormwater volumetric requirements.



**Exhibit 3-26 Pleasant Grove Retention Facility Conceptual Expansion to Accommodate PRSP and SAP Area Stormwater Volume**



## 3.6.2 SAP-Related Infrastructure Improvements Located Outside the Project Area

### WATER, RECYCLED WATER, AND WASTEWATER INFRASTRUCTURE

To serve the entire SAP area, including the PRSP area, the following off-site water and wastewater connections would be required within existing and planned rights-of-way and/or easements:

- ▲ potential upsize of one 24-inch sewer line to a 27-inch line where two existing 24-inch lines cross under Pleasant Grove Creek;
- ▲ alternative recycled water line in Fiddymont Road north of Athens Avenue to Lincoln Wastewater Treatment Plant;
- ▲ potential alternative recycled water storage tank and booster pump station at Lincoln Wastewater Treatment Plant site;
- ▲ recycled water pipeline in Woodcreek Oaks Boulevard; and
- ▲ potential upgrades and/or additions to the recycled water tank and pump station at the Woodcreek recycled water tank site.

### INFRASTRUCTURE

Extensions of dry utility trenches would be accommodated within adjacent off-site roadways, including Athens Avenue, South Dowd Road, and East Catlett Road. Improvements could include, but would not be limited to:

- ▲ installation of underground and aboveground dry utilities for phone, cable, electricity, lighting, and gas; and
- ▲ underground conversion of a PG&E 12-kV line and associated Sprint fiber line along Fiddymont Road.

### STORMWATER VOLUMETRIC RETENTION

To reduce increases in stormwater runoff volumes from implementation of the SAP, volumetric retention of stormwater is proposed. The SAP area has two overall watershed patterns, with a shed break generally in the middle running east-west, resulting in the southern half generally draining southwesterly to the Pleasant Grove Creek watershed, and the northern half generally draining northwesterly to the Auburn Ravine watershed via Orchard Creek. Both drainages flow westerly to the Natomas Cross Canal, where they are then ultimately discharged to the Sacramento River.

Volumetric retention within the Pleasant Grove Creek watershed can be accommodated by way of expanding the City of Roseville's Pleasant Grove Retention Facility which, in addition to wildlife conservation, is planned to provide volumetric stormwater retention. Alternatively, off-site volumetric retention within the Auburn Ravine watershed can be accommodated by way of either purchasing capacity at the City of Lincoln Lakeview Farms volumetric storage facility or retrofitting County-owned property at Scilacci Farms so that it provides stormwater retention during winter. These storage facilities are discussed in more detail below.

#### Pleasant Grove Retention Facility

As described above, a portion of the Pleasant Grove Retention Facility would be used to provide volumetric retention to accommodate increased stormwater generated by the project. Buildout of the SAP would require volumetric retention capacity in the northern basin of the facility.

## Lakeview Farms Retention Facility

The County is considering the possibility of using Lakeview Farms to meet the off-site volumetric storage needs for the northern portion of the SAP area, which drains into Auburn Ravine via Orchard Creek. The City of Lincoln is developing Lakeview Farms near Coon Creek for stormwater retention, and the first phase of the project is planned for completion in 2018 (Exhibit 3-25). The County's consultant Civil Engineering Solutions has also worked with the City of Lincoln to confirm that capacity at Lakeview Farms is sufficient to accommodate runoff from the SAP area (Appendix D).

## Scilacci Farms Retention Facility

The County is also considering potential use of Scilacci Farms for volumetric retention for the northern portion of the SAP area. The Scilacci Farms site, which is County controlled, is located adjacent to Lakeview Farms along Coon Creek (Exhibit 3-25) (see Appendix D for additional detail). Scilacci Farms is in the conceptual planning stages; therefore, its feasibility for volumetric storage for the SAP area is uncertain at this time, and it is not considered further in this EIR. If, in the future, the County elects to use Scilacci Farms as an option for volumetric retention for the SAP area, additional environmental review under CEQA would be required at that time.

## 3.7 REQUIRED PERMITS AND APPROVALS

### 3.7.1 Required Approvals and Permits for SAP and PRSP—Intended Use of the EIR

The proposed project would require the approval of a number of discretionary actions by the Placer County Board of Supervisors, as well as responsible and trustee agencies (discussed below). This EIR may be used for the following direct and indirect approvals and permits associated with adoption and implementation of the proposed project.

The following actions from Placer County are necessary to implement the proposed SAP/PRSP:

- ▲ certification of the SAP/PRSP EIR, and adoption of the mitigation monitoring and reporting plan (MMRP);
- ▲ approval of amendments to the *Placer County General Plan* to modify text, data, goals, policies, tables, and figures to reflect the SAP and PRSP (described in detail below);
- ▲ adoption of the SAP, redesignating land use within the Sunset Area and designating the PRSP as a specific plan;
- ▲ adoption of SAP Implementing Zoning Regulations and Corridor Design Standards & Guidelines;
- ▲ rezoning of lands within the SAP area as depicted on the zoning map, including a rezone of the PRSP area from Industrial (INP-DC and INP-DC-FH), Commercial (C2-UP-DC), and Farm (F-B-X-160-DR-SP, F-B-X-80, F-B-X-80-SP) to SPL-PRSP;
- ▲ adoption of the PRSP, Placer Ranch Development Standards, and Placer Ranch Design Guidelines;
- ▲ approval of Placer Ranch Large Lot Vesting Tentative Map for the PRSP to merge and resubdivide existing parcels totaling 2,213.3 acres into multiple parcels;
- ▲ approval of the Foothills Boulevard extension alignment, connecting, via Duluth Avenue, the existing Foothills Boulevard in the SAP area to Foothills Boulevard within the City of Roseville;
- ▲ adoption of an ordinance to approve the Development Agreement between the County of Placer and Placer Ranch, Inc.;

- ▲ update to the Placer County Countywide Capital Improvement Plan, countywide traffic impact fee program, and other County fee programs to be adopted concurrently with the PRSP and SAP; and
- ▲ amendment of the CFD 2012-1 Fire and Emergency Service future annexation area.

The following approvals and permits are required from other agencies to implement the proposed PRSP:

- ▲ approval of a NEPA document (USACE),
- ▲ Section 404 Individual Permit (USACE),
- ▲ Section 7 Consultation (USFWS and National Marine Fisheries Service),
- ▲ issuance of a Statewide General Order Permit for the use of Recycled Water (State Water Resources Control Board),
- ▲ execution of a Wholesaler-Retailer Agreement with the City of Roseville for the use of Recycled Water,
- ▲ execution of a Master Facilities Agreement with PCWA,
- ▲ Section 401 Water Quality Certification (Regional Water Quality Control Board – Central Valley Region),
- ▲ Section 402 National Pollutant Discharge Elimination System Permit Approval (Regional Water Quality Control Board – Central Valley Region),
- ▲ Section 1602 Streambed Alteration Agreement (CDFW),
- ▲ amendment of the Wastewater Service Area boundaries (South Placer Wastewater Authority and local agency formation commission), and
- ▲ agreement with City of Roseville for outlining fair-share obligations for off-site retention at the Pleasant Grove Retention Facility.

### 3.7.2 General Plan Amendments

As part of the SAP approval process, five amendments to the County's General Plan are proposed:

- ▲ text amendment to General Plan Goal 4.G, Policy 4.G.11, which relates to buffers between solid waste disposal sites and incompatible uses;
- ▲ text amendment to General Plan Table 1-5 to identify the amended buffers consistent with the text of amended Policy 4.G.11;
- ▲ text amendment to General Plan Table 1-1 to reference the PRSP and outline the relationship between the PRSP and General Plan land use designations;
- ▲ text amendment to General Plan Table 1-2 to allow the SAP and the PRSP to set development standards that include allowance for densities up to 30 du/ac; and
- ▲ map amendments to General Plan Figures 1 and 1.2 to expand the boundary of the former SIA area to include 325 acres to the west.

Additional detail related to the proposed General Plan Amendments is provided below.

## PROPOSED REVISIONS TO BUFFER LIMIT

Table 1-5 and Goal 4.G of the *Placer County General Plan* would be revised as follows:

- 4. **Public Facility Buffers.** These buffer zones are required to protect the long-term viability of critical public facilities such as solid waste transfer and disposal sites, sewage treatment plants, and airports that may have significant nuisance characteristics. Public facility buffer zones are intended to separate residential, commercial, and other land uses continuously or frequently occupied by people from the uses stated above and/or from areas designated Public Facility where odors, wind-borne debris, noise from vehicles, equipment and aircraft, and the potential for the presence of hazardous materials would likely be perceived as a nuisance or otherwise be incompatible with other land uses. Figure 1-7 illustrates how such a buffer might be applied.

  - a. **Buffer Dimensions:** The noise and odors produced by certain public facility operations that can be experienced off the site of the facility are the most important factors contributing to land use conflicts when development occurs adjacent to airports or solid waste or waste treatment facilities. Public facility buffer zones are required between the identified types of public facilities and the Land Use Diagram designations shown in Table 1-5, wherein minimum widths are based on the type of adjacent land use.
  - b. **Uses Allowed in Buffer:** All public facility buffer zones may include greenbelt and open space uses. Buffers may also include the following uses, depending on the type of public facility being protected:
    - (1) **Airports:** May also include industrial and recreation uses consistent with the buffer requirements of Table 1-5 for recreational uses.
    - (2) **Wastewater Treatment Plants:** May also include industrial uses consistent with the buffer requirements of Table 1-5 for industrial uses.
    - (3) **Solid Waste Transfer Stations:** May also include commercial and industrial uses.
    - (4) **Solid Waste Disposal Sites:** May also include industrial and recreation uses consistent with the buffer requirements of Table 1-5 for recreational uses.

Type of Public Facility	Minimum Buffer Zone Width (feet) by Land Use Designation Type			
	Residential	Commercial	Industrial	Recreation
Airport <sup>1</sup>	2,000	1,000 <sup>2</sup>	0	0 - 500 <sup>3</sup>
Sewage treatment plant	1,000	1,000	0 - 500 <sup>4</sup>	1,000
Solid waste transfer station	500	0	0	500
Solid waste disposal site	<del>5,280</del> 2,000 <sup>5</sup>	1,000 <sup>6</sup>	0	500 <sup>6</sup>

<sup>1</sup>. See also comprehensive land use plans (CLUPs) for airports.

<sup>2</sup>. Buffer required for non-airport related commercial uses only.

<sup>3</sup>. No separation necessary for expansive, low-population outdoor recreation facilities such as golf courses; 500 feet for places of public assembly, outside of aircraft overflight areas.

<sup>4</sup>. No separation necessary for warehousing uses with a low employee-per-square foot ratio; 500 feet required for manufacturing facilities and business parks.

<sup>5</sup>. Policy 4.G.11 protects landfill facilities from future residential encroachment by requiring a residential buffer of ~~one mile~~ 2,000 feet measured from the property line of an active or future landfill site. Residential uses may be considered on a case-by-case basis to be as close as 1,000 feet with approval of a specific plan, master plan, or development agreement.

<sup>6</sup>. Commercial and recreation uses within the specified buffer zones may be considered on a case-by-case basis with approval of a specific plan, master plan, or development agreement.

## LANDFILLS, TRANSFER STATIONS, AND SOLID WASTE RECYCLING

**GOAL 4.G:** To ensure the safe and efficient disposal or recycling of solid waste generated in Placer County.

- ▲ **Policy 4.G.1:** The County shall require all new urban/suburban development, excluding rural development, to include provisions for solid waste collection.
- ▲ **Policy 4.G.2:** The County shall promote maximum use of solid waste source reduction, recycling, composting, and environmentally-safe transformation of wastes.
- ▲ **Policy 4.G.3:** The County shall require discretionary permit approval for all new waste disposal facilities.
- ▲ **Policy 4.G.4:** The County shall ensure that solid waste disposal facilities do not contaminate surface or groundwater in violation of state standards.
- ▲ **Policy 4.G.5:** The County shall promote the siting of new solid waste collection and transfer facilities in locations as close as practical to the areas they serve.
- ▲ **Policy 4.G.6:** The County shall ensure that landfills and transfer stations are buffered from incompatible development.
- ▲ **Policy 4.G.7:** The County shall require that all new development complies with applicable provisions of the Placer County Integrated Waste Management Plan.
- ▲ **Policy 4.G.8:** The County shall encourage the development of regional and community-based recycling facilities in heavy commercial and industrial areas.
- ▲ **Policy 4.G.9:** The County shall encourage businesses to use recycled products in their manufacturing processes and consumers to buy recycled products.
- ▲ **Policy 4.G.10:** The County shall encourage the establishment and implementation of a recycling market development zone in Placer County.
- ▲ **Policy 4.G.11:** When considering land use changes in the vicinity of a landfill operation, the County shall consider the landfill as ~~the dominant~~ an important land use in the area and resource to the County. In order to protect these facilities from incompatible encroachment, new residential land uses shall be separated from the property lines of active and future landfill sites by a buffer of ~~one mile~~ 2,000 feet unless otherwise approved with a specific plan, master plan, or development agreement (see Table 1-5). Such buffers do not apply to closed landfills or solid waste transfer stations. Other uses will be required to provide buffers as described in Table 1-5. The intent of this policy is to prohibit the creation of new parcels for residential use ~~within one mile~~ proximity of the landfill; not to prohibit construction of a residence on an existing legal building site within this area.
- ▲ **Policy 4.G.12:** The County shall ensure that solid waste collection service is available to all residential, commercial, and industrial areas within the current boundaries of Franchise Areas.

## OTHER PROPOSED GENERAL PLAN TEXT REVISIONS

General Plan Table 1-1 will be amended to reference the PRSP and outline the relationship between the PRSP and General Plan land use designations.

**Placer County General Plan Table 1-1 Relationship between General and Community Plan Land Use Designations**

Generalized Land Use Designation	County General Plan Land Use Designations	Existing General & Community Plan Land Use Designations
Agriculture	Agriculture (10, 20, 40, 80-160 ac. min.)	Agriculture Agricultural - Planning Reserve
Timberland	Timberland (10, 20, 40, 80-640 ac. min.)	Timberland
Resource Protection, Greenbelt, Open Space, and Recreation	Greenbelt and Open Space	Conservation Preserve Forest Forestry Greenbelt and Open Space Open Space Park Riparian Drainage
	Resorts and Recreation	Forest (or Forestry) Recreation
	Water Influence	Water Influence Water Influence/Private Ownership
Rural Residential	Rural Residential	Forest Residential Ranchette Rural Estate Rural Low Density Residential Rural Residential
Urban	Low Density Residential	Low Density Residential Low Medium Density Residential
	Medium Density Residential	Medium Density Residential
	High Density Residential	High Density Residential Mixed Use Penryn Parkway
	General Commercial	Commercial General Commercial Heavy Commercial Mixed Use Neighborhood Commercial Penryn Parkway Professional Office Village Commercial
	Tourist/Resort Commercial	Alpine Commercial Entrance Commercial Highway Service Resorts and Recreation Tourist/Resort Commercial Visitor Commercial
	Business Park/Industrial	Business Park/Industrial Industrial Industrial Development Reserve Office Retail Open Space/Business Park
	Public Facility	Cemetery Public Facility Public or Quasi-Public Schools
Specific Plan Area/ Study Area	Regional University Specific Plan <u>Placer Ranch Specific Plan</u>	Specific Plan Specific Study Corridor

## PROPOSED REVISIONS TO DEVELOPMENT STANDARDS

Maximum densities within the SAP and PRSP would be increased beyond what is established in the General Plan to allow for more compact development, and to meet California Code, Government Code - GOV § 65583.2. Table 1-2 of the *Placer County General Plan* would be revised as follows to reference that development standards are established through the SAP and PRSP.

Land Use Designation	Minimum Lot Area	Range/Maximum DUs per Net Acre	Maximum Nonresidential FAR
Agriculture (AG)	10 acres	**	0.30
	20 acres	**	0.30
	40 acres	**	0.30
	80 to 160 acres*	**	0.30
Timberland (T)	10 acres	**	0.06
	20 acres	**	0.06
	40 acres	**	0.06
	80 to 640 acres*	0	0.06
Forestry (FOR)	20 to 160 acres*	0	0.02
Greenbelt and Open Space (OS)	5 to 160 acres*	**	0.02
Resorts and Recreation (REC)	1 to 160 acres*	**	0.30
Water Influence (W)	n/a	0	0.20
Rural Residential (RR)	1 to 10 acres*	**	0.30
Low Density Residential (LDR)	10,000 sq. ft to 1 acre*	1-5 du	0.30
Medium Density Residential (MDR)	3,500 to 10,000 sq. ft.*	5-10 du	0.70
High Density Residential (HDR)	3,500 to 10,000 sq. ft.*	10- <del>21</del> 21 du	1.05
General Commercial (GC)	5,000 sq. ft.	21 du	2.00
Tourist/Resort Commercial (TC)	6,000 to 20,000 sq. ft.*	11- <del>21</del> 21 du	0.80
Business Park/Industrial (I)	10,000 sq. ft. to 5 acres*	0	1.80
Public Facility (PF)	n/a	0	n/a
Sunset Area Plan	<u>See Area Plan</u>		
Regional University Specific Plan	See Specific Plan Documents		
*Minimum lot size within range determined by zoning			
**Only one principal dwelling allowed per lot			

## SUBSEQUENT ENTITLEMENTS AND APPROVALS

### County Review Requirements

Any future development projects within the Sunset Area would be subject to the standards in the *Sunset Area Plan Implementing Zoning Regulations* and the *Placer County Zoning Ordinance*, and, accordingly, all development projects would require review and approval of subsequent permits and entitlements by Placer County as set forth therein (e.g., subdivision review, design review, conditional use permits, variances, and/or other permits).

Individual development projects associated with implementation of the PRSP would be subject to review and approval of subsequent permits and entitlements by Placer County (e.g., subdivision review, design review, conditional use permits, variances, and/or other permits) and, as applicable, be processed in accordance with the Subdivision Map Act. The County's review process for subsequent development projects varies depending on the type of entitlement sought. For single-family residential subdivision projects, a Small Lot Tentative Subdivision Map is required. For multifamily attached residential projects or nonresidential projects, a Tentative Map application processed concurrently with a Design Review application is required, unless otherwise determined by the County.

All subsequent development projects, public improvements, and other activities within the PRSP area would be consistent with the PRSP; development standards; design guidelines; development agreement; and all applicable Placer County policies, requirements, and standards. In acting to approve a subsequent project or permit, the County may impose conditions that are reasonably necessary to ensure that the project complies with the PRSP and all then-applicable plans and regulations. The Sac State–Placer Center, elementary, and middle schools would not be subject to the County review requirements once the respective parcels have been created by Final Map recordation.

#### **PRSP Development Plan Review**

The Placer County Development Review Committee would determine the consistency of any development proposal with the PRSP and would then provide a recommendation to the decision-making body. Depending on the specific type of permit sought, permits would typically be acted on by the planning director, zoning administrator, or Placer County Planning Commission in accordance with the administrative procedures outlined in Article 17.58 of the *Placer County Zoning Ordinance*. The Sac State–Placer Center would not be subject to the County development plan review.

#### **Environmental Review**

All applications for development entitlement for projects within the plan area that are submitted after approval of the SAP and PRSP would be required to be reviewed for conformity with the SAP and (as applicable) the PRSP. These development entitlements would also require review for compliance with CEQA, Public Resources Code Section 21000 et seq. This EIR is intended to serve as the base environmental document for subsequent entitlement approvals within the plan area. It should be noted that under Section 65457(a) of the California Government Code and State CEQA Guidelines Section 15182, any residential development project, including any subdivision, that is undertaken to implement and is consistent with a specific plan is exempt from additional CEQA review.

All applications for a development entitlement within the PRSP area would be accompanied by an application for Subsequent Conformity Review (Environmental Questionnaire) for review by the Environmental Review Committee. If it is determined by the Environmental Review Committee that the application or amendment is inconsistent with the PRSP and/or that substantial evidence exists that supports a determination of the occurrence of any of the events set forth in State CEQA Guidelines Section 15162, a determination will be made as to the appropriate subsequent environmental document.

#### **Mitigation Monitoring**

An MMRP, consistent with Public Resources Code Section 21081.6, would be adopted with this EIR. The MMRP would be used by County staff and project developers to ensure compliance with mitigation measures during project implementation. Monitoring and documentation of mitigation measures in accordance with the MMRP would be coordinated by County staff according to Article 18.24 of the Placer County Environmental Review Ordinance.

### 3.8 OFF-SITE ROADWAY WIDENING AND EXTENSION IDENTIFIED AS MITIGATION

Mitigation measures identified in Section 4.14, “Transportation and Circulation,” include new roadway widenings and extensions outside the project area, which are substantial projects in and of themselves. As such, environmental review of these improvements is needed and included in this EIR. Although these improvements are identified as mitigation measures and are not identified specifically in the SAP or PRSP, they are described here to provide sufficient information to support their analysis herein. Other transportation improvements are identified in mitigation measures in Section 4.14, “Transportation and Circulation,” that are not listed below because they are primarily limited to minor signal, intersection, and roadway improvements on existing facilities and would not result in significant environmental impacts.

- ▲ **Foothills Boulevard (South).** As indicated in Section 4.14, “Transportation and Circulation,” Mitigation Measure 4.14-1b requires the extension of Foothills Boulevard, to connect with Foothills Boulevard in the City of Roseville to improve level of service on the local roadway network. To implement this mitigation measure, Foothills Boulevard would be extended through the existing Duluth Avenue alignment then south of the plan area to connect to the existing northern terminus of Foothills Boulevard (in the City of Roseville), which is a two-lane roadway. This extension would require a bridge to cross Pleasant Grove Creek and would consist of a four-lane arterial roadway with a 100-foot right-of-way and additional landscape corridors and public-utility-easement (PUE) dedications on each side of the roadway. This alignment would use the existing Duluth Avenue corridor to create a connection from the southern boundary of the plan area, across Pleasant Grove Creek, to the existing terminus in the City of Roseville. As shown in Exhibit 3-23 and discussed above, the portion of the Foothills Boulevard extension outside the SAP was previously evaluated in the Foothills Business Park Annexation EIR, certified by the City of Roseville in October 2000.
- ▲ **Sunset Boulevard.** As identified in Mitigation Measure 4.14-15a, Sunset Boulevard would be widened to six lanes from the PRSP area boundary to South Loop Road.
- ▲ **Athens Avenue/Fiddymment Road Intersection.** As identified in Mitigation Measure 4.14-16, the Athens Avenue/Fiddymment Road intersection would be widened to accommodate additional turn lanes.
- ▲ **Baseline Road/Fiddymment Road Intersection.** As identified in Mitigation Measure 4.14-3, the Baseline Road/Fiddymment Road intersection would be widened to accommodate additional travel lanes.
- ▲ **Foothills Boulevard/Blue Oaks Boulevard Intersection.** As identified in Mitigation Measure 4.14-3, the Foothills Boulevard/Blue Oaks Boulevard intersection would be widened to accommodate additional travel lanes.
- ▲ **Sunset Boulevard/Lonetree Boulevard/W. Stanford Ranch Road Intersection.** As identified in Mitigation Measure 4.14-5, the Sunset Boulevard/Lonetree Boulevard/W. Stanford Ranch Road intersection would be widened to accommodate an additional southbound right-turn lane.

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