Regional University

Specific Plan

Placer County, California
September 10, 2008
Amended May 14, 2019

Regional University Specific Plan

An 1,159 acre University Campus
and Mixed-use Community

PREPARED FOR:
PLACER COUNTY, CALIFORNIA

SEPTEMBER 10, 2008
AMENDED MAY 14, 2019 (Resolution 2019-089)

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Section 1 Introduction

1.1 Purpose

The purpose of this Specific Plan is to define a comprehensive land use, policy and regulatory document to govern all future development in the 1,159 acre Regional University Specific Plan (RUSP). The RUSP establishes a development framework for land use, affordable housing, resource protection, circulation, public utilities and services, implementation and design. The Specific Plan and subsequent entitlement process allow for a sequence of community input and government review to ensure that development occurs in a logical, consistent and timely manner.

1.2 Location and Description

The Regional University Specific Plan, referred to as the Plan Area, includes 1,159 acres in the unincorporated portion of southwest Placer County. The site is located south of Pleasant Grove Creek between Brewer Road and the western boundary of the City of Roseville, as shown in Exhibit 1-1. At the time of Specific Plan approval, the Plan Area was predominantly open agriculturally zoned land.

1.3 Project Concept

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

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

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

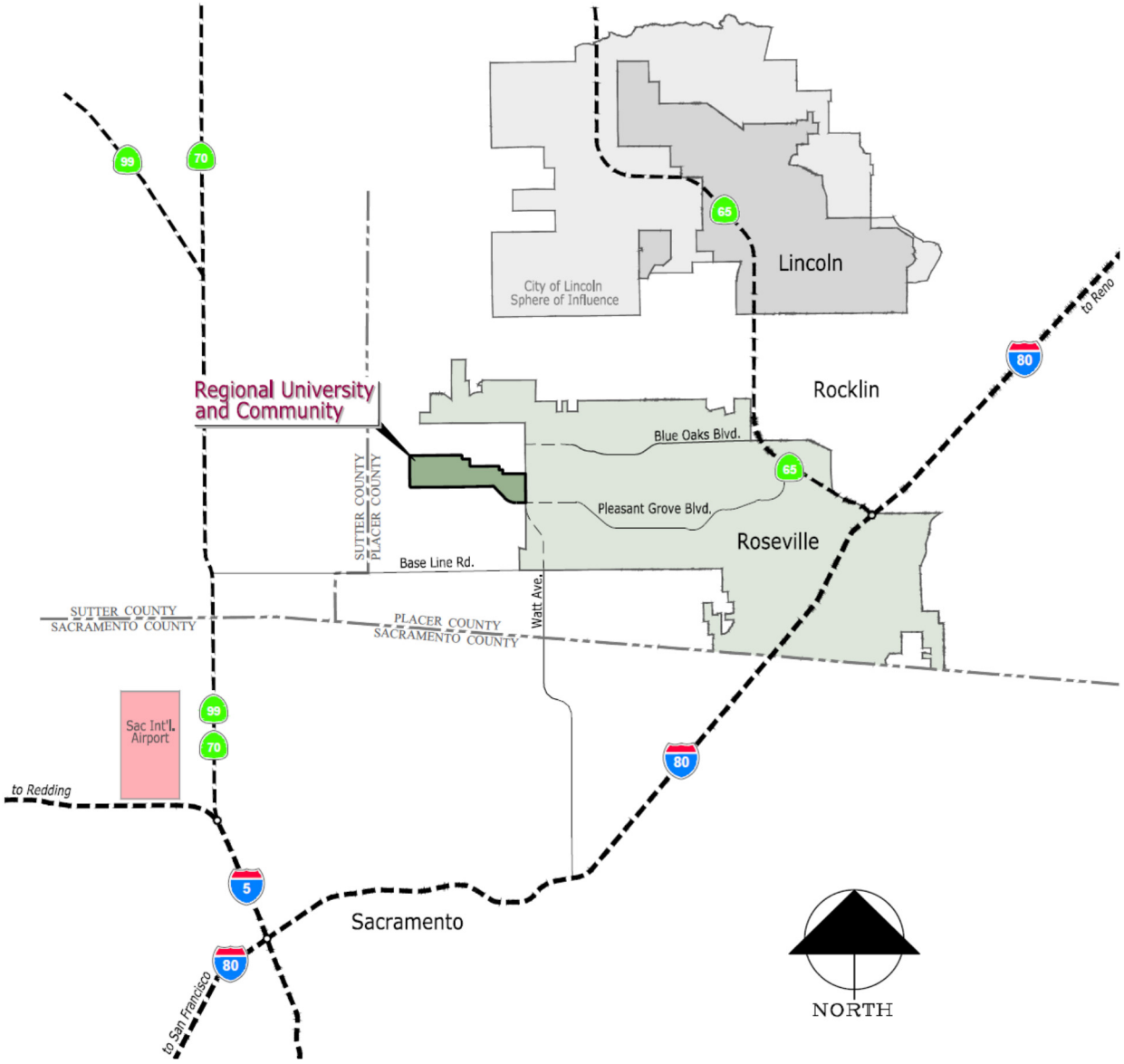


Exhibit 1-1
Project Location

1.4 Legal Authority

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

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

1.5 Relationship to County Documents

1.5.1 Placer County General Plan

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

1.5.2 Placer County Zoning Ordinance

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

1.6 Specific Plan Related Documents

1.6.1 Environmental Impact Report

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

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

1.6.2 Development Agreement

The County and Plan Area landowners have executed a Development Agreement in accordance with state and local codes. The Development Agreement sets forth specific obligations relating to the construction and financing of infrastructure, financial contributions for infrastructure maintenance and public services, and other obligations imposed by the County as a condition of development. In exchange, the Development Agreement gives the property owner certain vested rights to develop.

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

1.6.3 Financing Plan

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

1.6.4 Development Standards and Guidelines

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

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

Section 2 Plan Area Setting

2.1 Plan Area Location

The Plan Area encompasses approximately 1,159 acres in unincorporated Placer County, west of the City of Roseville. The eastern boundary of the Plan Area is located adjacent to and immediately west of the future Santucci Boulevard (the extension of Watt Avenue north of Baseline Road). The western boundary is adjacent to Brewer Road. The north boundary is irregular, with the northwest corner falling approximately 2.7 miles north of Baseline Road. The south boundary is also irregular, following an existing property line in the western portion of the site, then curving south to meet the future intersection of Santucci Boulevard and Pleasant Grove Boulevard. The Plan Area falls within a Future Study Area, identified by the Placer County General Plan as an appropriate location for consideration of potential future urban or suburban growth.

The Plan Area is immediately adjacent to the West Roseville Specific Plan (WRSP), Sierra Vista Specific Plan (SVSP), and Creekview Specific Plan (CVSP) Areas, all of which are located within the City of Roseville. The West Roseville Specific Plan was adopted in 2004, and provides for a 3,162 acre mixed-use community incorporating over 8,400 residential units. The Sierra Vista Specific Plan was adopted in 2010 and revised for the Westbrook amendments in 2012. It provides for development of a 2,064-acre mixed-use community with 8,679 residential units. The Creekview Specific Plan was adopted in 2012 and provides for development of a 501-acre mixed-use community with 2,011 residential units. The boundaries of each Specific Plan and the Future Study Area are shown in Exhibit 2-1.

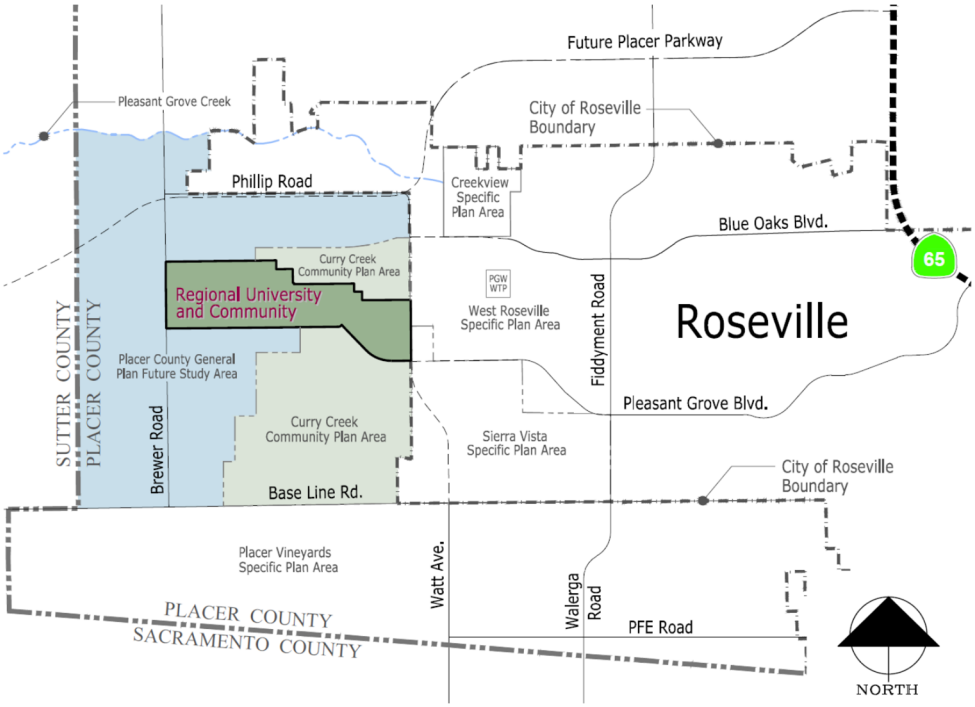


Exhibit 2-1

West Placer County Area

2.2 Pre-development Site Conditions

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

2.2.1 Existing Uses and Manmade Features

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

On-site agricultural use

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

2.2.2 Natural Features

♦ **Topography and Drainage**

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

Seasonal channelized drainage

There are two unnamed tributaries to Curry Creek within the Plan Area, both located north of Curry Creek, herein referred to as the South Tributary and the North Tributary. The South Tributary is heavily channelized to support rice cultivation. This tributary supports very little riparian habitat. The North Tributary is channelized in the eastern portion of the Plan Area, then transitions to a natural state in the western portion of the Plan Area, and supports occasional patches of woody riparian habitat.

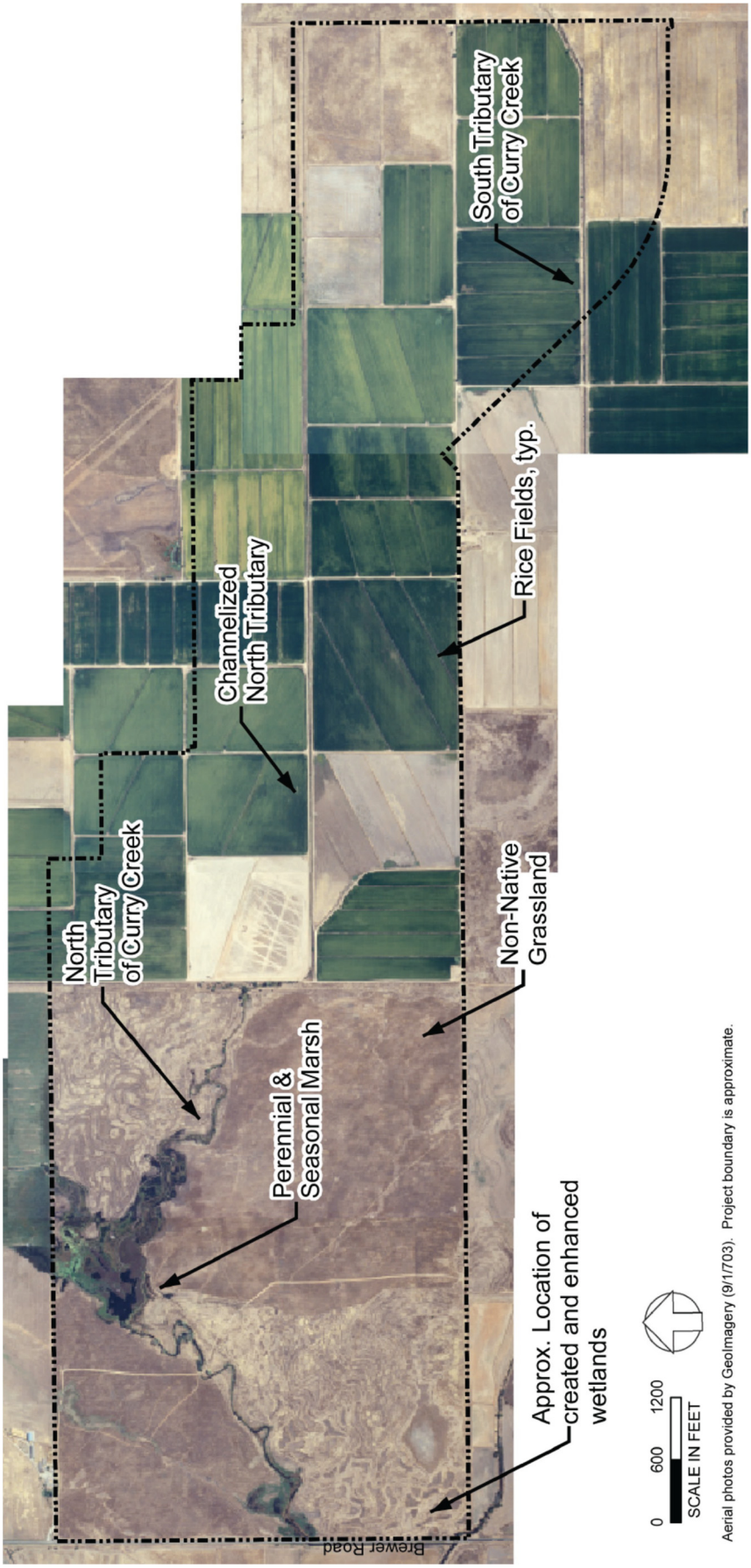


Exhibit 2-2
Aerial Photo, 2003

♦ Vegetation and Wetlands

Perennial marsh

Non-native grassland, used primarily for grazing, is located within the western portion of the site, along with vernal pools, ditch/canals and a pond. The western portion of the site also contains seasonal wetlands (depressional and riverine), seasonal marsh (depressional and riverine), perennial marsh (riverine) and perennial drainages associated with the North Tributary of Curry Creek. The eastern portion of the site contains perennial drainages. Jurisdictional wetlands in the Plan Area include these various wetland features, as well as the created and enhanced wetlands on the southwest portion of the site associated with previous wetland compensation for off-site development. The protection of the more significant wetland resources was considered in the development of the land use plan, which designates a series of connected open space areas with multiple functions of wetland preservation, flood water conveyance and passive recreation opportunities.

2.3 Adjacent Land Uses

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

Section 3 Community Vision & Form

3.1 Project Vision

The Regional University Specific Plan will provide Placer County with a high quality master planned community. The project incorporates two integrated elements— an approximately 600-acre University and a 562-acre Community. Combined, these elements present a unique opportunity to create a dynamic and interactive environment that offers a complementary range of residential, education, employment, retail, service, civic and recreational uses.

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

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

3.2 Community Form

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

3.2.1 The University

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

Exhibit 3-2 depicts the illustrative University form elements, which reflect the preliminary programming for the campus. The program is anticipated to be refined and modified based on the subsequent campus master plan; therefore the following descriptions of the University should be viewed as illustrative only. The primary components of the University are the Academic Core, the Quad, the Campus Commons, Administration, the Student Village, the Athletic Facilities, Faculty Housing, Retirement Housing and open space areas. Section 4.6 provides more detail on each component.

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

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

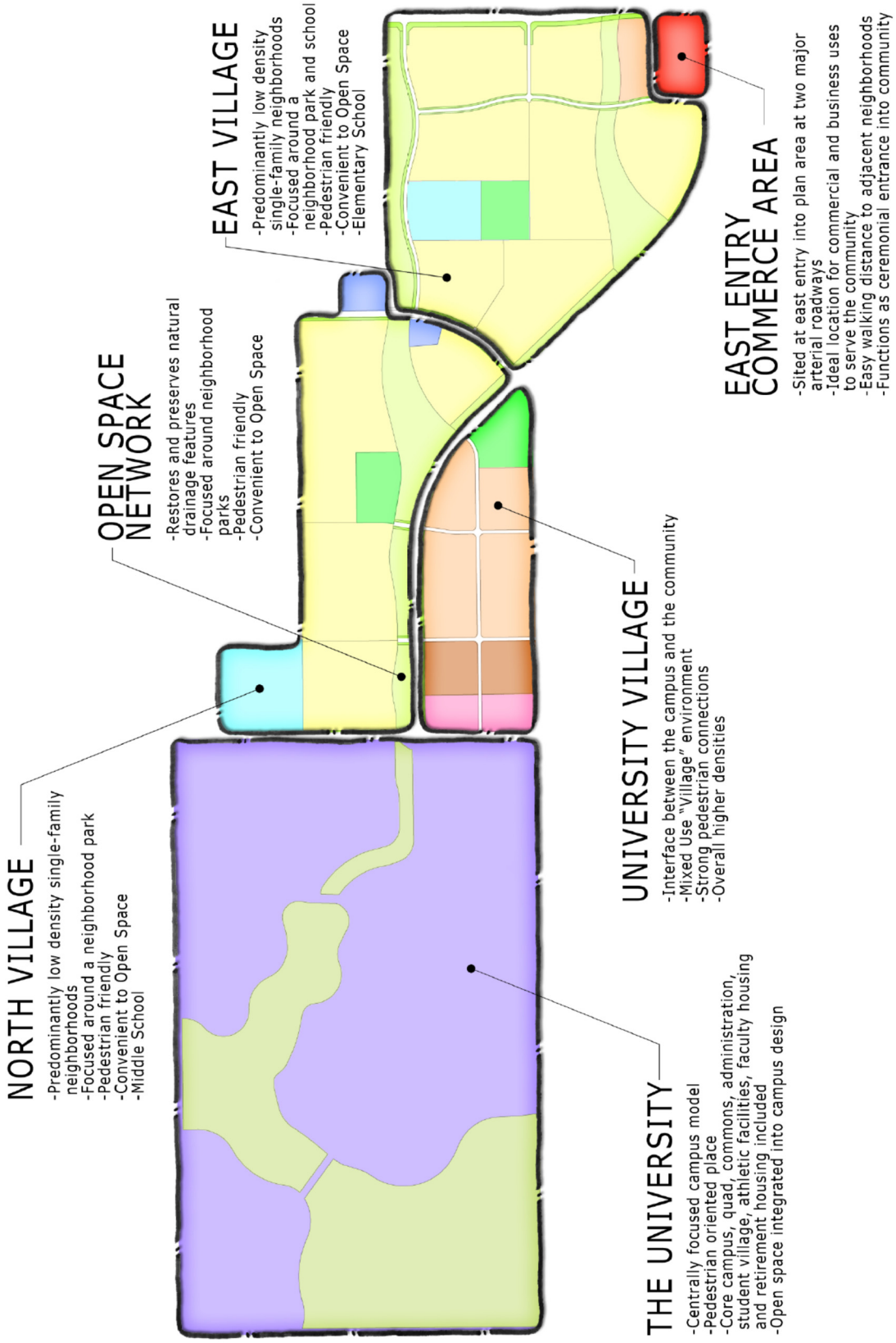


Exhibit 3-1
Illustrative Community Form Elements

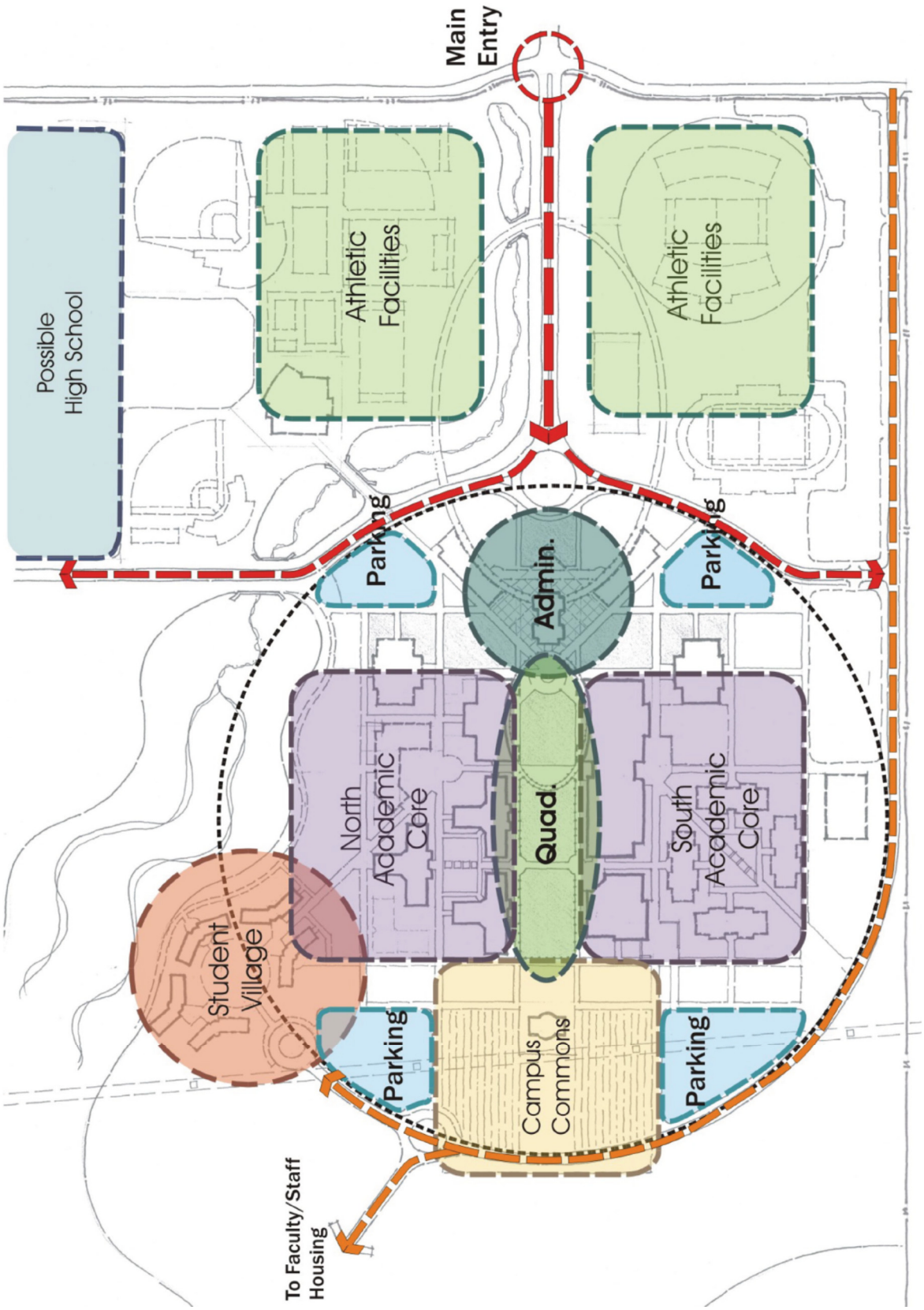
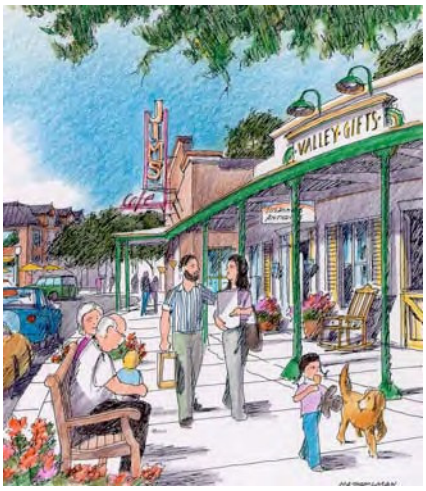


Exhibit 3-2
Illustrative University Form Elements

3.2.2 The Community

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



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

♦ University Village

The University Village is designed to be a traditional small town commercial mixed use area serving as an interface between campus and community life. Situated along C Street and 16th Street south of University Boulevard, the area is opposite active campus facilities, with the core campus less than a quarter mile away. Commercial uses are on the periphery of the University Village, with a pedestrian-oriented, commercial mixed-use (CMU) village center fronting the University along 16th Street. Second floor (and possibly third floor) uses above the CMU will allow for office and residential uses. A neighborhood park is located at the east end of the University Village, fronting University Boulevard, and central to the entire Plan Area. The CMU sites are connected to the neighborhood park by a central street, C Street.

Higher density residential uses border C Street to the north and south, placing the highest density nearest to the commercial uses. A residential mix of high-density apartments and townhomes and medium density housing is provided within easy walking distance of the commercial area. Units with adequate parking are designed to activate the adjacent streets. The overall residential density of the University Village ranges between 7-30 dwelling units per acre.

♦ North & East Residential Villages

Residential neighborhoods containing low density homes are located in two distinct neighborhoods: the North Village and the East Village. These villages will provide housing of varied types and styles to accommodate a diversity of residents. Densities for these neighborhoods will range from approximately 3.5 to 6.9 dwelling units per acre, and are designed with centrally-located parks to serve as focal points, and to be easily accessible via non-vehicular modes. A middle school site is located within the North Village and an elementary school site is located within the East Village. Pedestrian orientation is a focus of the Plan Area, with the fundamental intent of reducing the impacts from automobiles on both neighborhoods and the surrounding community.

♦ East Entry Commerce

The East Entry Commerce area is located at the intersection of University Boulevard and Santucci Boulevard. This intersection of two major streets forms the eastern entry to the Plan Area, and by virtue of its location, creates an ideal place for service commercial and business office uses to support the needs of community residents. The East Entry Commerce area also forms a ceremonial entry point, which can establish the Plan Area's character in terms of architecture and landscape themes, tying together all of the land uses along University Boulevard to the university campus proper. The East Entry Commerce area is also linked to the Plan Area pathway and greenway systems.

♦ Open Space Network

A major element of the Plan Area is an accessible open space network that will serve to soften the built environment while performing crucial functions. The open space network contains linear open spaces, drainage-ways, greenways and parks to provide for drainage purposes while also allowing pedestrian and bicycle travel within the Plan Area. The open space network links the residential neighborhoods, schools, and parks to the University and the commercial areas. The open space drainage system also provides opportunities for seasonal and riparian habitat. The corridors are designed to pass drainage flows within a meandering channel, creating upland areas for re-vegetation, and to provide for multiple passive and active recreation uses. Trails are provided for pedestrian and bicycle use as well as interpretive trails through the upland areas for activities such as bird watching and photography. The open space network will be an important recreational amenity.

3.3 Specific Plan Project Objectives

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

3.3.1 Project Objectives

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

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

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

- Approximately six hundred acres of land provided for the University campus;
- Approximately five hundred sixty-two acres of land provided for the Community, the entire net sales proceeds of which will fund the University, requiring no taxpayer funds;
- Adjacency to existing and approved development areas in the City of Roseville;
- Ability to connect to the future regional transportation and infrastructure system (Santucci Boulevard, Pleasant Grove Boulevard, Baseline Road and future Placer Parkway).

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

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

Objective 6: Provide a diversity of Community housing opportunities for households of differing income levels, with dwelling units distributed between low density, medium density, and high density residential .

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

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

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

Objective 10: Provide parks, schools, and public services that are located to best serve the Community.

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

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

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

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

Section 4 Land Use Element

4.1 Land Use Summary

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

Table 4-1 Land Use Summary

Land Use/ Zoning Symbol	Land Use Designation	Acres	% of Total Acres	% of Total Units	Units
COMMUNITY RESIDENTIAL					
LDR (3.0-6.9 du/ac)	Low Density Residential	265.7	22.9%	33.4%	1,464
MDR (7-12.9 du/ac)	Medium Density Residential	54.3	4.7%	8.7%	381
HDR (13-30 du/ac)	High Density Residential	15.8	1.4%	8.0%	349
Subtotal		**335.8**	**29.0%**	**50.0%**	**2,194**
VILLAGE SERVICE & EMPLOYMENT					
CMU	Commercial Mixed Use	11.0	0.9%	1.7%	75
CPD	Commercial Planned Development	13.5	1.2%	-	-
Subtotal		**24.5**	**2.1%**	**1.7%**	**75**
OPEN SPACE & PUBLIC					
OS	Open Space	65.1	5.6%	-	-
P	Park	27.3	2.4%	-	-
LC	Landscape Corridor	21.7	1.9%	-	-
P/QP	Public/Quasi-Public	39.8	3.4%	-	-
ROW	Street Right-of-ways	47.8	4.1%	-	-
Subtotal		**201.6**	**17.4%**		
UNIVERSITY					
UZ	University	353.660	30.5%	39.0%	1,713*
	Faculty Housing	.0	5.2%	7.5%	330
	Retirement Housing	N/A	N/A**	1.7%	75
UZ-OS	Open Space	183.5	15.8%		
Subtotal		**597.1**	**51.5%**	**48.3%**	**2,118**
		1,159.0	**100%**	**100%**	**4,387**

* University campus housing may be used only for students, employees, or faculty.
** The actual size and location of the retirement housing site within the University has not been determined. See Section 10.3.2 for more information.

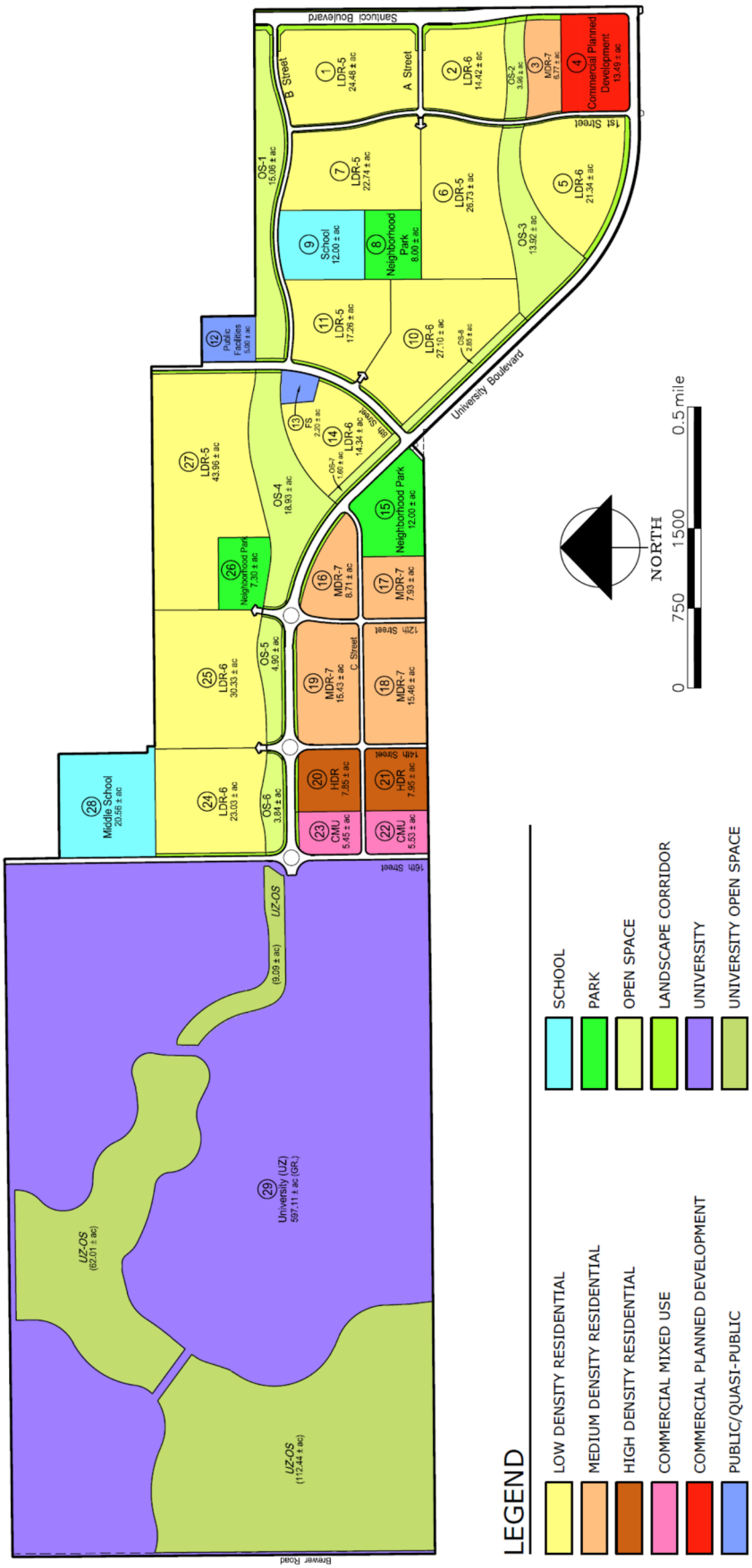


Exhibit 4-1: Land Use

Table 4-2 Parcel Summary

Parcel #	Land Use Symbol/ Zoning Designation	Acres	Density	Dwelling Units***
1	LDR	24.5	5	122
2	LDR	14.4	6	87
3	MDR	6.8	7	47
4	CPD	13.5	-	-
5	LDR	21.3	6	128
6	LDR	26.7	5	134
7	LDR	22.7	5	114
8	PARK	8.0	-	-
9	SCHOOL	12.0	-	
10	LDR	27.1	6	163
11	LDR	17.3	5	86
12	P/QP	5.0	-	-
13	P/QP (FIRE STATION)	2.2	-	
14	LDR	14.3	6	86
15	PARK	12.0	-	-
16	MDR	8.7	7	61
17	MDR	7.9	7	56
18	MDR	15.5	7	108
19	MDR	15.4	7	109
20	HDR	7.9	21	167
21	HDR	8.0	23	182
22	CMU	5.5	-	50
23	CMU	5.5	-	25
24	LDR	23.0	6	138
25	LDR	30.3	6	182
26	PARK	7.3	-	-
27	LDR	44.0	5	224
28	SCHOOL	20.6	-	-
	OPEN SPACE	65.1	-	-
	LANDSCAPE CORRIDORS	21.7	-	-
	STREET ROW's	47.8	-	-
COMMUNITY SUBTOTAL		**561.9**		**2,269**
29	UNIVERSITY	353.6	-	1,713*
	FACULTY HOUSING	60.0	5.5	330
	RETIREMENT HOUSING	N/A**	-	75
	OPEN SPACE	183.5	-	-
UNIVERSITY SUBTOTAL		**597.1**		**2,118**
TOTAL		**1,159.0**		**4,387**

* Assumes two students per apartment dwelling unit. Units may not be fully independent dwelling units.
** The actual size and location of the retirement housing site within the University has not been determined. See section 4.6 for more information.
*** The RUSP allows for minor density adjustments/ transfers of density (Section 10.3.2). Confirm current unit counts with the Placer County Planning Department.

4.2 RUSP Land Use Categories and Zoning Districts

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

4.2.1 Community Residential

The land use plan provides three different residential designations: Low Density Residential (LDR), Medium Density Residential (MDR) and High Density Residential (HDR). Additional residential uses are included within the University site. High-density residential uses are permitted in the CMU zone. The Plan Area provides for an overall average density of approximately 6 units per gross residential acre.

4.2.2 Village Service and Employment

The land use plan provides two different service commercial and employment designations: Commercial Mixed Use (CMU) and Commercial Planned Development (CPD). The Commercial Mixed Use sites are located within the University Village near the University campus and the Commercial site is located at the eastern edge of the Community at the intersection of Santucci and University Boulevards. The CMU and CPD sites are intended to be thematically designed to complement the University and surrounding uses.

4.2.3 Open Space and Public

The land use plan provides three different designations for public uses: Open Space (OS), Park (P) and Public/Quasi-Public (P/QP). The plan is structured to place the parks, the schools, the fire station/sheriff service center and the public/quasi-public site where they are readily available to the respective service areas. All open space, park and public uses sites have been located and sized consistent with applicable County policies.

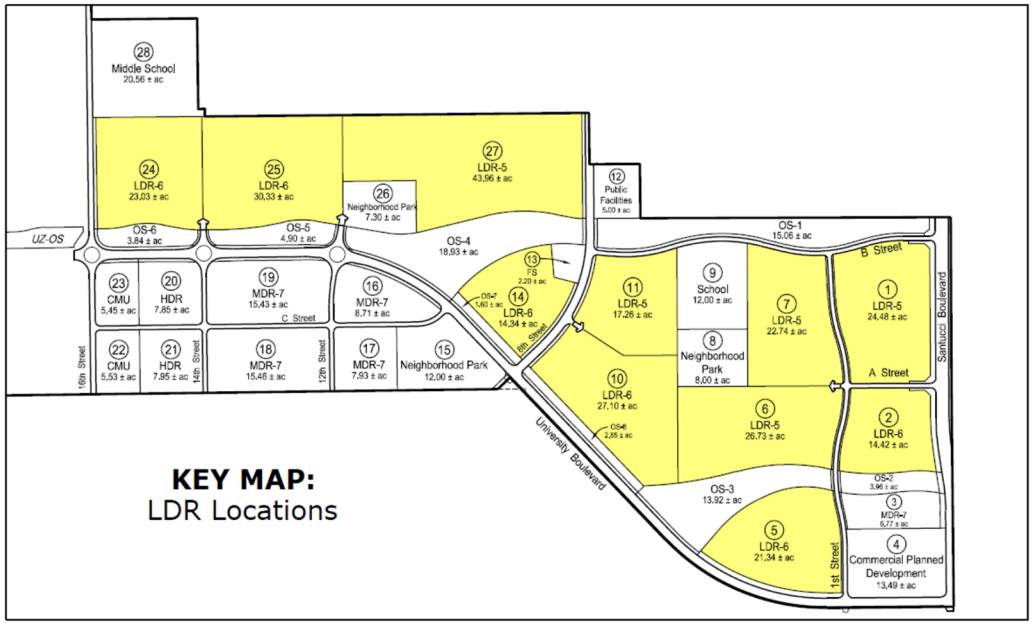
4.2.4 University

A special use of University (UZ) has been created specifically for the Regional University. Sub-areas within the University use include the Academic Core, the Quad, the Campus Commons, Administration, the Student Village, the Athletic Facilities, Faculty Housing, Retirement Housing and open space areas. The housing areas are not specifically located on the land use diagram. The open space is designated as UZ-OS, which includes approximately 183.5 acres for open space preserves and possibly an arboretum.

4.3 Community Residential

4.3.1 Low Density Residential (LDR)

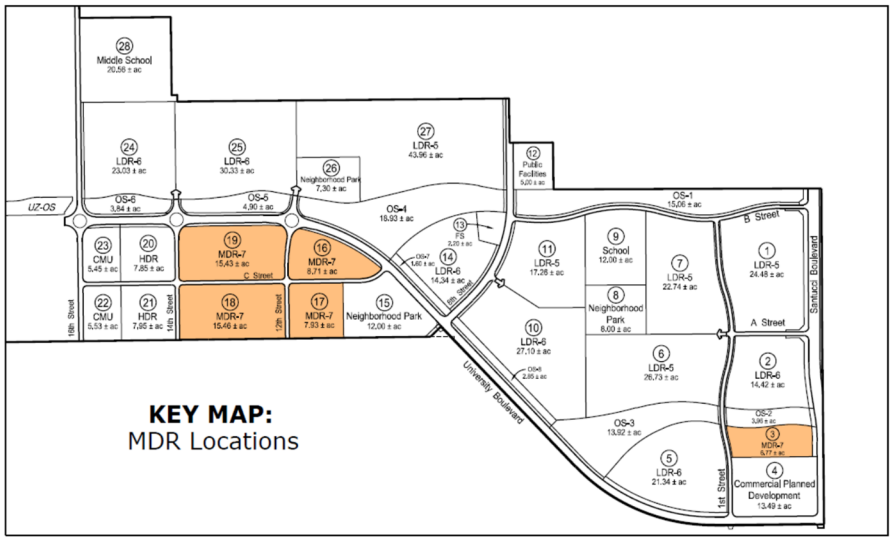
- Zoning District: **LDR**
- Permitted Density Range: **3.0-6.9 units per acre**
- Permitted Uses and Development Standards: **See RUSP Development Standards & Design Guidelines**



The LDR district permits single-family development within the North and East Villages. The primary housing product is anticipated to be single-family, detached housing on conventional lots with pedestrian-oriented and walkable streets, with densities ranging from 3.0 to 6.9 units per acre. Half-plexes and second units are also permitted. The residential architecture and the street-side building embellishments are to be carefully selected to reflect the location, enhance the street character, and provide a sense of human scale.

4.3.2 Medium Density Residential (MDR)

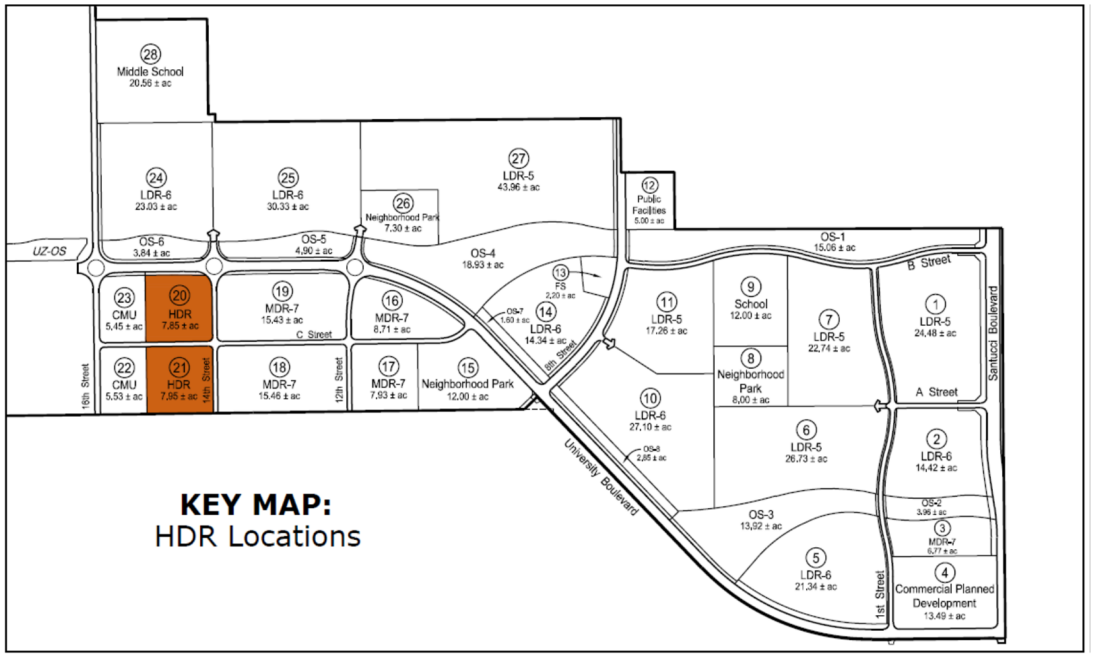
- Zoning District: **MDR**
- Permitted Density Range: **7-12.9 units per acre**
- Permitted Uses and Development Standards: **See RUSP Development Standards & Design Guidelines**



The MDR district provides an opportunity to accommodate a variety of housing types. Types may include small lot, cluster, courtyard, zero lot line, half-plexes and other attached and detached housing products, with densities ranging from 7-12.9 units per acre. Incorporation of diverse and innovative housing alternatives is encouraged to enhance the neighborhood identity and provide opportunities to create more attainable for-sale housing. A portion of the MDR units is required to be made available at affordable levels, as described in Section 5.4. Use of detached sidewalks, alternative garage configurations, porches and other distinctive elements is also encouraged. The MDR parcels are predominantly located within the University Village, except for a small site adjacent to the East Entry Commerce area at Santucci Boulevard.

4.3.3 High Density Residential (HDR)

- Zoning District: **HDR**
- Permitted Density Range: **13-30 units per acre**
- Permitted Uses and Development Standards: **See RUSP Development Standards & Design Guidelines**

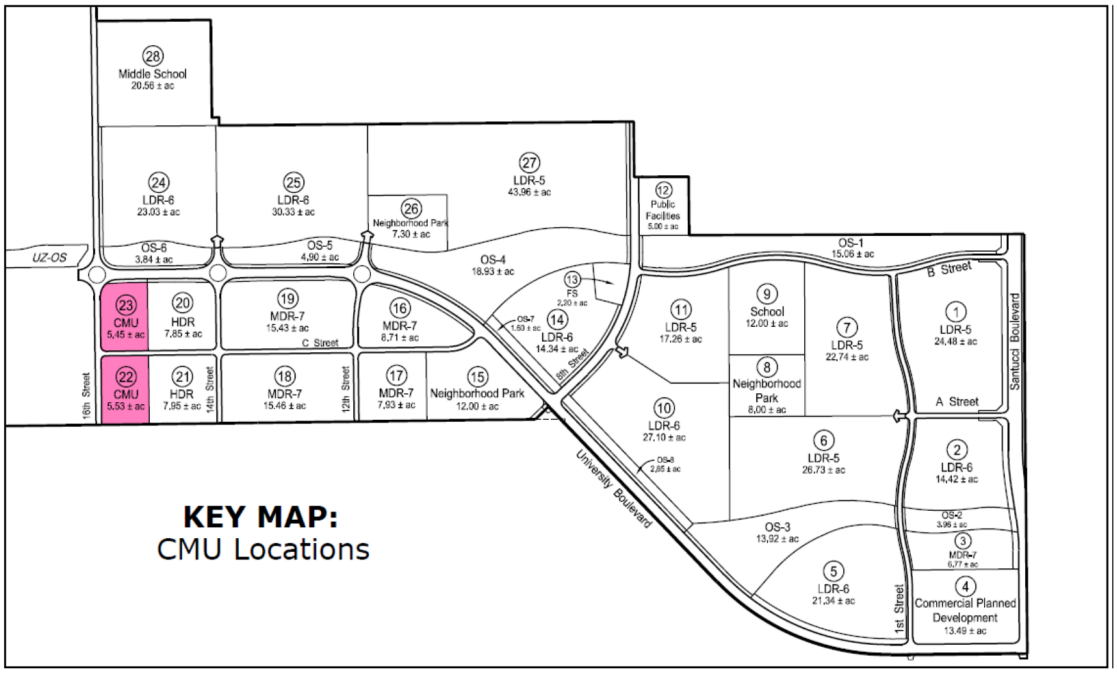


The HDR district accommodates attached, multi-family housing, including apartments, townhouses, and condominiums, with densities ranging from 13-30 dwelling units per acre. The HDR district allows for flexibility in design to create housing of a more urban form in the University Village. The HDR sites, in combination with the HDR component of the two CMU sites, will potentially provide for both rental and for-sale housing opportunities for students, faculty and the general public. A portion of the HDR units will be made available at affordable levels, as described in Section 5.4.

4.4 Village Service and Employment

4.4.1 Commercial Mixed Use (CMU)

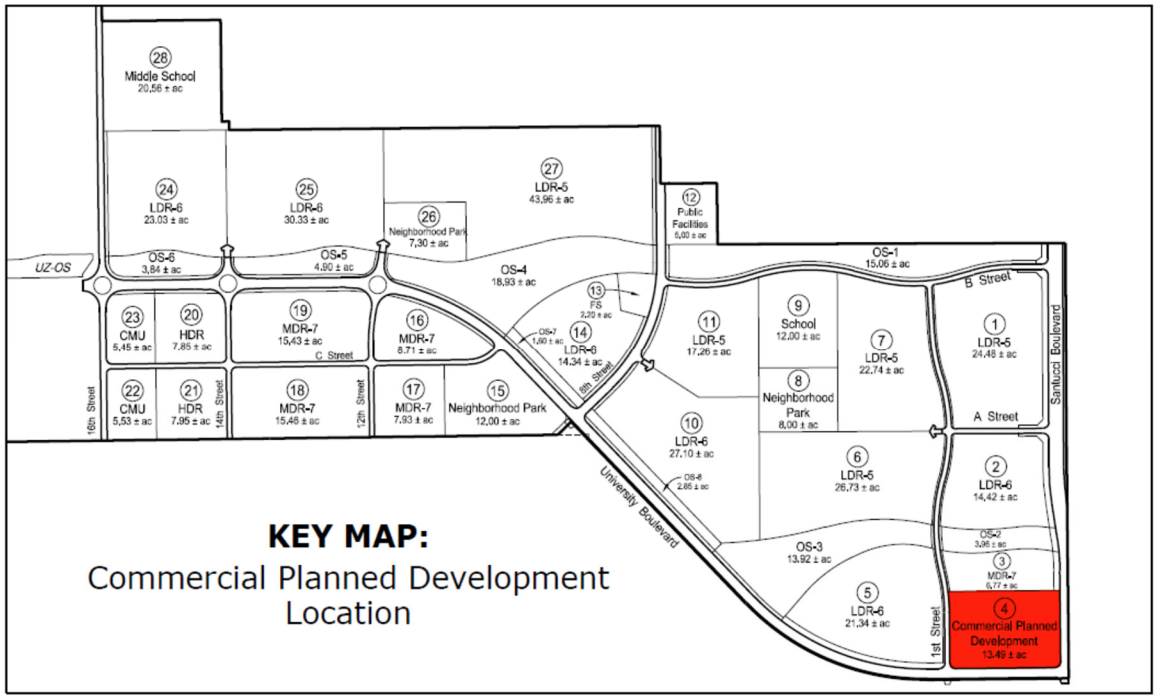
- Zoning District: **CMU**
- Typical FAR/Dwelling Unit Allocation: **0.40/75 du**
- Permitted Uses and Development Standards: **See RUSP Development Standards & Design Guidelines**



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

4.4.2 Commercial Planned Development (CPD)

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

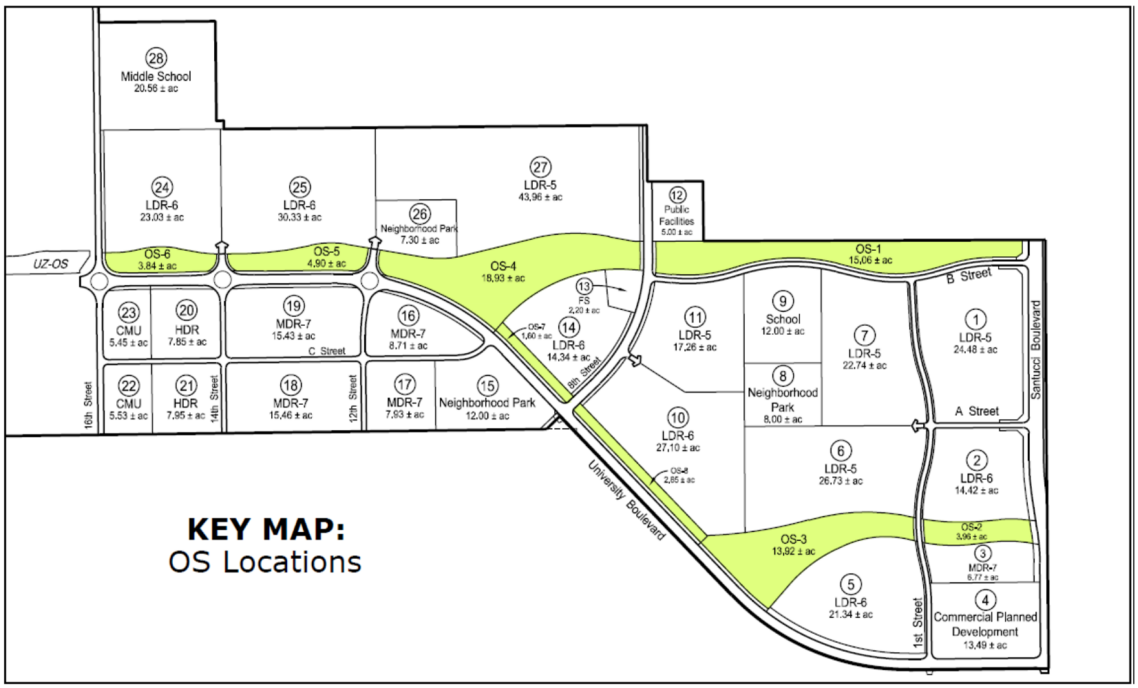


The CPD site is located at the eastern edge of the Plan Area and is envisioned to attract a variety of service commercial and office uses. The CPD site is a larger site that may be attractive for a super market, and is centrally located on major streets to serve the shopping needs of area residents.

4.5 Open Space and Public

4.5.1 Open Space (OS)

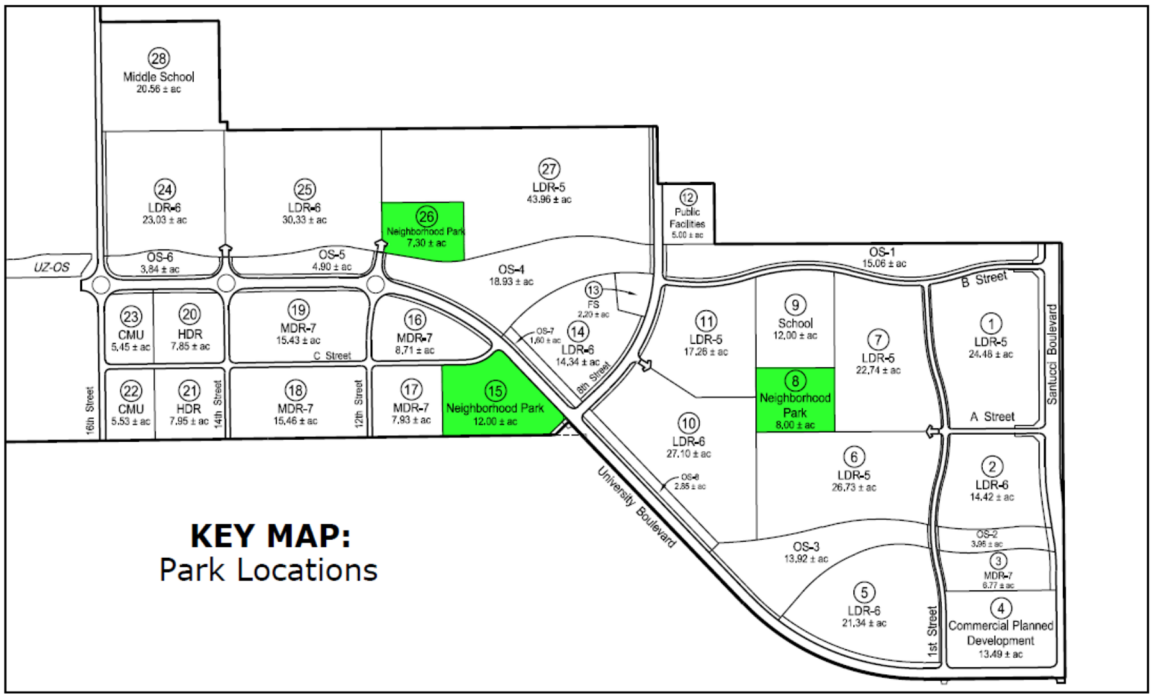
- Zoning District: **OS**
- Permitted Uses and Development Standards: **See RUSP Development Standards & Design Guidelines**



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

4.5.2 Park (P)

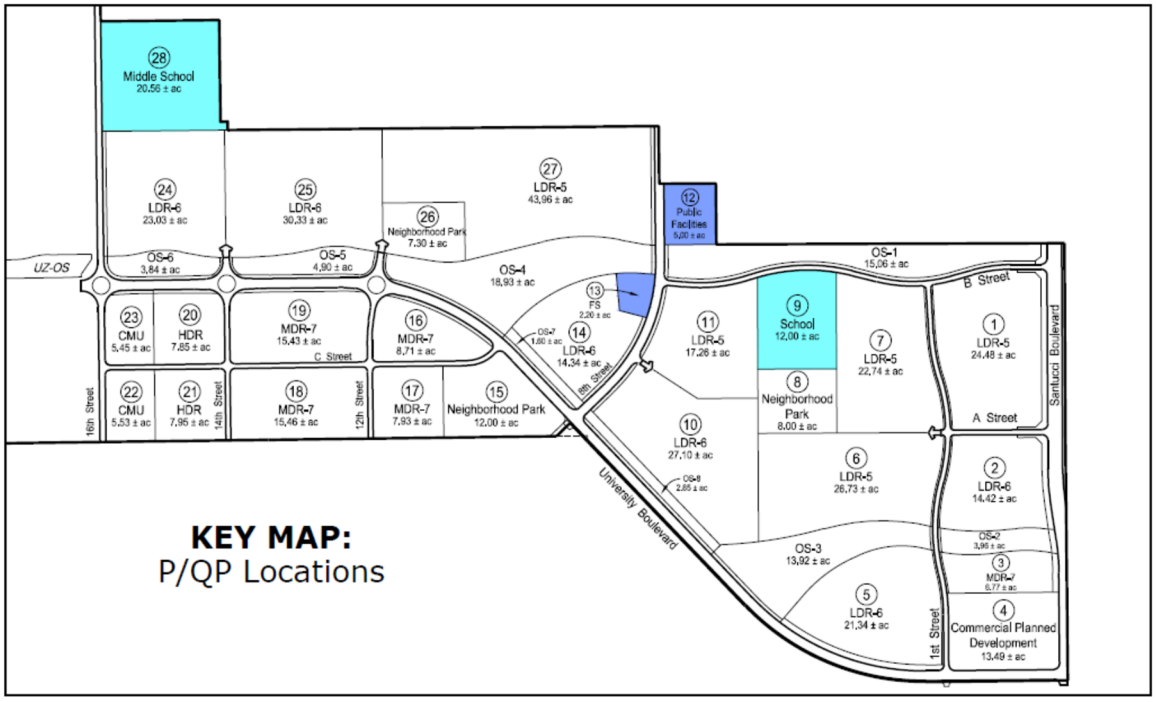
- Zoning District: **P**
- Permitted Uses and Development Standards: **See RUSP Development Standards & Design Guidelines**



The Plan Area includes several neighborhood parks. The largest Neighborhood Park is located central to the Plan Area at a highly visible intersection (8th Street and University Boulevard). This park has strong pedestrian linkages to both the University Village and nearby open space corridors. Two neighborhood parks are located in the North and East Villages, and are linked to the Community via open space corridors. The neighborhood park in the East Village is paired with the Community's elementary school. A detailed description of the parks and facilities provided is discussed in Section 9, Public Services Element.

4.5.3 Public/Quasi-Public (P/QP)

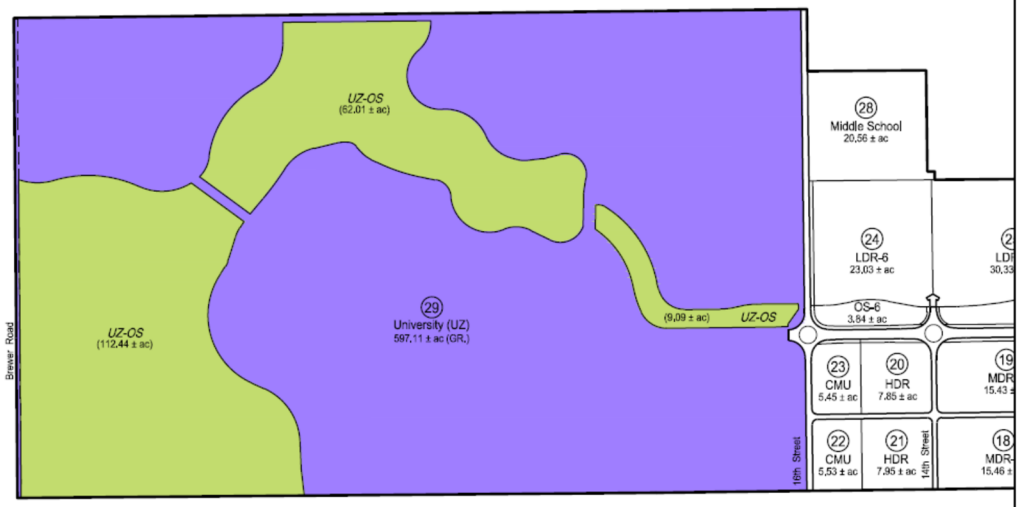
- Zoning District: **P/QP**
- Permitted Uses and Development Standards: **See RUSP Development Standards & Design Guidelines**



In the Plan Area, public/quasi-public land use is applied to both of the school sites and the two public facilities sites. The public facilities sites are located centrally within the Plan Area and are reserved for a fire station/ sheriff service center and other public facilities. Further discussion of Public/Quasi-Public uses is included in Section 8, Public Utilities and Section 9, Public Services.

4.6 University Campus

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



KEY MAP:
University Campus

4.6.1 University (UZ)

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

The land use and design of the University provides significant flexibility for the end University user. The University site will be subject to a campus master plan, as defined in Section 10.2.4, University Site Review Process, which will

define the ultimate site plan and development program of the University site. The University shall be integrated with the surrounding Community, while providing flexibility to accommodate the educational use. The following are anticipated key design components of the University.

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

♦ Campus Housing

Residence halls are located in close proximity to the campus core, and within walking or biking distance of campus athletic facilities. Residence halls will be multi-story apartment style units with common gathering areas. The residence halls will be clustered around courtyards and emphasize natural lighting and solar orientations. Vehicular traffic, other than campus service vehicles, is limited to an exterior roadway that allows circulation to off-site locations for students, faculty, and staff.

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

♦ Faculty/Staff Housing

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

♦ Retirement Housing Village

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

4.6.2 University Open Space (UZ-OS)

Approximately 183.5 acres of the Plan Area's Open Space are set aside within the University site. The Open Space includes environmentally sensitive areas, wetlands, lakes, and detention/retention basins in a restored and enhanced natural setting. The Open Space provides habitat for waterfowl, birds and other wildlife. A major component of the Land Use Plan is the linking of Open Space areas with a network of trails. The preserved Open Space will provide for healthy activities such as walking and bicycling, opportunities for research and biological studies, as well as areas for refuge and quiet contemplation, subject to applicable provisions and requirements of Federal and State agencies. The end design for the University may also include an arboretum.

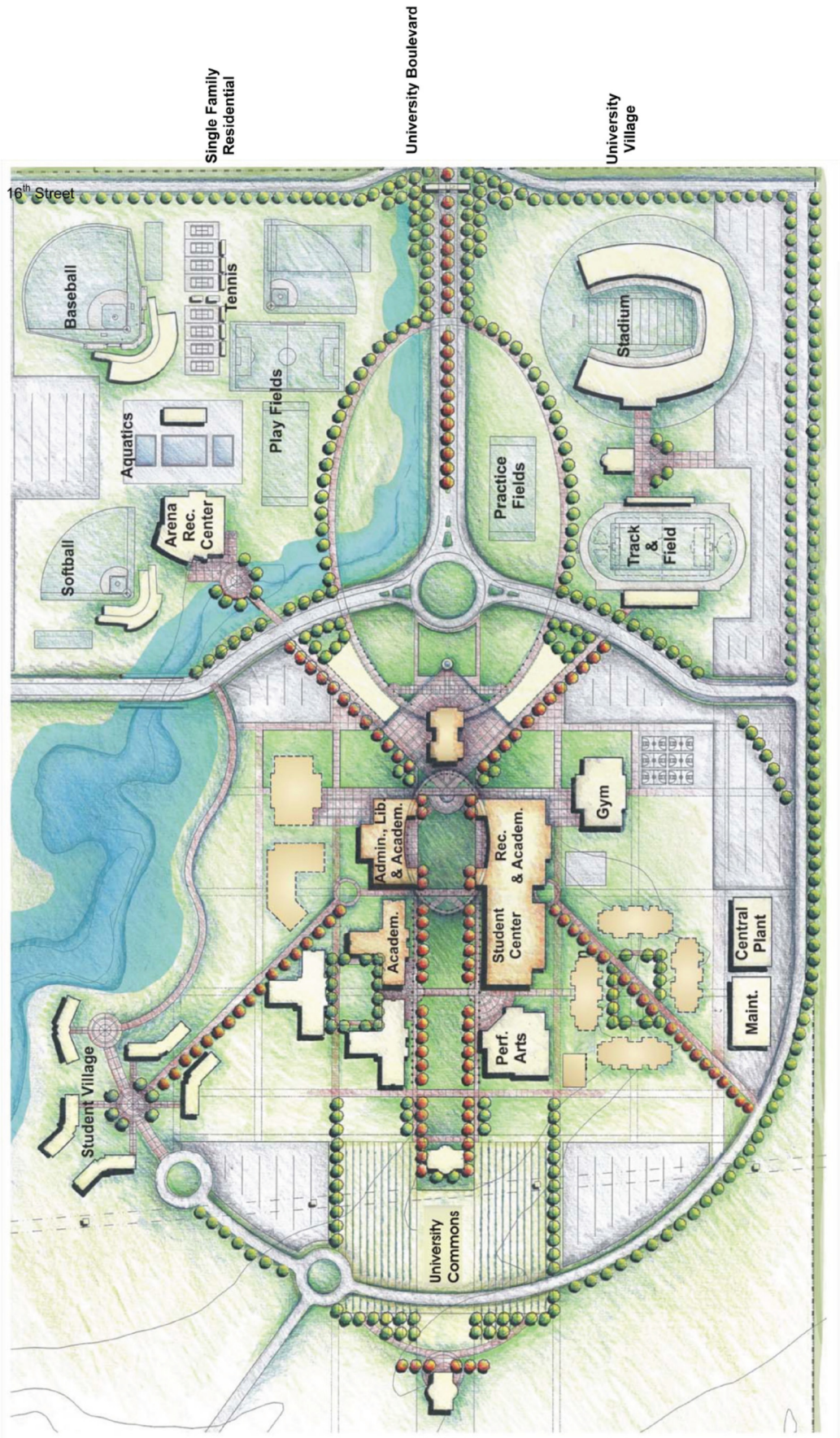


Exhibit 4-2
Illustrative University Plan

Section 5 Population, Employment & Housing Element

5.1 Purpose

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

5.2 Population

Table 5-1 is a summary of the number and types of residential units and estimate of the population of the Plan Area. At full build out, the Plan Area will provide for approximately 9,847 residents.

Table 5-1 Residential Density and Population Summary

Zone	Land Use	Dwelling Units	Total % Mix of Units	Household Size	Estimated Population
Community					
LDR	Low Density Residential	1,464	33.4%	2.5*	3,660
MDR	Medium Density Residential	381	8.7%	2.5*	953
HDR	High Density Residential	349	8.0%	2.0*	698
CMU	Commercial Mixed Use	75	1.7%	2.0*	150
	Subtotal	2,269			5,461
University (UZ)					
	Faculty/Staff Housing	330	7.5%	2.5*	825
	Campus Student Housing	1,713	39.0%	2.0**	3,426
	Retirement Housing	75	1.7%	1.8***	135
Subtotal		**2,118**	**100%**		**4,386**
Total		**4,387**			**9,847**

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

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

*** Source: Del Webb Corporation

5.3 Employment

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

At full build-out, the Plan Area will provide approximately 2,028 jobs. This equates to approximately 0.78 jobs per household, assuming approximately 2,599 households between the Community and faculty/staff housing.

Table 5-2 Potential Job Generation

Land Use	Acres/ Students	Jobs/ Acre	Total Jobs
CMU/CPD	24.5 ac.	32*	784
University	600.0 ac.	N/A	800
Elementary School	600	1/10.5 students**	57
Middle School	750	1/10.5 students**	71
High School	1200	1/10.5 students**	114
Public/Quasi-Public	7.2 ac.	28***	202
Total			**2,028**

*Source: EPS statistics and calculation, 2004
**Source: EPS based on information from the California Department of Education Standards 1966
*** Source: Metro Data Resource Center Employment Density Study, 1999

5.4 Affordable Housing Program

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

Table 5-3 Income Categories

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

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

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

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

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

5.4.1 Affordable Housing Allocation

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

Table 5-4 Affordable Unit Calculation

Total Community Dwelling Units*	2,269 du
10% Affordable Units	227 du

Table 5-5 Affordable Allocation by Income Level

Income Level	Allocation Percentage	Dwelling Units
Very Low Income (rental)	40%	91 du
Low Income (rental)	40%	91 du
Moderate Income (purchase)	20%	45 du
Total	100%	227 du

5.4.2 Affordable Housing Sites

Sites for affordable housing will be provided within the Community and will be provided according to the terms of the RUSP Development Agreement. The affordable housing units have been allocated to specific parcels as identified on Table 5-6, with the designated parcels reflected on Exhibit 5-1. Moderate income affordable for-sale housing units will be located within MDR Parcel 3. A site for both low and very-low income affordable rental units is located on HDR Parcel 21. Affordable housing units may be transferred to other sites within the Plan Area without requiring a Specific Plan Amendment, subject to approval by the Community Development Director.

Supplemental Affordable Housing Development Agreements will be executed for each designated moderate and low income affordable parcel subsequent to the approval of the Specific Plan. Units shall be affordable for 30 years for ownership units and 55 years for rental units, or as otherwise required by financing or the RUSP Development Agreement. Specific provisions relating to the terms and financing of the affordable units are included in the RUSP Development Agreement. Provisions addressing the location and delivery of the very low income units on Parcel 21 are also included in the RUSP Development Agreement.

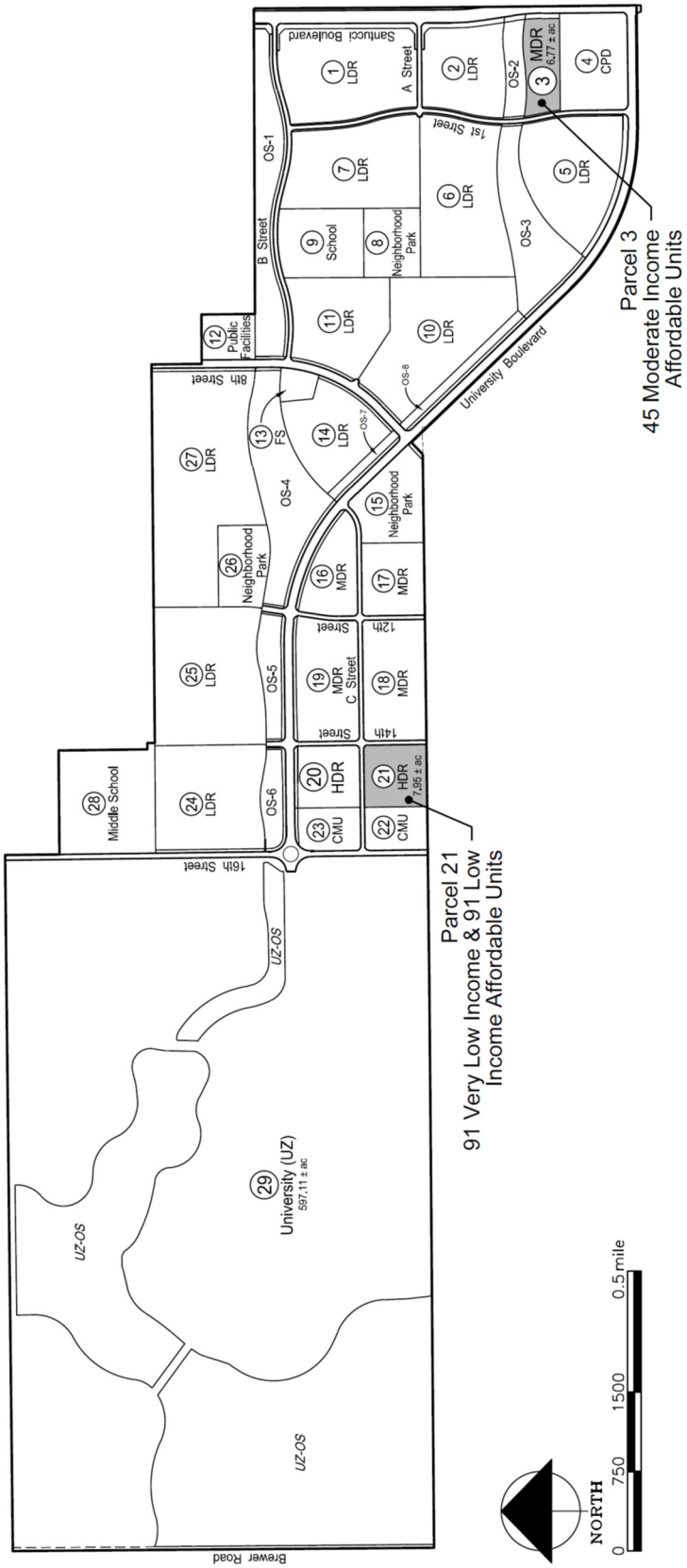


Exhibit 5-1
Affordable Unit Locations

Table 5-6 Affordable Unit Allocation

Parcel	Zone	Total DU	Total Affordable Allocation	% of total units in Parcel	Very Low-Income Rental	Low-Income Rental	Moderate-Income Purchase
3	MDR	47	45	96%	-	-	45
21	HDR	182	182	100%	91	91	-
Total			**227**		**91**	**91**	**45**

5.4.3 Implementation

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

♦ Density Bonus

A request for density bonuses will be made and evaluated in accordance with the state Density Bonus Law and Placer County Code Section 17.54.120. An amendment to this Specific Plan is not required to utilize residential density bonuses and incentives.

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Section 6 Circulation Element

6.1 Purpose

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

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

6.1.1 Circulation Concept

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

♦ **Pedestrian-Friendly University Setting**

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

♦ **Connections between University and Community Areas**

Vehicle, bicycle, and pedestrian connections are provided between the University and adjoining Community areas. University Boulevard serves as a key transportation corridor linking east to west. The street networks within the Community neighborhoods and University Village provide additional vehicle, bicycle and pedestrian connections.

♦ **Connections to Regional Facilities**

The Plan Area circulation system is designed to support connections to key regional facilities that may be extended into or adjacent to the Plan Area in the future, including Santucci Boulevard, Base Line Road, future Placer Parkway, Pleasant Grove Boulevard, Blue Oaks Boulevard, and 16th Street.

♦ **Use of Alternative Modes**

The street, bicycle, and pedestrian systems are designed to support convenient transportation modes both within and between the University and Community areas. The transportation systems are also designed to be supportive of future transit service. The highest intensity uses are located within the University Village, promoting pedestrian interaction and proximity to the University and transit centers. Neighborhood Electric Vehicles can use collector and local

streets with speed limits of 35 miles per hour or less and all local streets within the Plan Area.

6.1.2 General Plan Goals & Policies

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

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

6.2 Existing Roadway System

The Plan Area is located approximately 9 miles north of Interstate 80, 6 miles west of State Route 65, and 5 miles east of Highway 70/99. The regional road network near the Plan Area provide access for vehicles making long distance commute trips, while the local road network provides access to areas within Placer County, Roseville, North Sacramento County, and South Sutter County. The existing road network, at the time of Specific Plan approval, along with possible alignments for new roadways outside the Plan Area, is reflected on Exhibit 6-1.

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

Regional Facilities

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

Local Roadways

- Base Line Road/Riego Road
- Blue Oaks Boulevard (possible future extension)
- Pleasant Grove Boulevard (possible future extension)
- Santucci Boulevard (proposed northerly extension of Watt Avenue)
- 16th Street (possible future extension)

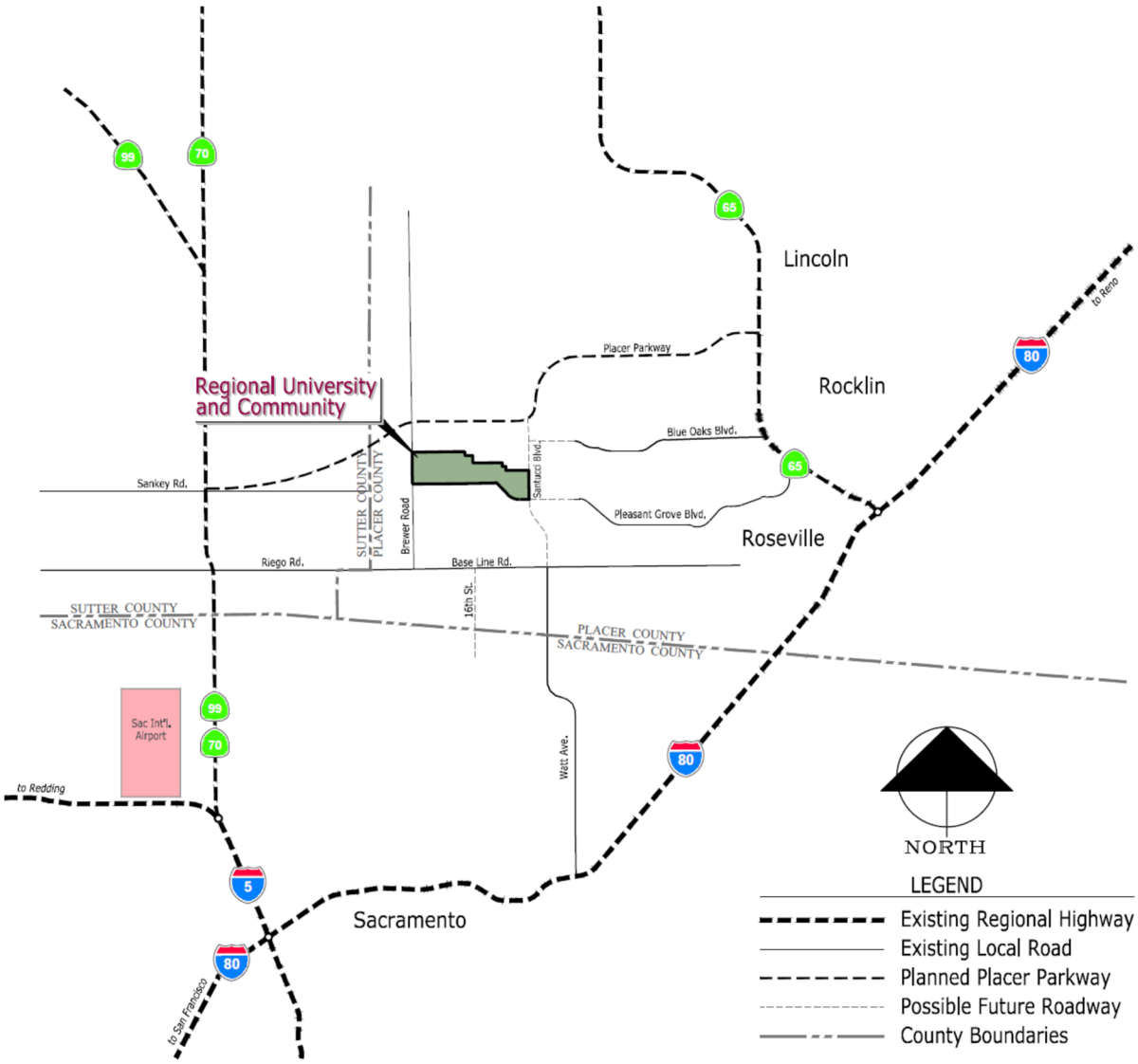


Exhibit 6-1
Existing and Future Road Network

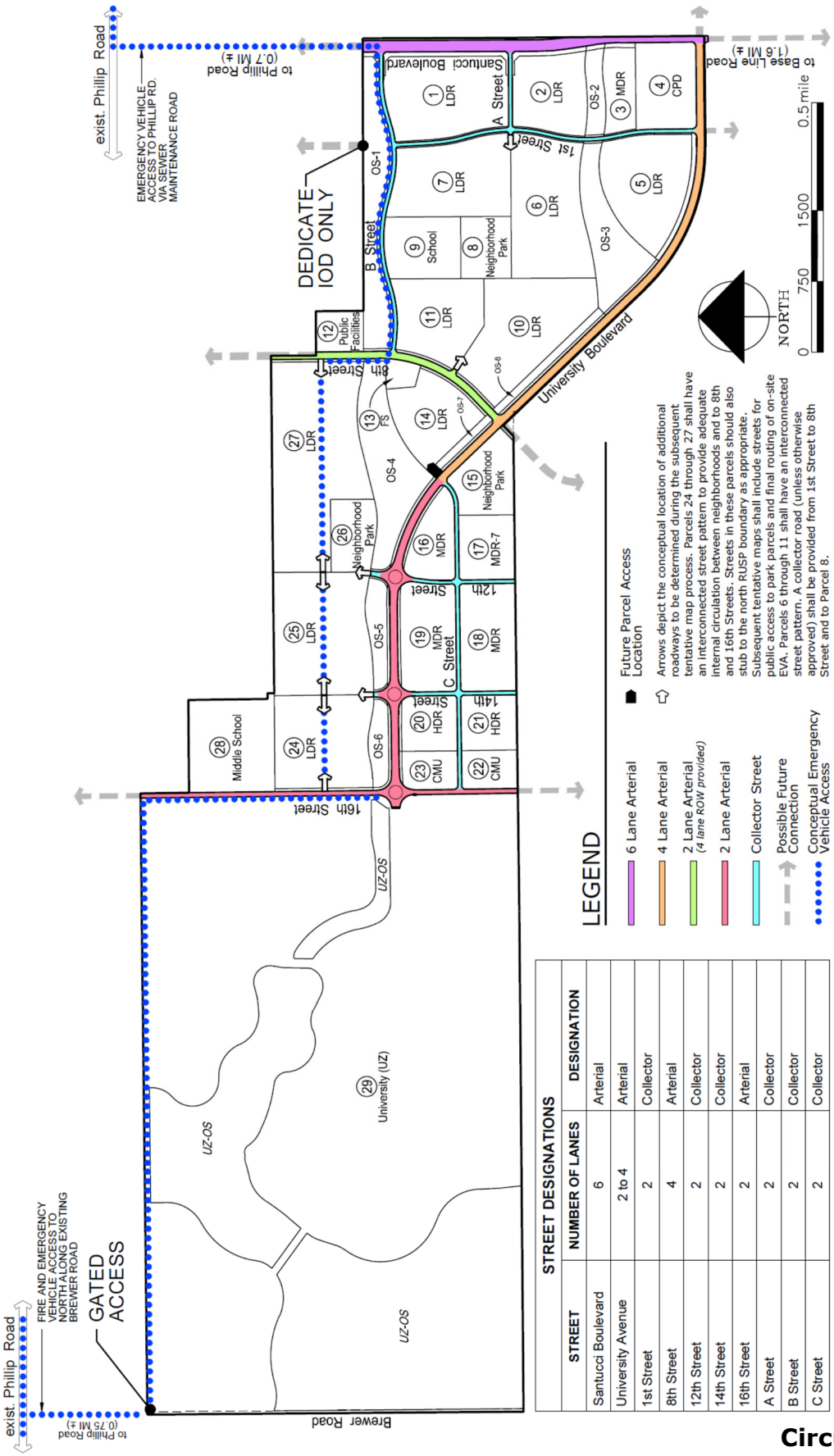
6.3 Proposed Circulation System

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

6.3.1 Description of Proposed Roadways

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

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



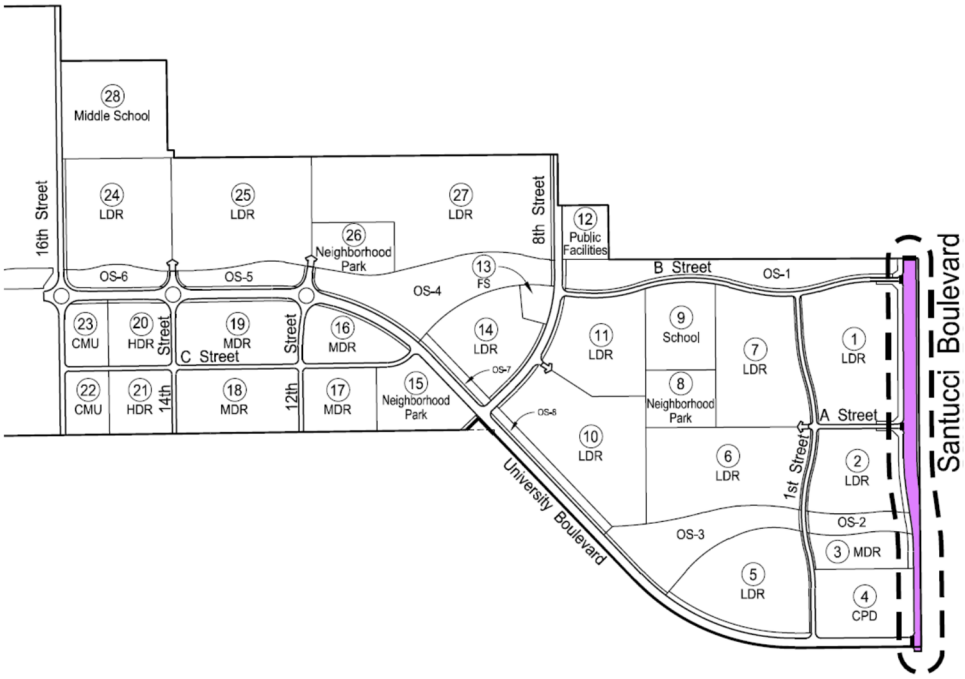
STREET DESIGNATIONS

STREET	NUMBER OF LANES	DESIGNATION
Santucci Boulevard	6	Arterial
University Avenue	2 to 4	Arterial
1st Street	2	Collector
8th Street	4	Arterial
12th Street	2	Collector
14th Street	2	Collector
16th Street	2	Arterial
A Street	2	Collector
B Street	2	Collector
C Street	2	Collector

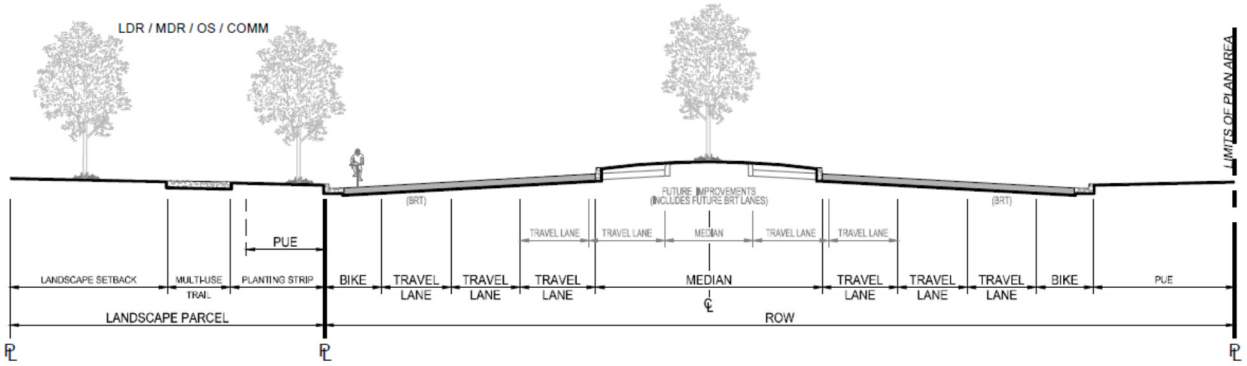
Exhibit 6-2
Circulation Plan

6.3.2 Arterial Streets

♦ **Santucci Boulevard**

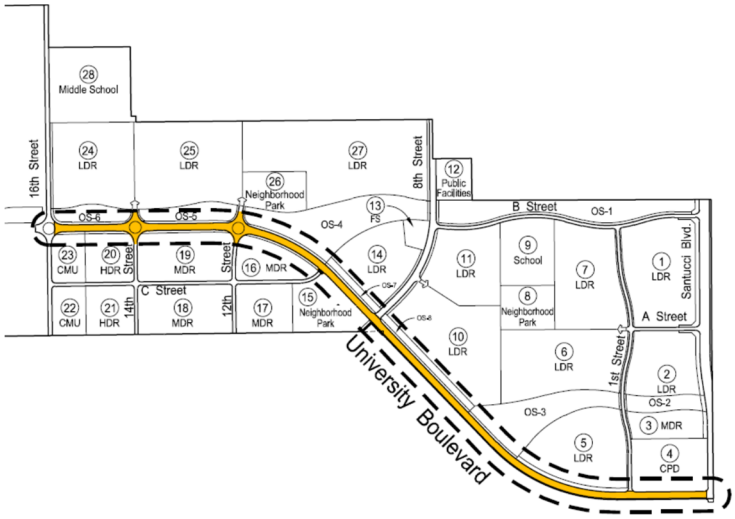


Santucci Boulevard is designed as a six-lane arterial, with a landscaped median. Intersection median breaks are proposed at University Boulevard, A Street and B Street. A landscape corridor with a multi-use trail is provided on the west side of Santucci Boulevard along the Plan Area frontage from University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

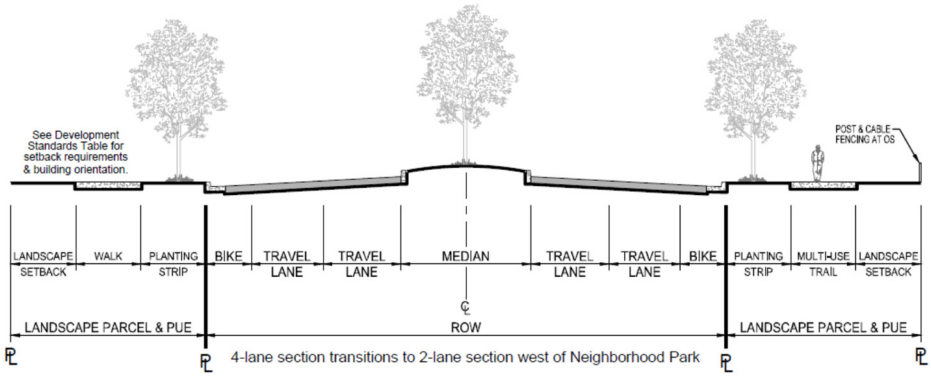


Santucci Boulevard (Ultimate)
Typical On-site Section

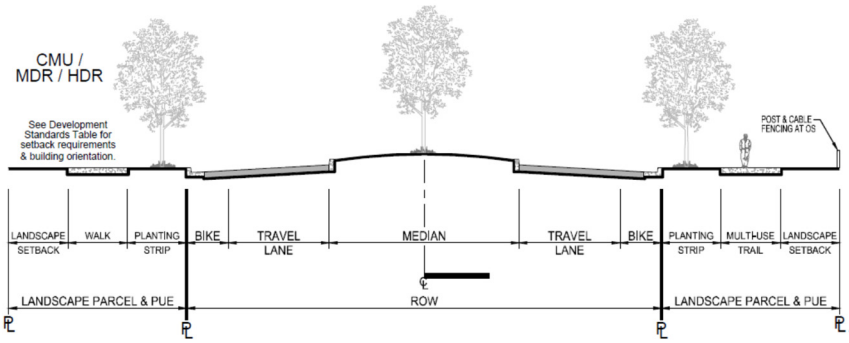
♦ University Boulevard



University Boulevard is a primary identifying element in the Plan Area as an entry to the University and Community. From Santucci Boulevard to the westerly intersection at Parcel 14/15, University Boulevard is designed as a four-lane arterial, with a landscaped median and landscape corridors on each side. Intersection median breaks are proposed at 1st Street, 8th Street, and at the Parcel 14/15 intersection. Additional median breaks for emergency access may be required between 1st Street and 8th Street at 800 foot spacing. University Boulevard from 16th Street to west of Parcel 14/15 intersection is designed as a two-lane arterial with an oversized landscaped median that could be used to accommodate additional travel lanes if needed. Roundabouts are proposed at 12th Street, 14th Street and 16th Street. Class II on-street bike lanes are provided along the entire length of University Boulevard. Refer to the Development Standards and Design Guidelines for details about the roundabouts.

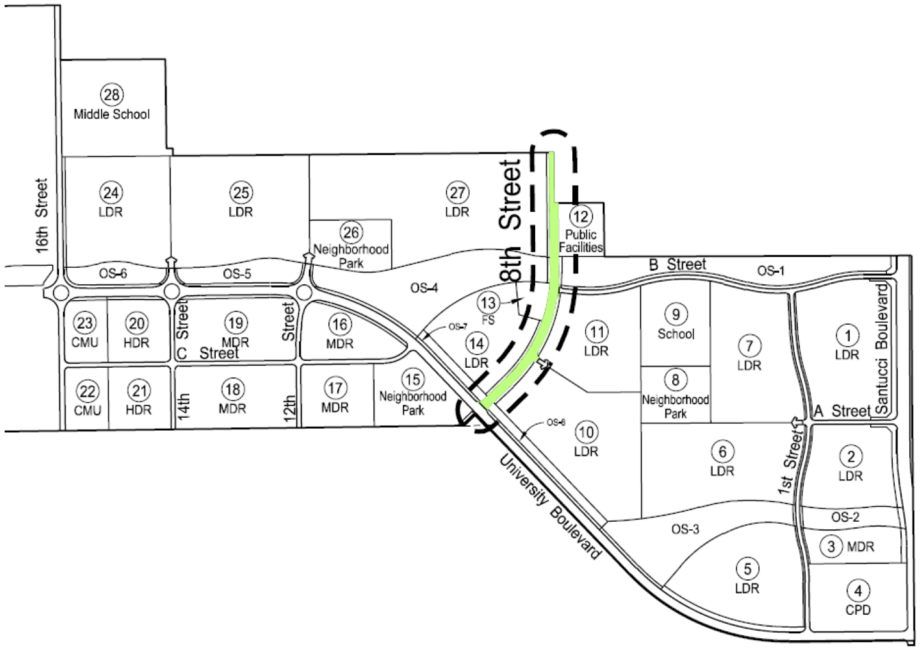


University Boulevard – 4 lane section

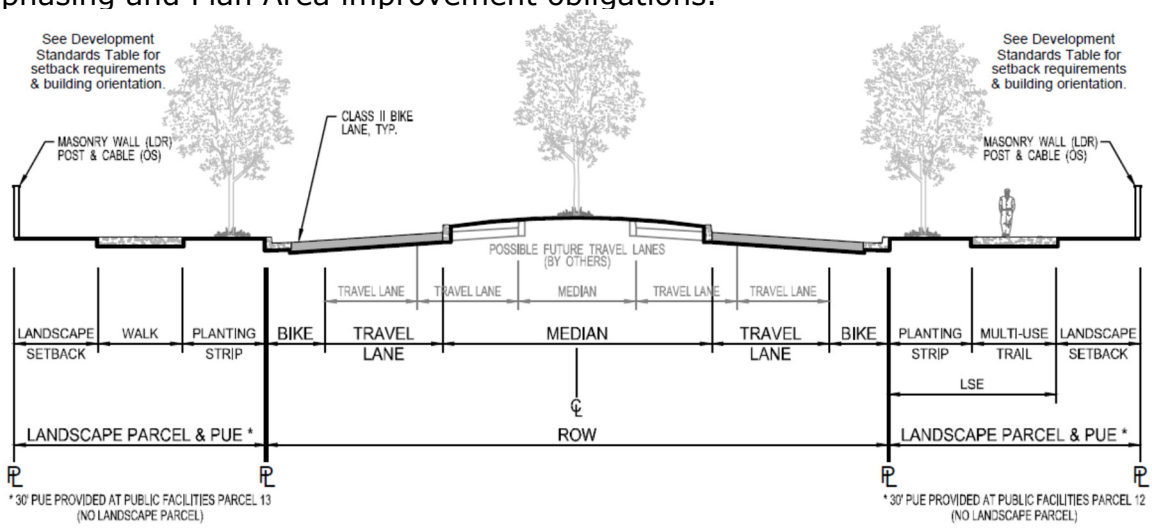


University Boulevard – 2 lane section

♦ 8th Street

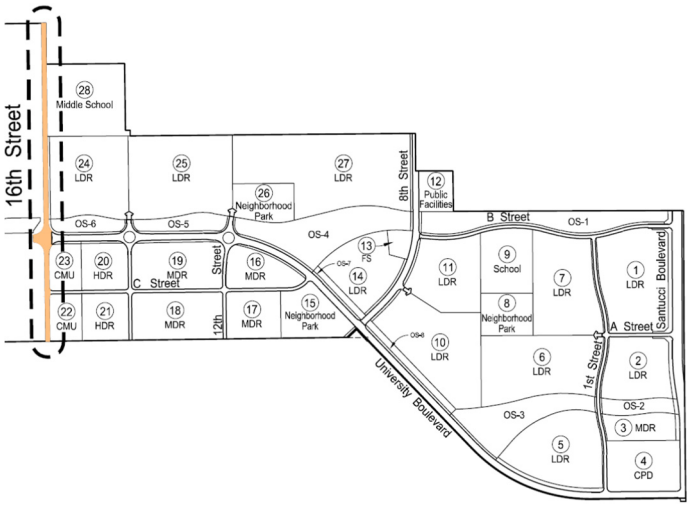


8th Street is designed as a two-lane arterial with right-of-way to accommodate widening to a four-lane arterial if traffic demands for future development areas outside of the Plan Area warrant expansion. 8th Street serves as the primary north-south route for the Community. A Class II on-street bike lane is provided along both sides of the entire length of 8th Street. Intersection median breaks are included to provide access to B Street and to Parcels 10 and 11 (future extension of A Street). South of University Boulevard, 8th Street may ultimately connect to Baseline Road. North of the Plan Area, 8th Street may be extended and ultimately intersect with an extension of Blue Oaks Boulevard. Refer to the RUSP Public Facilities Phasing Plan for details on phasing and Plan Area improvement obligations.

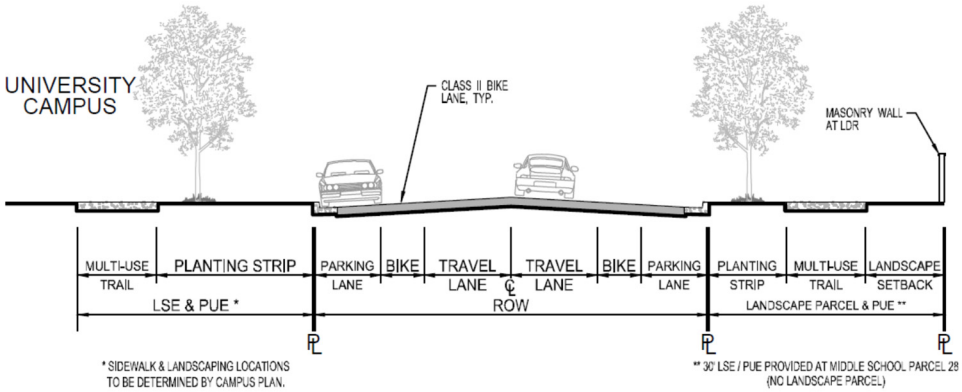


8th Street – Typical

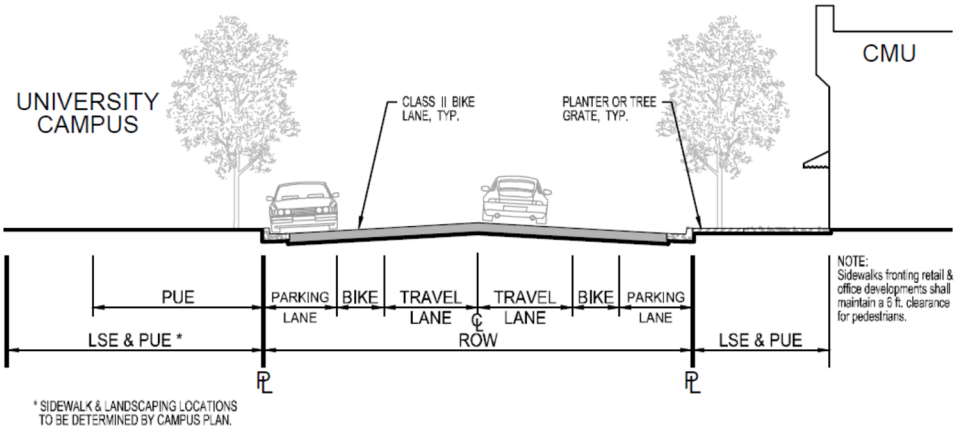
♦ 16th Street



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



16th Street – North of University Boulevard

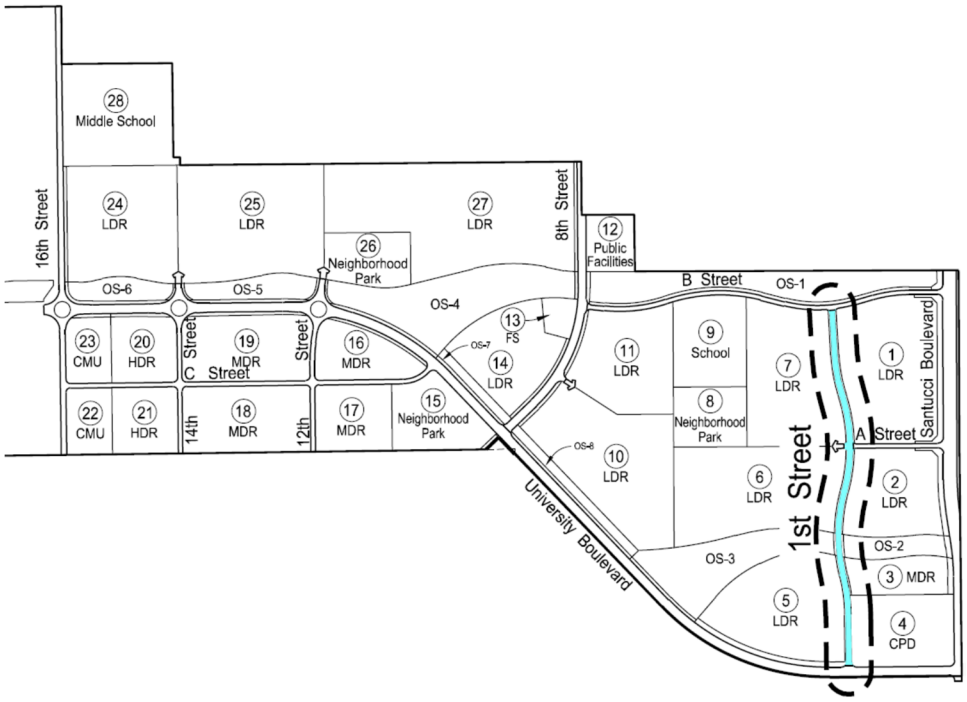


16th Street – South of University Boulevard

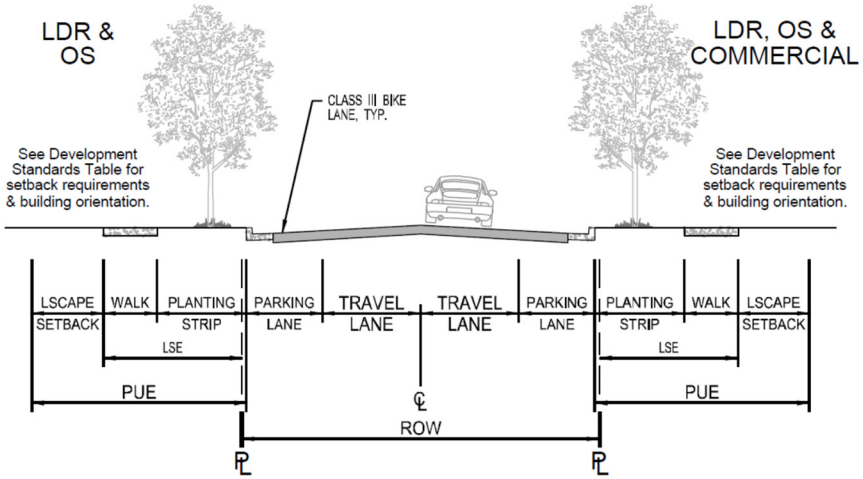
6.3.3 Community Collector Streets

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

♦ 1st Street



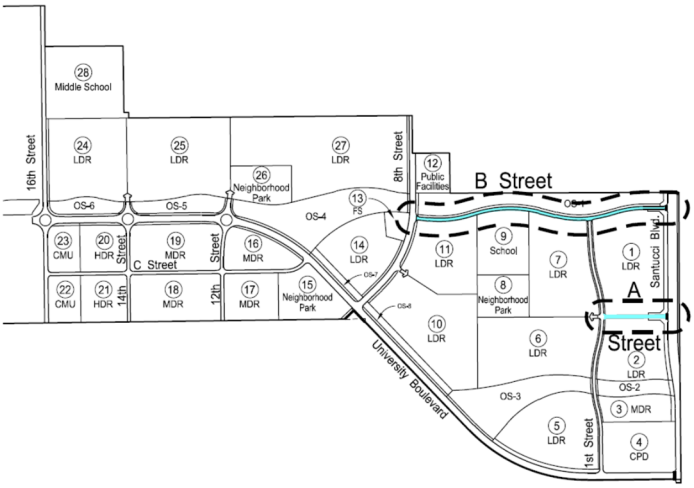
1st Street is a north-south collector between University Boulevard and B Street. 1st Street runs parallel to Santucci Boulevard and serves the East Village and the East Entry commerce area. Parallel parking and Class III bike routes are provided along the entire length of 1st Street. A stop sign is planned at the intersection of 1st Street and A Street. Refer to the RUSP Development Standards and Design Guidelines for details.



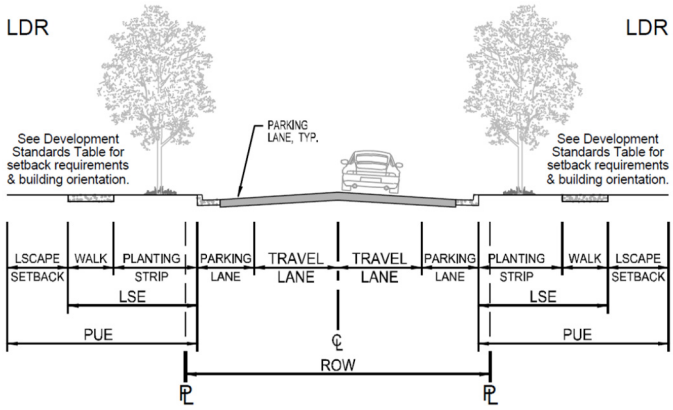
1st Street - Typical

♦ A and B Streets

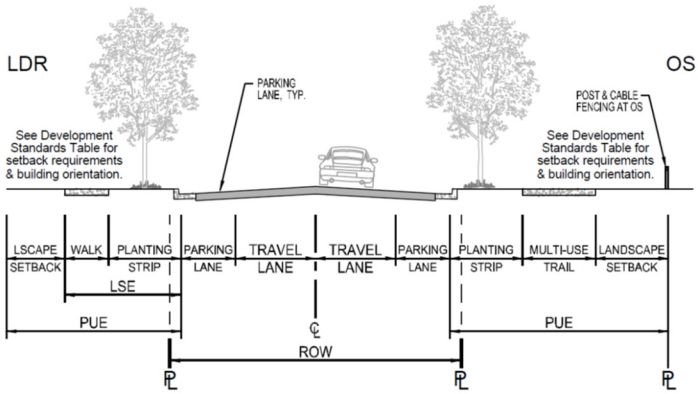
A and B Streets are east-west collectors between Santucci Boulevard and 8th Street. Parallel parking is provided along the entire length of both streets, except where prohibited near intersections with Santucci Boulevard. The B Street section is slightly modified to include a multi-use trail along the northern side adjacent to the open space. A stop sign is planned at the intersection of A Street and 1st Street.



The Transportation and Circulation element of the project's EIR has identified the need for a roadway connection from 8th Street to A Street. A traffic study will be required for the small lot tentative subdivision map to determine the appropriate sizing of this roadway connection. The roadway shall be a collector as identified in the EIR, unless a smaller facility is determined to be adequate by the traffic study and approved by the Public Works Director.



A Street - Typical

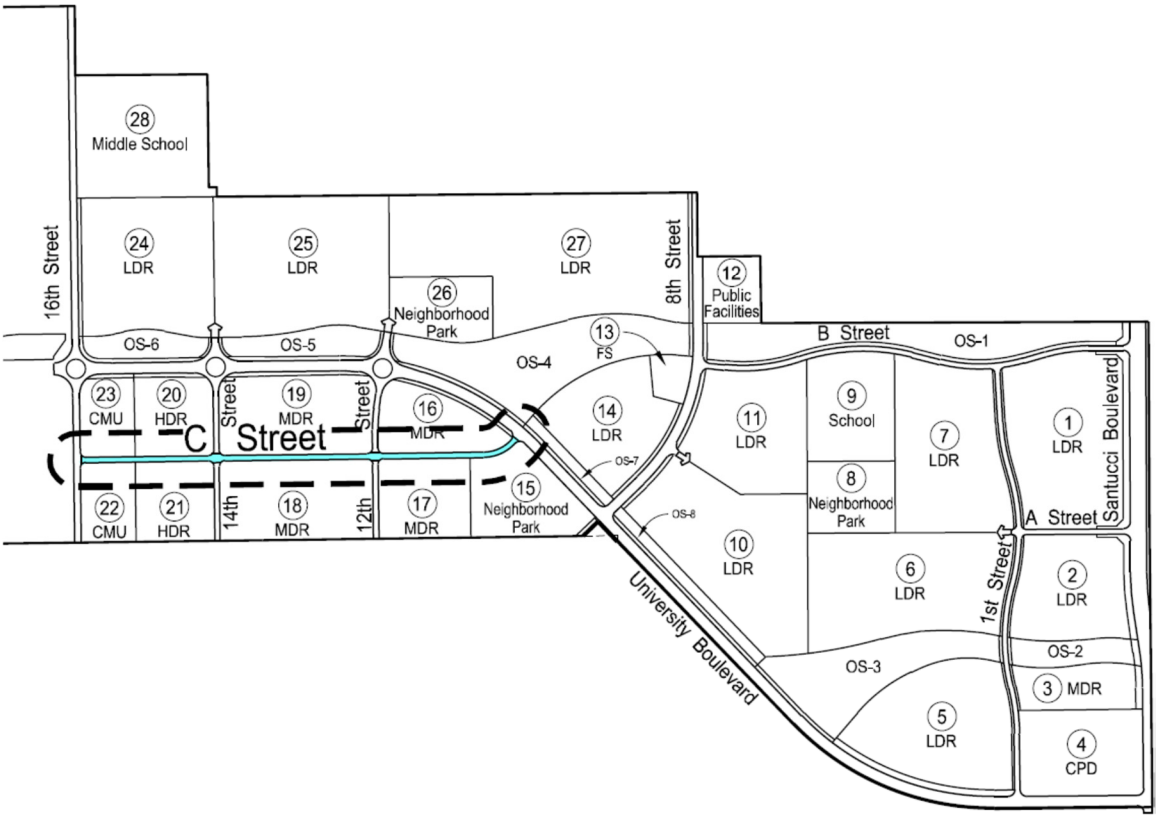


B Street - Typical

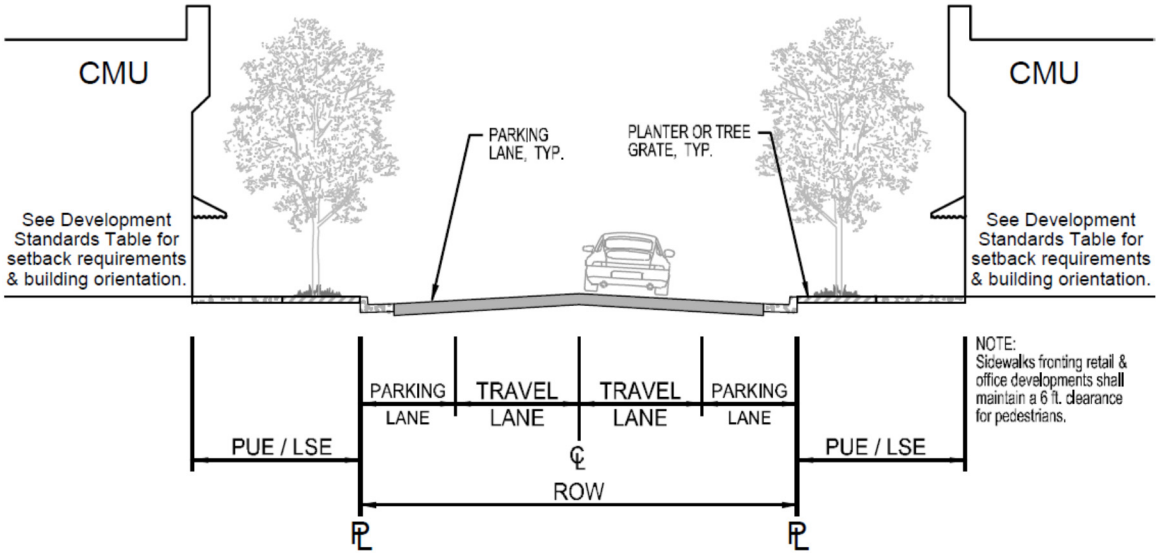
6.3.4 University Village Streets

Streets surrounding the University Village differ from the Community Collector streets by providing a narrower street with the intent of providing safe, pedestrian oriented streets. University Village streets include C Street, 12th Street and 14th Street.

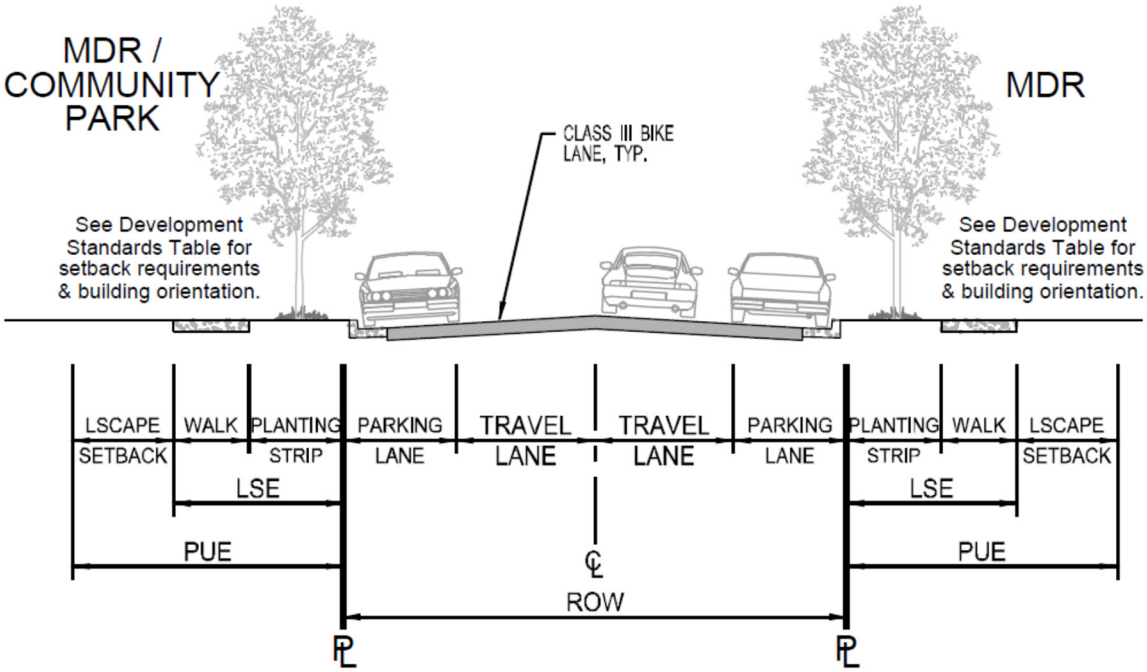
♦ C Street



C Street is a 2 lane east-west collector within the University Village, extending from 16th Street to the Park at University Boulevard. Stop signs are planned at the intersections of 12th Street and 14th Street. The design of C Street is intended to create a clearly-defined pedestrian route between the University and the Neighborhood Park. The street design varies depending on the adjacent land use and the intended application of planting strips, sidewalks, and building frontages to facilitate this pedestrian route. Refer to the RUSP Development Standards and Design Guidelines for details.

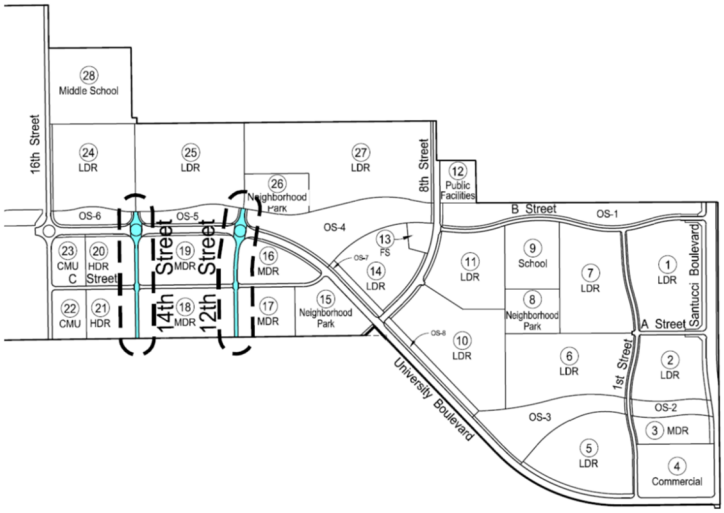


C Street – Typical

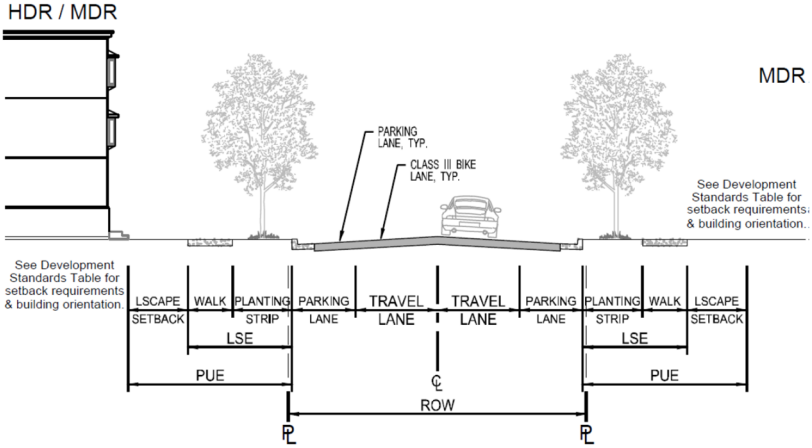


C Street – Between University Blvd. & 14th Street

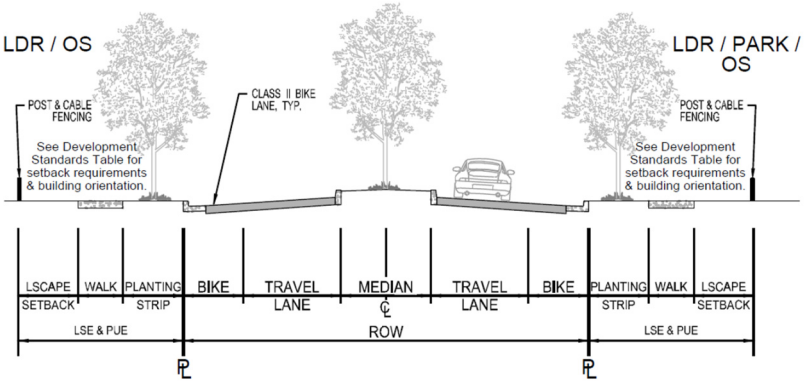
♦ 12th and 14th Streets



12th and 14th Streets are north-south collectors providing the main connections from the University Village and the North Village to University Boulevard. South of University Boulevard, the two-lane roadways provide parallel parking on both sides and Class III bicycle routes. Class II on-street bicycle lanes are provided north of University Boulevard to the northern boundary of the open space.



12th & 14th Street – South of University Boulevard

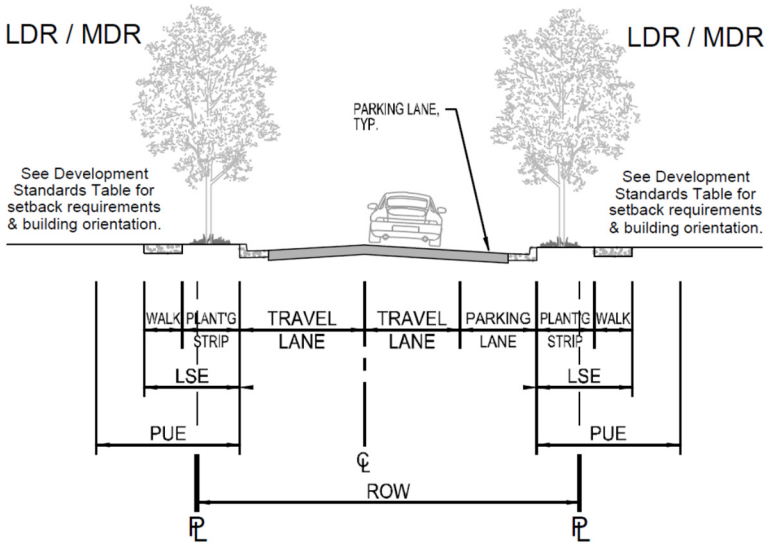


12th & 14th Street – North of University Boulevard

♦ Local Streets

Local streets in the Community Portion of the Plan Area are two-lane roadways with on-street parking and separated sidewalks. In addition, the design guidelines specify where to use single loaded roadways adjacent to open space areas, how to encourage a modified grid street system within the University Village, and where to place neighborhood entry elements.

The pattern of local streets is to be determined through the subdivision map process. It is anticipated that a majority of local streets are to be public, although private, gated subdivisions may be proposed. Gates are only permitted where mechanisms are included to ensure maintenance of private streets, emergency access, and when the gating of a neighborhood does not preclude public access to parks, schools or open space areas. On Parcels 18, 19, 20 or 21, gated developments are allowed but not encouraged. Through road connections are encouraged between developments. To enhance local circulation and assist in minimizing the number of connections to collector and arterial roadways, through road connections are encouraged between developments. Additional street sections, such as alleys, may also be considered through the subdivision map process. See the RUSP Development Standards and Design Guidelines for additional information.



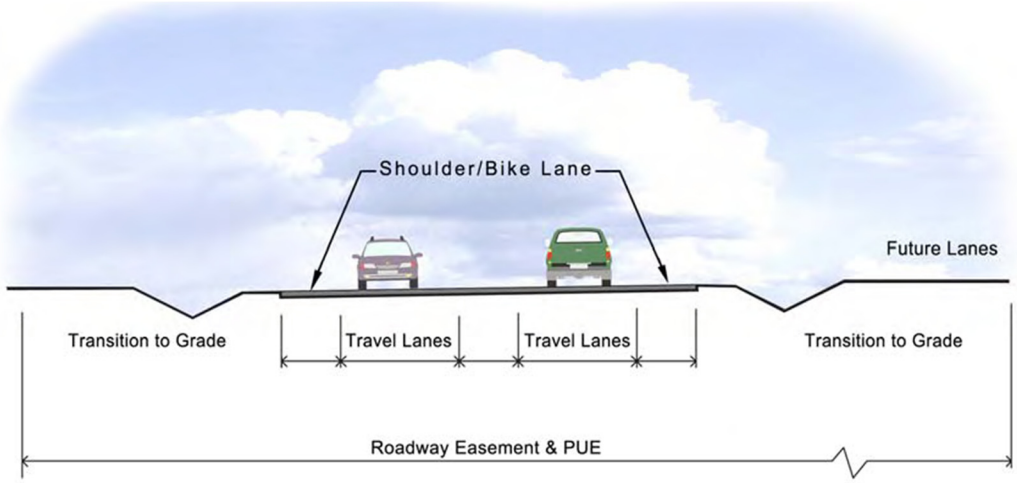
Local Street - Typical

6.3.5 Off-Site Roads

♦ Watt Avenue/Santucci Boulevard

The RUSP will construct an extension of Watt Avenue/Santucci Boulevard, initially as a two-lane arterial, from University Boulevard south to Baseline Road. The RUSP will subsequently widen the off-site portion of Watt Avenue from two to four lanes per the triggers in the approved Phasing Plan, unless the improvements have been constructed by others. Exhibit 6-3 schematically depicts the proposed alignment of Watt Avenue/Santucci Boulevard.

Off-site improvements to Watt Avenue/Santucci Boulevard north of the Plan Area will consist of a sewer maintenance road, extending from the terminus of Watt Avenue/Santucci Boulevard, serving a dual purpose as an emergency access to Phillip Road, which is an existing roadway.



Typical Off-Site Road

♦ Brewer Road

Brewer Road is adjacent to the western edge of the Plan Area, and the Specific Plan proposes no direct access to Brewer Road. Emergency access to the faculty/staff housing complex will be provided via an access road from the housing area to Brewer Road, north to Phillip Road. As a result, no improvements are proposed to Brewer Road as part of the RUSP.

♦ Off-Site Improvements

Off-site improvements that may be required to provide two points of access to the project, or as mitigation, are addressed in the RUSP EIR. Additional obligations related to off-site improvements are addressed in the RUSP Development Agreement.

Circulation improvements within the University are anticipated to be private and will be reviewed at the time of development permitting and are therefore not included herein.

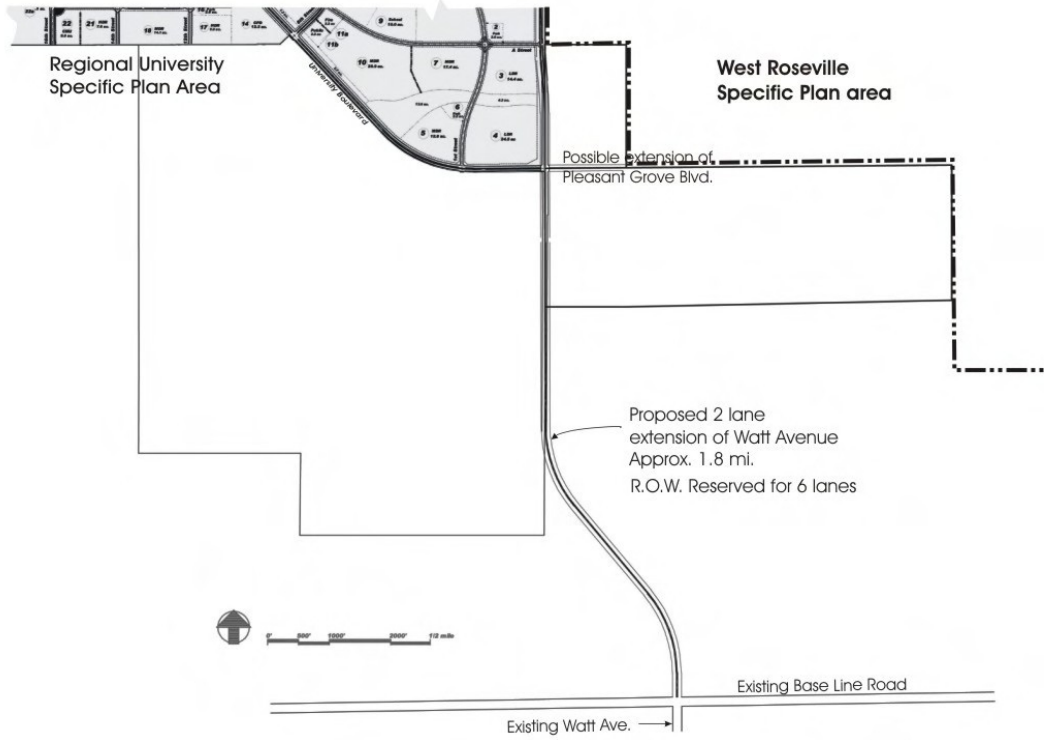


Exhibit 6-3
Proposed Watt Avenue/Santucci Boulevard Extension

6.3.6 Emergency Vehicle Access

♦ Primary Emergency Vehicle Access (EVA)

The RUSP shall construct a 2-lane, all-weather surface EVA starting from the northeast corner of the RUSP, north to connect to existing Phillip Road, as depicted in Exhibit 6-2. From this point, the EVA uses existing Phillip Road at the future intersection of Santucci Boulevard easterly to the intersection of Westbrook Boulevard, at the northeast corner of the Pleasant Grove Wastewater Treatment Plant along the Blue Oaks Boulevard corridor. From that intersection, existing City of Roseville roads connect through the West Roseville Specific Plan easterly to Fiddyment Road.

Portions of existing Phillip Road to be used as the EVA may not meet Placer County flood protection standards. To the extent that improvements related to the EVA are needed to address flooding, they will be constructed as required by the County. All drainage improvements will be consistent with the Placer County Storm Water Management Manual. Please see Exhibit 6-2 for EVA location.

♦ Secondary Emergency Vehicle Access (EVA)

A secondary EVA is required by the Placer County Fire Department, (PCFD), from Brewer Road to the University (Parcel 29). This access will be gated with security access to emergency vehicles. No improvements to Brewer Road are required for secondary EVA access to the RUSP. Please see Exhibit 6-2 for EVA location.

6.3.7 Circulation Phasing

Phasing of circulation improvements is addressed in Section 10.4.

6.3.8 Placer Parkway

Since the RUSP was originally adopted in 2008, Placer County and the South Placer Regional Transportation Authority (SPRTA) have selected a route for Placer Parkway, which is a controlled access roadway facility linking SR 65 in Placer County to SR 70/99 in Sutter County. On December 3, 2009, SPRTA adopted Resolution No. 09-07 selecting Alignment #5 for the Placer Parkway corridor. Under this alignment, Placer Parkway would be located to the north of the RUSP and would generally run east/west adjacent to the southern edge of Phillip Road. To the east of its intersection with Santucci Boulevard, Placer Parkway would curve northerly through the City of Roseville's Reason Farms stormwater retention facility, and ultimately connect with Highway 65.

6.3.9 Intersection Improvements

Traffic control devices will be installed at intersections within the RUSP in a phased manner based on traffic volumes. Stop sign control (i.e., either side street stop, or multi-way stop control) will be applied at internal intersections until conditions warrant the installation of a traffic signal. It is anticipated that stop sign control will be adequate at all internal intersections during the earliest development phases of the Community area, prior to development of the University. Exhibit 6-4, Intersection Improvements, depicts the locations of the proposed traffic control devices. As site-specific traffic studies are prepared for subsequent tentative maps, the type and location of intersection traffic controls may be adjusted.

♦ Traffic Signals

Traffic signals will be installed at the following intersections:

- University Boulevard/Santucci Boulevard
- University Boulevard/1st Street
- University Boulevard/8th Street
- University Boulevard/Parcel 14/15
- A Street/Santucci Boulevard
- B Street/Santucci Boulevard
- Modification of existing signal at Baseline Road/ Watt Avenue to add 4th leg.

♦ Roundabouts

Roundabouts are shown in several locations where two-lane streets intersect and would otherwise require some form of stop control. Although not required, the use of roundabouts may, in some cases, improve traffic conditions. Where two-lane streets intersect and a roundabout is not proposed, a stop sign shall be used as the form of stop control. Through the tentative map review process and prior to recordation of a Large Lot Final Map where a roundabout is to be constructed, a site-specific traffic study is required to determine right-of-way

requirements of potential roundabouts or other stop controls at intersections serving adjacent small lot subdivisions. Roundabouts are shown at the following intersections:

- 12th Street/University Boulevard
- 14th Street/University Boulevard
- 16th Street/University Boulevard

♦ **Side Street Stops**

Side street stops will be installed at the following intersections:

- A Street at 1st Street and 8th Street
- B Street at 1st Street and 8th Street
- C Street at 12th Street, 14th Street, and 16th Street

6.3.10 Neighborhood Electric Vehicles

Neighborhood Electric Vehicles, as defined by the Department of Transportation National Highway Traffic Safety Administration, may be operated on local RUSP streets. These vehicles are efficient for local trips, reduce the consumption of fossil fuels, have zero emissions at the point of use, and are less noisy than gas/diesel vehicles. Neighborhood Electric Vehicles can be used on all roadways with a speed limit of 35 miles per hour or less.

6.4 Public Transportation

The Specific Plan is designed to be supportive of transit through an integrated land use and circulation plan. A transit center is planned adjacent to the University Village and is surrounded by development that includes a mix of uses in a compact form. Other potential transit stops are also identified at key locations. Refer to Exhibit 6-5 for transit stop locations. The intent of the transit stops is to accommodate the following variety of bus transit services:

- Demand Responsive Service
- Local Fixed-Route Service
- Commuter Service
- Enhanced Bus service
- Bus rapid transit (BRT) service

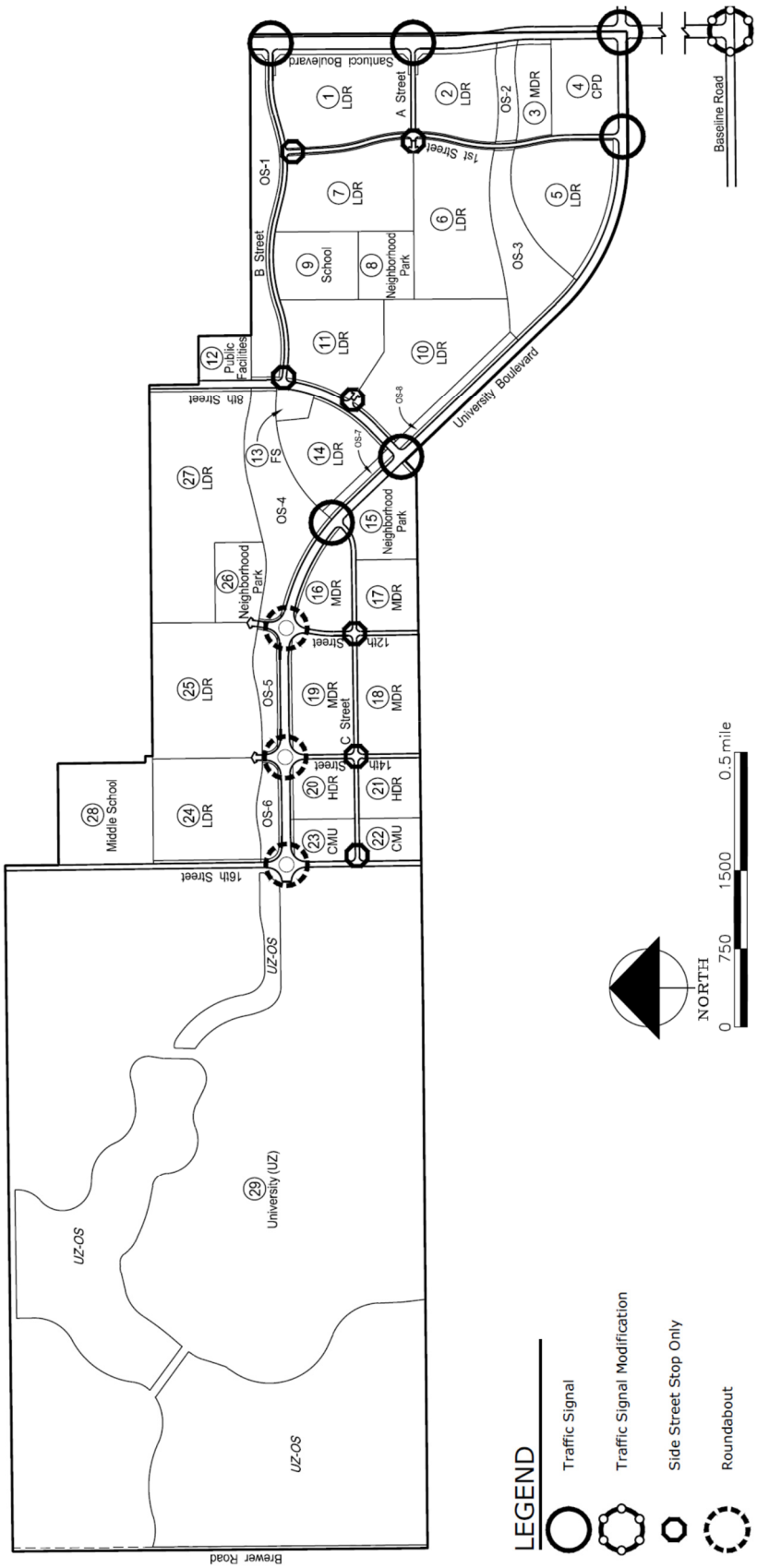


Exhibit 6-4
Intersection Improvements

The South Placer County Conceptual Bus Rapid Transit (BRT) Plan, Placer County, April 2005 contains specific land use criteria and design guidelines intended to assist in creating land use plans supportive of potential future transit investments. The BRT Plan highlights a potential alignment that would extend north along Santucci Boulevard through the Plan Area and turning eastward to serve potential stations in new growth areas such as Placer Ranch as well as existing station areas such as the Galleria Mall.

The Placer County General Plan designates Santucci Boulevard (from Sacramento County to the Blue Oaks Boulevard Extension) and the Blue Oaks Boulevard Extension as arterial transit corridors. The arterial transit corridors would have transit access almost continuously along the corridor where development is present. These arterial corridors could have future dedicated lanes for transit and the Plan Area has proposed sufficient right-of-way for this condition. Only four lanes are needed to accommodate project traffic at build out, but the Plan area proposes to dedicate right-of-way for up to six lanes on Santucci Boulevard and two future BRT lanes.

Exhibit 6-5 shows a transit center is planned for the following location:

- **University Transit Center:** at the southwest corner of University Boulevard and 16th Street, located immediately adjacent to the campus and across from the University Village. The University Transit Center is planned as an off-street facility with space for up to four bus berths.

On-street bus stops are also planned along University Boulevard at 8th Street headed westbound, along University Boulevard at Parcel 15 headed eastbound, and along University Boulevard at 1st Street with pullouts being located at the far side of the intersection (e.g., northwest and southeast corners). On-street bus stops will be constructed to County standards.

It is anticipated that the earliest transit service to the Plan Area will be provided via Santucci Boulevard. The provision of transit service will be determined by Placer County based on ridership demand and funding availability.

6.4.1 Transit Operations and Funding

The RUSP will participate in regional transit service funding with connection to light rail transit on Watt Avenue in Sacramento County and other regional centers. As each parcel within the Plan Area is developed, bus stops, turnouts, shelters, park-and-ride lots, bike lockers, lighting, and other transit-support facilities will be constructed.

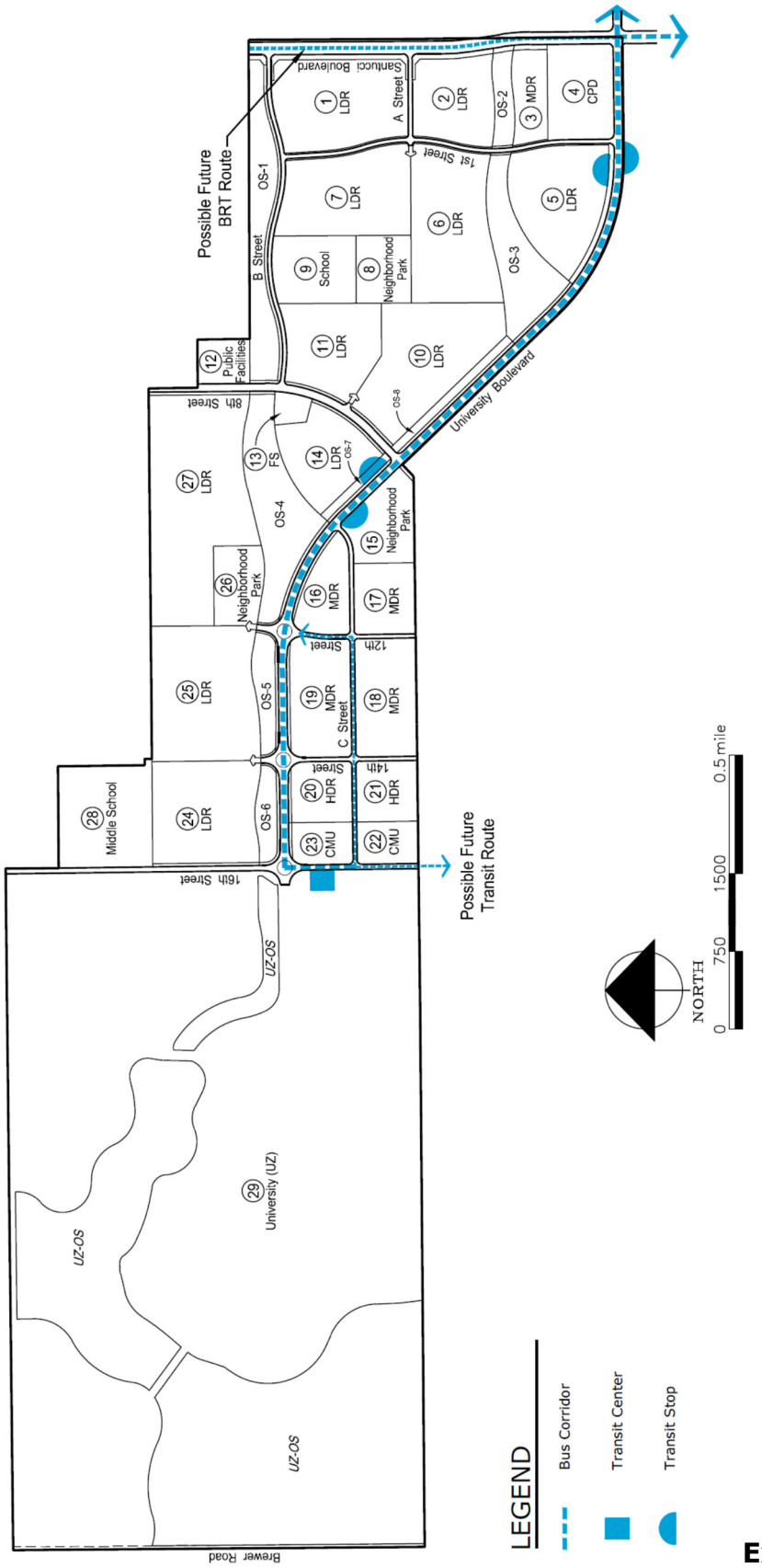


Exhibit 6-5
Public Transportation Plan

6.5 Transportation Systems Management

Goal 3.C of the General Plan's Transportation and Circulation Element promotes the following goal: "Maximize the efficient use of transportation facilities so as to:

- Reduce travel demand on the county's roadway system;
- Reduce the amount of investment required in new or expanded facilities;
- Reduce the quantity of emissions of pollutants from automobiles; and
- Increase the energy-efficiency of the transportation system."

General Plan policies related to this goal promote the use of Transportation System Management (TSM) programs to reduce vehicular travel demands and to meet air quality goals related to non-residential projects. Consistent with these policies, a TSM plan shall be prepared on an individual project by project basis consistent with the requirements of the County's Trip Reduction Ordinance.

6.6 Bicycle and Pedestrian System

6.6.1 Bicycle System

There are three basic types of bikeway facilities as defined by the Placer County Bikeway/ Trails Master Plan, Class I Multi-use Trail, II and III. Exhibit 6-6 depicts the bicycle and pedestrian system in the Plan Area. The Specific Plan provides approximately 6.3 miles of Class I multi-use trails, 3.4 miles of Class II bike lanes, and 1.1 miles of Class III bike routes.

♦ Multi-use Trail

Multi-use trails are off-street paths completely separated from the traveled roadways for the exclusive use of bicycles and pedestrians. Multi-use trails are located in a separate easement. The paths shall be a minimum of 10 feet in width and shall be constructed of a hard surface such as asphalt or concrete. The multi-use trail facilities are shown on Exhibit 6-6.

♦ Class II Bicycle Lanes

Class II bicycle lanes are 4.5-feet wide, on-street lanes designed for one-way bicycle use. The bike lane is typically located adjacent to the shoulder or gutter in a widened portion of the street. Class II bicycle lanes will be located within the street right-of-way, and delineated with signing and striping. Class II routes are shown on Exhibit 6-6.

♦ Class III Bicycle Routes

Class III bicycle routes are on-street routes along local public streets where bicyclists do not have a delineated lane, and must share the roadway with motorists. Class III routes are designated by signs and are shown on Exhibit 6-6.

6.6.2 Pedestrian System

The pedestrian system provides sidewalks for the exclusive use of pedestrians. Typically, these facilities are separated sidewalks along local and collector roadways. A significantly wider pedestrian system is provided along the University Village CMU frontage due to the anticipated high pedestrian activity. Other pedestrian facilities such as paseos may be included within individual neighborhoods. Exhibit 6-6 shows the location of these pedestrian facilities.

♦ University Village

16-feet wide concrete sidewalks are located along the Parcel 22 and 23 frontage of the University Village Plaza. Tree wells are integrated into the walks, and buildings are placed immediately behind the walks to promote pedestrian activity and allow commercial uses, such as small eating areas and displays to extend onto the sidewalk. The ultimate design of sidewalks and associated planter strips/ tree wells is intended to respond appropriately to adjacent buildings. Refer to the 16th Street design standard in the RUSP Development Standards and Design Guidelines for additional information.

♦ Separated Sidewalks

5-foot to 6-foot concrete separated sidewalks, with a landscaped buffer between the roadway edge and sidewalk, are located on various streets throughout the Plan Area. Depending on the application and adjacent land uses, sidewalks may vary in width, meander in the landscape corridor, and may be attached to the back of curb in sections. Refer to the street sections in the RUSP Development Standards and Design Guidelines for additional details.

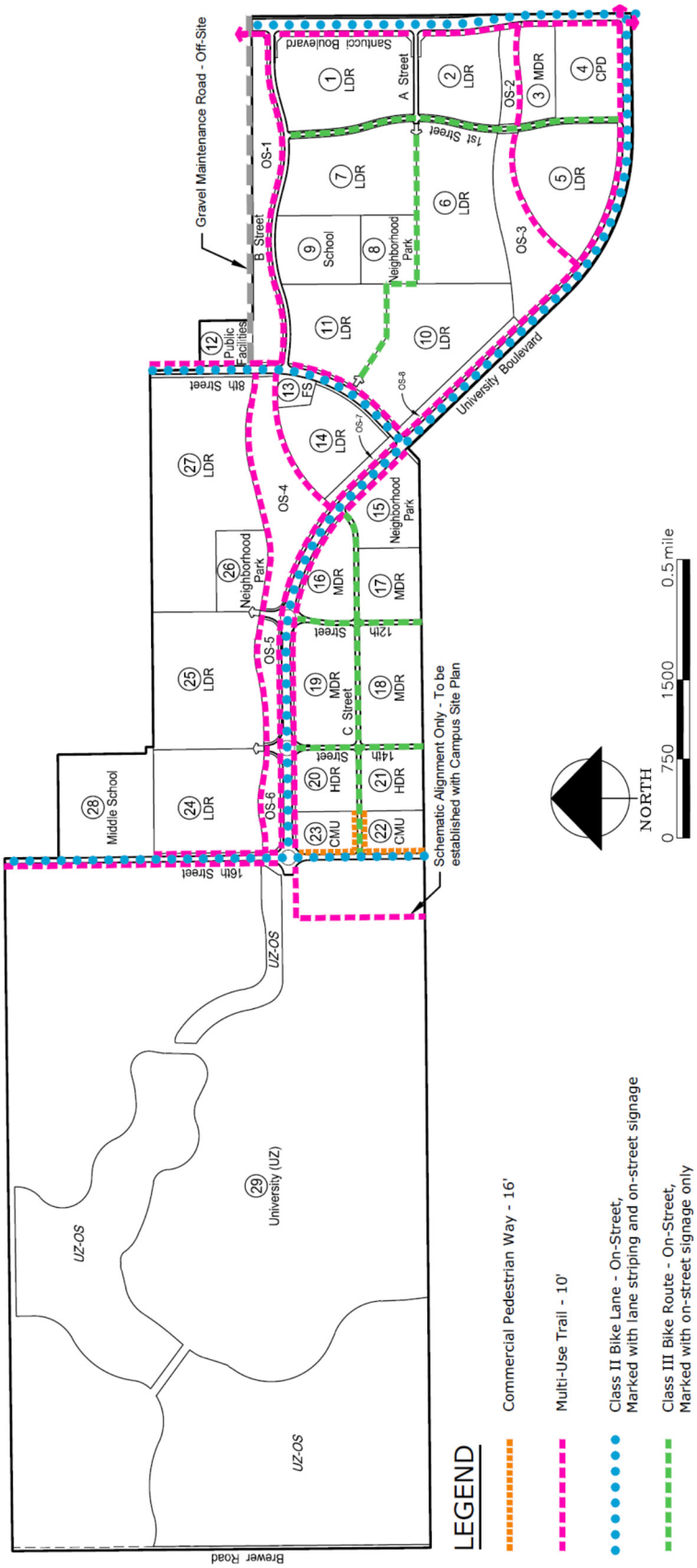


Exhibit 6-6
Pedestrian & Bicycle Plan

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Section 7 Environmental Resources Element

7.1 Purpose

This section identifies environmentally sensitive resources found within the Plan Area and anticipated offsite improvement areas, and outlines procedures and principles to guide the conservation, protection or mitigation of these resources, some of which will be impacted with the development of the Plan Area. A comprehensive discussion of biological resources within the Plan Area and in the off-site improvement areas is provided in the Consolidated Biological Resources Assessment report.[1] This Environmental Resources element focuses on the three key resources of the Plan Area: wetlands, special-status species, and cultural resources. Potential resources within the Plan Area include rice fields, pasture and potential habitat for endangered species. The significance of any potential impacts to these resources, as well as any associated mitigation measures that may be required, are addressed in the Regional University Specific Plan EIR impact analysis and are therefore not addressed further in this Specific Plan. The features existing on the site in pre-development condition are depicted in Exhibit 2-2. Post-development open space is depicted in Exhibit 9-1.

7.2 Resource Protection Goals

The protection of valuable resources within the Plan Area was a guiding factor in the development of the land use plan, and is a key concept for sustainable community design. Although a portion of the Plan Area is in active agricultural production, it does contain environmentally sensitive areas including wetland resources, natural and channelized creek corridors, and special-status species and their habitats. There are no native oak woodlands located in the Plan Area.

The land use plan designates a series of contiguous open space areas to preserve wetland and open space resources while allowing for potential connectivity with larger scale conservation efforts. This approach allows for protection of existing sensitive habitats within the Plan Area and provides opportunities to mitigate Plan Area impacts.

In addition to resource protection, the designated open space areas play a significant role in defining the visual character of the Specific Plan Area and provide for passive recreation opportunities, pedestrian and bicycle access, storm drainage, flood water conveyance, backbone sewer infrastructure and land use buffering.

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[1] *Consolidated Biological Resources Assessment for the Regional University Site and Off-site Improvements, Placer County, California. Foothill Associates, November, 2006.*

7.3 Agricultural Lands

All of the non-wetland areas of the Plan Area have been significantly modified to support agricultural uses. At the time of Specific Plan approval there were approximately 664 acres in active rice production, 297 acres in abandoned rice farming, and 126 acres in dryland farming which have been worked sporadically over the previous five years. Agricultural productivity on the RUSP site is limited by the soils. The RUSP site includes 155 acres with soil Capability Class III and 1,002 acres with soil Capability Class IV. Class III soils have severe limitations for agricultural production and Class IV soils have very severe limitations for agricultural production.[2]

According to the 2000-2002 California Department of Conservation (CDC) Farmland Mapping and Mitigation Program (FMMP), the RUSP project site contains 518 acres of Farmland of Local Importance, 564 acres of Unique Farmland, and 75 acres of Farmland of Statewide Importance.[3] However, there is an inconsistency between the FMMP mapping and the actual land use of the site. The area classified as Farmland of Statewide Importance corresponds to the historical meandering creek corridors in the eastern two-thirds of the site. However, these corridors were straightened prior to 1993 and converted to channelized agricultural ditches. The adjacent land was graded, bermed, and converted to rice fields at the same time.

7.4 Grassland Habitat

There is no undisturbed grassland habitat within the Plan Area. The abandoned agricultural lands are in varying stages of converting to non-native grasslands and forbs which are characterized by both the topographic and vegetative influence of the past agricultural practices.

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[2] *U.S. Department of Agriculture, Natural Resource Conservation Service (NRCS). 1980. Soil Survey of Placer County, California Western Part.*

[3] *California Department of Conservation, Division of Land Resource Protection, California Farmland Conservation Report 200-2002 <http://www.consrv.ca.gov/DLRP/fmmp/pubs/2000_2002/FMMP_00-02_fcr.htm> (December 5, 2005)*

7.5 Wetland Resources

The Plan Area is situated within the Pleasant Grove Creek and Curry Creek watersheds. These ephemeral, intermittent creeks have historically flowed with winter rainfall and run dry during the summer months, although small surface pools may remain into the dry season. Agricultural practices in the eastern portion of the Plan Area, which includes summer irrigation for rice production, have resulted in these creeks and adjacent wetlands becoming more perennial in character. Irrigation runoff from urban development is expected to maintain this perennial condition.

Wetlands and other waters of the United States were identified within the Plan Area and offsite areas based upon aerial photograph interpretation and field surveys conducted by Foothill Associates during 2003-2006. Wetlands and other aquatic habitats within the Plan Area include seasonal wetlands (depressional and riverine), seasonal marsh (depressional and riverine), perennial marsh (riverine) and perennial drainages, vernal pools, ditch/canals, and a pond. Wetland acreages, locations and classification described herein are estimates suitable for planning purposes only. Estimated acreages of both on and off-site jurisdictional wetlands are located in Table 7-1. Exhibit 7-1 shows the onsite Preliminary RUSP Wetland Assessment. Offsite wetland assessments are depicted on Exhibit 7-2 Preliminary Offsite Wetland Assessment . The improvements planned for these areas include the Santucci Boulevard extension, EVA route, transitional grading and sewer and water infrastructure. No wetland features are found within Offsite A improvement area where the proposed offsite detention/ retention basin will be located.

7.5.1 Wetland Types

♦ Seasonal Wetlands and Vernal Pools

Vernal Pool

In the Plan Area, seasonal wetlands and vernal pools are located west of the active rice fields in an area formerly farmed for rice and dryland crops. During winter and spring these wetlands are seasonally inundated habitats found within annual grassland habitats. Given the extensive agricultural history of the site, most seasonal wetlands and vernal pools in the Plan Area are the result of re-formation of wetland habitat following cessation of active agriculture. In addition, some vernal pools in the southwestern portion of the site were constructed as compensatory mitigation for other off-site projects in the early 1990's. These pools are protected by a conservation easement, and are located within the proposed University open space preserve.

Vernal pools are characterized as shallow depressions underlain by a water-restricting layer, which causes them to become inundated during the rainy season. Vernal pools are dominated by native annual and perennial plant

species that are adapted to winter-wet conditions. Seasonal wetlands are less frequently inundated than vernal pool habitat and are primarily dominated by non-native plant species.

Dominant plant species found in the vernal pools on site include coyote thistle, annual hairgrass, stipitate popcorn flower, woolly marbles, and white- headed navarretia. Two special-status plant species, the state-listed Boggs Lake hedge-hyssop and the CNPS List 2 dwarf downingia are known to occur in some pools, both natural and constructed, in the southwestern portion of the site.

Seasonal wetlands typically support such plant species as annual hairgrass, Mediterranean barley, perennial ryegrass, curly dock, annual bluegrass, and rabbits foot.

Some vernal pools within the Plan Area were surveyed in the past for aquatic invertebrates. Species that were found in vernal pools included clam shrimp, seed shrimp and several aquatic insects such as predaceous diving beetles, crawling water beetles, back swimmers and water fleas. There are also known occurrences of vernal pool fairy shrimp, an Endangered Species Act (ESA) Endangered Species, in the southwestern portion of the site.

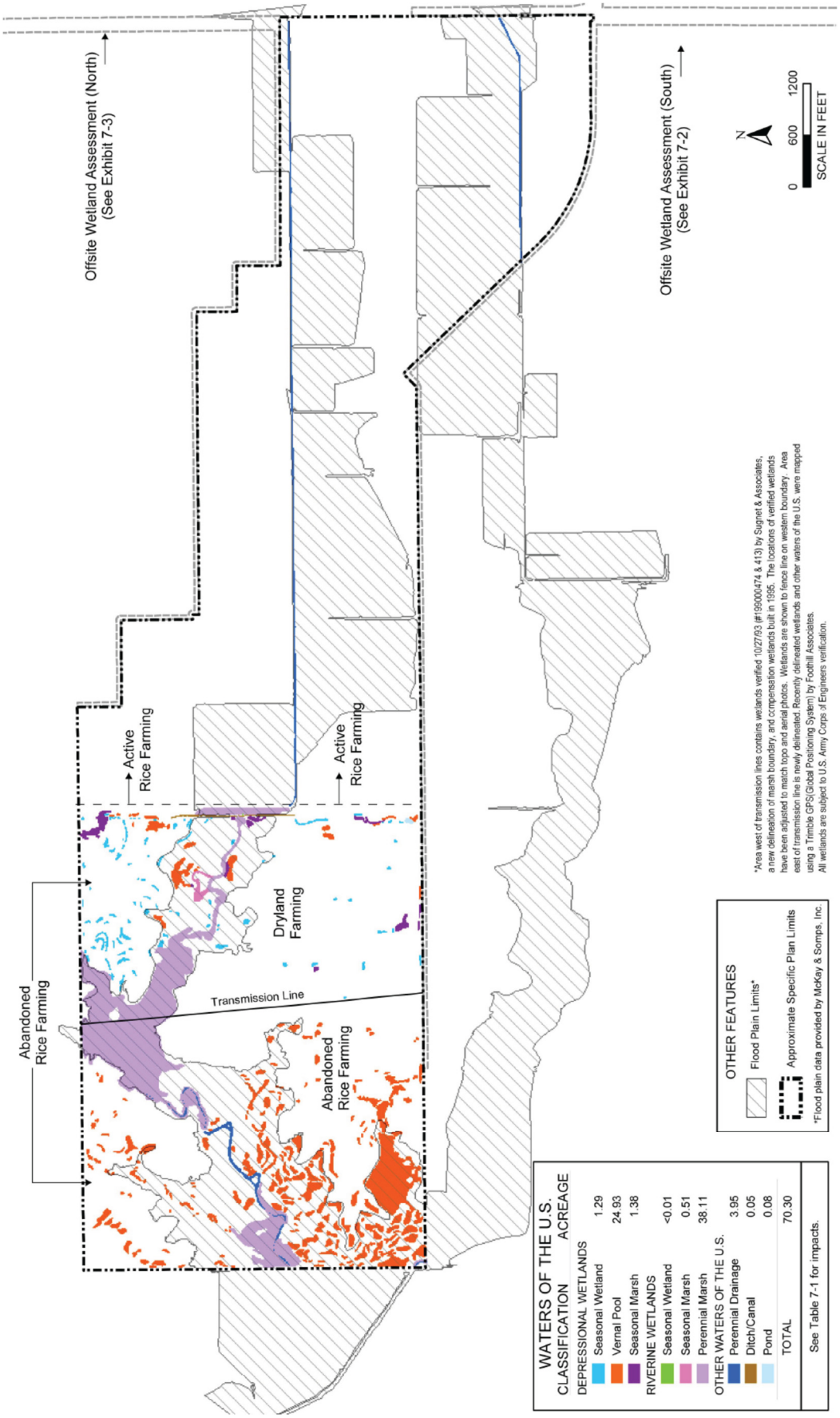

Exhibit 7-1
Preliminary Wetland Assessment

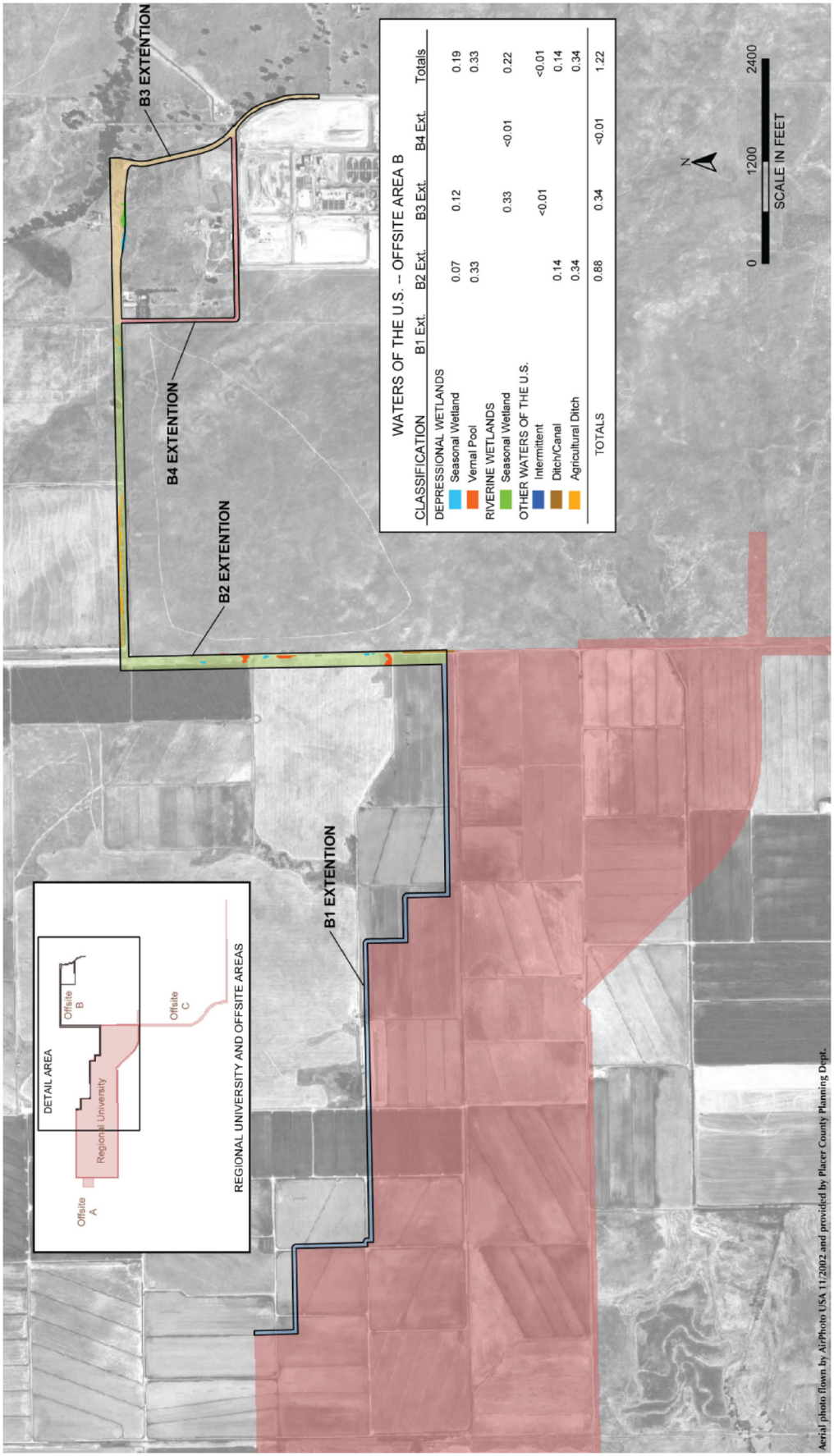

Exhibit 7-2
Preliminary Offsite Wetland Assessment

♦ Perennial Drainage

The two channelized drainages, herein referred to as the North and South Tributaries of Curry Creek, represent the realignment and channelization of natural meandering creeks. These channels are currently used to convey irrigation runoff from the rice fields. These are excavated channels, deeply incised, with steep, near vertical sides. They are regularly maintained and support such vegetation as cattails, spreading rush, and dallis grass.

Perennial Drainage

In the western portion of the site, the old creek channel associated with the North Tributary has largely been overgrown by cattails and spreading rush, supported by the presence of summer irrigation runoff. While the creek channel is occasionally visible, in many places the channel and channel margins have become marsh habitat and the channel is less distinct.

The channelized drainages on the site have the potential to provide water, food, shelter and breeding habitat for many species of wildlife. Common wildlife species including resident and migratory birds, amphibians, and foraging mammals are expected to utilize the drainage channels on the site.

♦ Seasonal and Perennial Marsh

Marsh habitat in the Plan Area is dominated by cattails, bulrushes, rice cutgrass, and spreading rush. Perennial marsh habitats are associated with the perennial drainages and remain inundated most or all of the year, with winter rains providing the water source in winter, and irrigation runoff providing water during the summer. Seasonal marsh habitats are found both adjacent to the perennial drainage and in scattered locations in the western portion of the Plan Area. Seasonal marsh habitats are supported, in part, by irrigation runoff. Within the perennial marsh habitat in the northwestern portion of the site, a beaver dam has resulted in rising water levels, resulting in the flooding of adjacent upland habitat.

Seasonal Marsh

Small, sparse stands of woody riparian vegetation occur in association with the channelized creek and marsh habitats. Riparian trees such as arroyo willow,

narrow-leaved willow, shining willow, and Fremont's cottonwood occur here. The associated under story consists of woody and herbaceous plant species such as Himalayan blackberry, dallis grass, Johnson grass, willow weed and lady's thumb.

Riparian areas provide habitat for a variety of wildlife. Bird species observed or expected to occur in the riparian habitat in association with the marsh habitat include green-backed heron, great egret, northern harrier, red-tailed hawk, barn owl, song sparrow, black phoebe, yellow-rumped warbler, spotted towhee and American goldfinch. Common mammal species expected to occur in this habitat type include raccoon and striped skunk.

7.6 Special-Status Species

Special-status species are plant and animal species that have been afforded special recognition by Federal, state, or local resource agencies or organizations. Listed and special-status species are of relatively limited distribution and may require specialized habitat conditions.

Special-status species known to occur in the Plan Area include Bogg's Lake Hedge-Hyssop, Dwarf Downingia, vernal pool fairy shrimp, and various species of raptors, such as hawks and owls. Swainson's hawk has the potential to occur within the site because there is suitable foraging habitat for this species; however, nesting is not likely. Although no Swainson's Hawk have been observed, portions of the Plan Area may be considered potential foraging habitat for this species since they are known to nest within 5 miles of the site.

Additional discussion of special-status species that could potentially occur in the Plan Area are more fully discussed in the consolidated biological resources assessment report[4].

7.7 Wetland Preservation/Compensation

Development of the Plan Area will result in impacts to wetland resources both within the Plan Area and offsite, as well as result in the preservation of existing wetland resources within the Plan Area. Table 7-1 summarizes the estimated acreage of preserved and potentially impacted Plan Area wetlands by type. A total of approximately 70.30 acres of wetlands or other "waters of the U.S." occur within the pre-development Plan Area. It is estimated that development of the Plan Area will preserve 51.65 acres (73%) of Plan Area jurisdictional wetlands. It is estimated that 18.65 acres (27%) will be directly impacted. In addition, offsite impacts associated with the extension of Santucci Boulevard, installation of an EVA route, a sewer main, and water lines may directly impact another approximately 3.50 acres. Wetland resource types potentially impacted by offsite improvements are the same types as those impacted within the Plan Area. Therefore, they may be mitigated in the same manner as onsite impacts.

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[4] *Consolidated Biological Resources Assessment for the Regional University Site and Off-site Improvements, Placer County, California. Foothill Associates, March, 2006*

Table 7-1 Preliminary Wetlands Acreage Summary

Category	**Acres**			
Wetlands	Onsite Impact	Onsite Preserved	Offsite Impact*	Total
Seasonal Wetland	1.29	0.00	1.37	2.66
Vernal Pool	6.29	18.64	1.18	26.11
Seasonal Marsh	1.89	0.00	0.00	1.89
Perennial Marsh	6.96	35.15	0.00	38.11
Other Waters of the US				
Intermittent Drainage	0.00	0.00	0.19	0.19
Perennial Drainage	1.99	1.96	0.12	4.07
Ditch/Canal	0.05	0.00	0.64	0.69
Pond	0.08	0.00	0.00	0.08
Total	**18.55**	**51.75**	**3.50**	**73.80 acres**

*Offsite areas analyzed include the Santucci Boulevard road alignments south of the Plan Area, infrastructure and EVA improvements and offsite grading north, south and east of the Plan Area. No impacts are associated with the offsite detention/retention basin west of the Plan Area.

Placer County policy requires that development projects result in no-net loss of wetland function. Wetland preservation avoids or reduces the necessity to construct compensatory wetland habitat, while fills of wetland habitat may be mitigated through a combination of onsite and or offsite wetland restoration and/or construction of compensatory wetland habitat. The purchase of mitigation bank credits may also be used to mitigate such impacts.

Because vernal pools may contain species listed under the federal Endangered Species Act, impacts to vernal pools typically require an incidental take permit from the U.S. Fish and Wildlife Service. Such impacts are usually mitigated through a combination of preservation of existing vernal pool habitat, restoration of disturbed or degraded vernal pool habitat, and/or construction of new vernal pool habitat. All Section 404, incidental take and other required permits will need to be secured prior to any development activity within the Plan Area that would impact such resources.

7.7.1 Wetland Preservation

Development of the Plan Area will include preservation of approximately 51.75 acres of wetland habitat and approximately 245 acres of open space corridors. Preserved wetlands are primarily located in the southwest corner of the Plan Area as shown on Exhibit 7-4, and consist of vernal pool habitat, of which approximately 6 acres are constructed vernal pools. Additional vernal pool restoration may be accommodated within this preserve area.

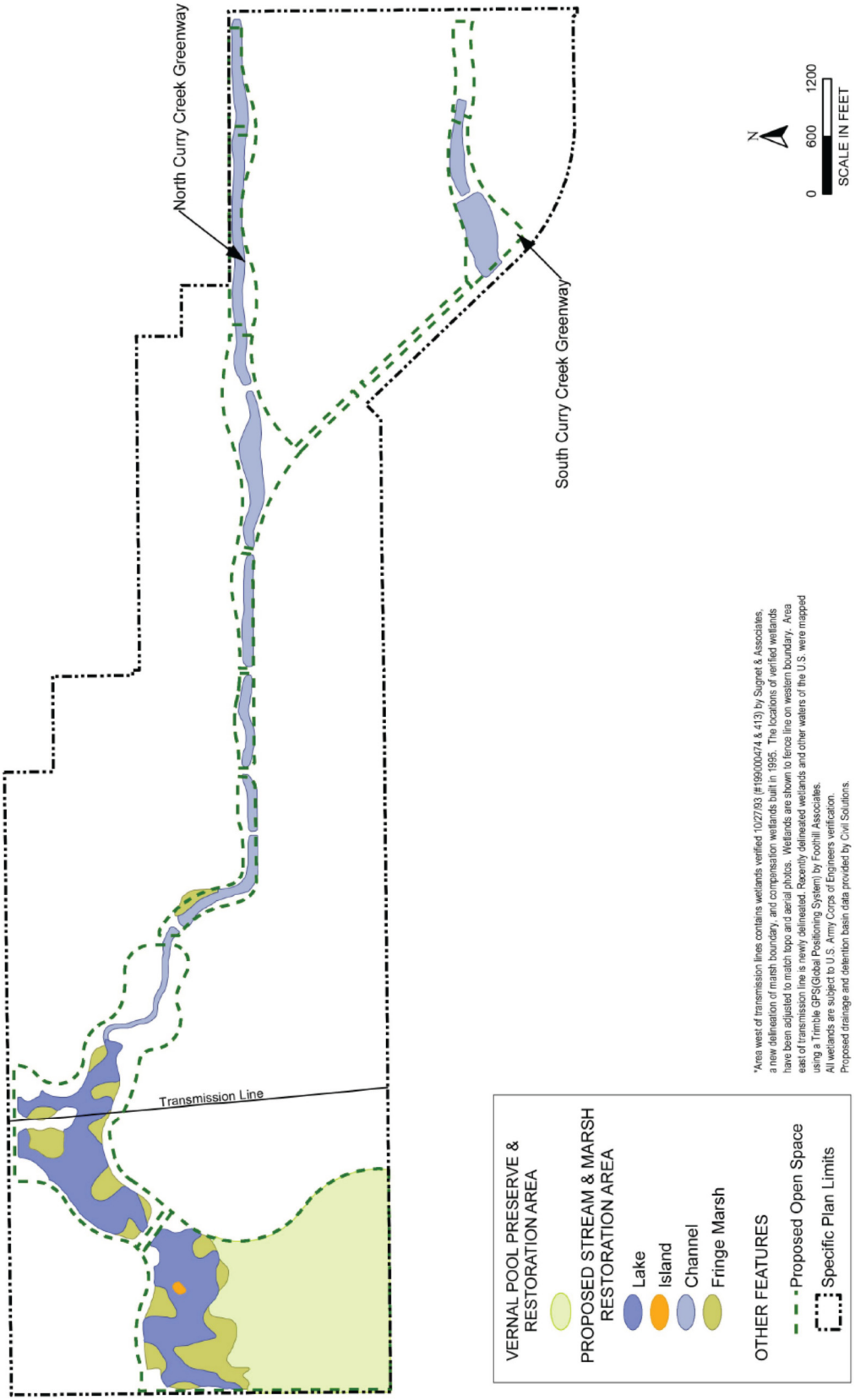


Exhibit 7-3
Wetland Preserve and Compensation/Restoration Areas

7.7.2 Wetland Compensation/Restoration

The developed Plan Area will encompass two drainage corridors that correspond to the existing, largely channelized, drainages that cross the property from east to west. These drainage corridors will include a drainage component, designed to carry project stormwater flows, and a habitat component that will include restored wetland habitat and riparian woodland vegetation. The corridor associated with the South Tributary will encompass approximately 16 acres, while the North Tributary corridor, which extends the full length of the Plan Area from the east to the west and includes the vernal pool preservation area, will cover approximately 222 acres.

Compensatory wetlands constructed in these restoration areas will be used to offset Plan Area impacts to wetland habitat. In the event that Plan Area wetland impacts exceed the capacity for compensatory wetland habitat in the open space corridors, offsite mitigation, either through purchase of mitigation bank credits or development of offsite mitigation areas, will be utilized to ensure full mitigation of impacts.

7.7.3 Wetland Preservation and Compensation/ Restoration Area Protection

The design of the open space corridors and the configuration of preserved, restored, and compensatory wetland habitats within will be finalized as part of the Clean Water Act/Endangered Species Act permitting process. This design process will include development of appropriate preserve edge treatments, including but not limited to, fencing, access control and interpretive materials as well as development of a preserve/open space management plan, and estimates of the cost of long-term operations and maintenance of the preserve/open space areas. Wetland preservation and compensation areas within the Plan Area will be located within the designated open space areas, and will be protected from potential impacts and encroachments of adjacent land uses via a number of mechanisms. These mechanisms may include, but are not limited to, the following:

- Locate parks, trails, bike/pedestrian paths, the University campus, schools, and other open-space or low-impact use areas between more active land uses (e.g. residential areas, commercial areas) and the wetland preservation and compensation areas.
- Locate single-loaded streets adjacent to natural open space areas, where practicable.
- Direct surface runoff from streets, parking lots, and all development areas into the storm drainage system and provide first-flush treatment via water quality ponds, bioswales, oil and grease separators, or similar methods prior to discharge into the natural drainage system.
- Where residential lots back onto natural open space, prohibit the installation of gates or other methods of uncontrolled access to the natural open space areas. Provide open fencing to discourage dumping

of lawn clippings and yard waste into the natural open space and to encourage "eyes on the open space" by neighboring property owners.

All habitat preserve areas within the Plan Area will be protected by a conservation easement and will have a preserve management plan developed for the long-term management of the biological and wetland functions within these areas. The management plan will include detailed information on vegetation management, mechanisms for addressing erosion and sedimentation, maintenance, trespass and encroachment issues, mosquito and vector control, and other related tasks. Ownership and funding of preserve areas will be determined as part of the permitting and Development Agreement process.

Mitigation for vernal pool impacts will consist of preservation of existing vernal pool habitat onsite, and restoration/construction of vernal pool habitat offsite. Purchase of mitigation bank credits for vernal pool preservation, vernal pool creation, or both, may be used to supplement onsite vernal pool mitigation.

7.8 Open Space and Biological Resource Mitigation Strategy

The open space and biological resource mitigation and management strategy for the RUSP is described and analyzed in the EIR. This strategy addresses integrated mitigation for impacts to open space, agricultural lands, wetlands and special status species to satisfy Placer County, state and federal resource objectives.

7.9 Cultural Resources

A cultural resources inventory survey was completed by Jensen & Associates for potential cultural resources within the Plan Area and offsite areas. The following tasks were completed:

- Records research at the North Central Information Center at CSU-Sacramento and consultation with Native American representatives.
- Pedestrian field survey of the Plan Area.

The records at North Central Information Center document that 95% of the Plan Area has been previously surveyed, and that no sites or features have been formally recorded within the site. A pedestrian field survey was undertaken, and no evidence of demonstrably historic-period farm features, refuse or refuse disposal, homesteading, residential use, historic roadways or bridges was encountered. No paleontological resources were found as part of this survey. If any cultural and/or paleontological resources are discovered during site construction, mitigation measures contained within the EIR will be implemented. Refer to survey report for detailed information and results, and to the RUSP EIR for mitigation measures.

7.10 Vector Control/ Mosquito Abatement

Natural open space areas will be managed under the terms and conditions of a preserve management plan which will include information on compatible mosquito and vector control methods that are appropriate for the various habitat types within the natural open space areas. The preserve manager will coordinate with the Placer County Mosquito Abatement District to ensure that habitat-appropriate vector control activities are implemented.

Section 8 Public Utilities Element

8.1 Purpose

The Public Utilities section identifies the necessary utilities required to serve the Plan Area. This section provides an overview of the pre-specific plan systems and identifies the "backbone" infrastructure necessary to serve the Plan Area. Phasing of infrastructure improvements is described in the RUSP Public Facilities Phasing Plan and funding obligations are detailed in the RUSP Development Agreement and RUSP Finance Plan.

8.1.1 Utility Providers

The 1,159-acre Plan Area does not currently have the urban services or infrastructure facilities that are required for development to occur. Utility service providers, as shown in Table 8-1, are able to supply the Plan Area with the necessary utilities as summarized herein.

Table 8-1 Utility Service Providers

Utility	Provider
Sanitary Sewer	Placer County
Water	Placer County Water Agency (PCWA)
Recycled Water Provider	Placer County Placer County Water Agency City of Roseville (wholesaler)
Drainage and Flood Control	Placer County/Placer County Flood Control District and/or Community Services District (CFD)
Solid Waste Landfill/Disposal	Western Placer Waste Management Authority/Recology Auburn Placer
Electric Service	Pacific Gas & Electric Company
Natural Gas	Pacific Gas & Electric Company
Telephone & Communications	AT&T

8.2 Sanitary Sewer

8.2.1 Pre-Specific Plan Conditions

At the time of Specific Plan approval, no public sewage collection systems or treatment facilities existed within the Plan Area. The nearest treatment facility was the Pleasant Grove Wastewater Treatment Plant (PGWWTP) located at the

intersection of Phillip Road and Westpark Drive in the West Roseville Specific Plan (WRSP). The PGWWTP was planned for an ultimate capacity of 20.7 million gallons per day (mgd) average dry weather flow. Phase one began operation in 2004 with an initial capacity of 12.0 mgd.

The nearest existing wastewater collection system was a 42-inch diameter sewer trunk line in Phillip Road that delivers wastewater to the PGWWTP. The nearest point of connection to the PGWWTP is a 36-inch sewer stub at the "Influent Junction Structure" located approximately 1.3 miles east of the northeast corner of the Plan Area.

8.2.2 Wastewater Generation

The RUSP Sewer Master Plan[1] calculates that at full build out of the Plan Area, the University and Community sites combined, will generate an estimated 1.17 mgd "average dry weather flow" (ADWF) of wastewater. A summary of the land uses, flow rates, applicable factors, and calculated flows are detailed in the RUSP Sewer Master Plan[1]. All wastewater generation and capacity references hereafter are to ADWF in million gallons per day (mgd).

The estimated RUSP ADWF was calculated using new wastewater flow rate factors from a Technical Memorandum, TM No. 2b, dated November 4, 2005, by Raines, Melton, & Carella, Inc. (RMC), prepared for the City of Roseville Environmental Utilities Department. TM No. 2b details "Build out Dry Weather Flow Projections within the Ultimate Service Area and is part of a series of Technical Memoranda by RMC for the "South Placer Regional Wastewater & Recycled Water Systems Evaluation Project." Data from TM – No. 2b, Table 6 is noted as follows:

- Regional University UGA Build out Dry Weather Flow to PGWWTP = 1.16 mgd. This estimate is consistent with the 1.17 mgd RUSP ADWF calculation. The slightly higher RUSP flow estimate is caused by a 21 acre increase in the Plan Area after the publication of TM No. 2b.

8.2.3 Planned Wastewater Treatment

The Plan Area will deliver its wastewater to the PGWWTP. The plant is operated by the City of Roseville on behalf of the members of the South Placer Wastewater Authority, which includes Placer County. Factors considered in concluding that the PGWWTP is the optimal treatment facility for the Plan Area are as follows:

- Treatment plant proximity: Measured along the most direct pipeline routes, the Plan Area is located 2.2 miles from the sewer connection point at the PGWWTP, compared to 7.2 miles to the Dry Creek Wastewater Treatment Plant (DCWWTP). Offsite sewer pipeline infrastructure is minimized. The location of the PGWWTP is shown on Exhibit 8-2.

[1] *Regional University Sewer Master Plan*, MacKay & Somps, November 2006.

- Treatment plant capacity: The PGWWTP began operation in summer 2004 with an initial phased capacity of 12.0 mgd. The ultimate capacity, as described in the 1996 Wastewater Master Plan by Montgomery Watson, is 20.71 mgd, based on the 1996 Service Area Boundary, land uses, and flow rate factors for the various land uses.

Subsequent to the approval of the 1996 Service Area Boundary, ten areas have been annexed to the South Placer Wastewater Authority (SPWA) service area, including the West Roseville Specific Plan. In addition, numerous potential urban growth areas including the RUSP have submitted applications for projects that could be developed in the county or potentially annexed to the City of Roseville.

These new urban growth areas require wastewater treatment and the City of Roseville recognized the need to update the 1996 Service Area Boundary for the Pleasant Grove and Dry Creek WWTPs. RMC was selected as the consultant to perform a series of studies to review and make recommendations related to the "Ultimate Service Area" and to update regional "treatment" flow rate factors for these two WWTPs. The RMC studies produced the series of Technical Memoranda.

Table 6 in the November 4, 2005 RMC Technical Memorandum (TM – No. 2b) quantified the projected "Build out" flow to PGWWTP at 23.4 mgd. Recommendations for the expansion of the PGWWTP to provide service to the RUSP and other UGAs is summarized in Technical Memorandum No. 4b by RMC, dated March 28, 2006.

To provide a basis for the EIR prior to expansion to the ultimate 23.4 mgd capacity, a Cumulative Analysis of urban growth area impacts on Water Quality and Aquatic Resources in Pleasant Grove Creek has been completed by the RUSP developers. The cumulative analysis concludes it is both physically and financially feasible to expand the PGWWTP to handle the anticipated 23.4 mgd cumulative flow.

♦ Permits, Agreements, and Other Studies

To provide local sewer service within the Plan Area, a new zone of benefit will be created within County Service Area (CSA) #28 to serve the RUSP. This CSA will own and operate all sewerage facilities within the Plan Area boundary, with the exception of the University, which is proposed to privately own and maintain all of its sewer infrastructure.

In addition, steps to provide wastewater treatment service to the Plan Area, and to expand the service area of the SPWA, will include the following:

- Modify/update the current SPWA Sewer Service Boundary and Flow Rate Factors. The update shall include the RUSP as an Urban Growth Area in the SPWA's Regional Wastewater and Recycled Water System Evaluation.

  Note: this update has been initiated by the City of Roseville, and studies and Technical Memorandum related to Service Area Boundary, Flow Rate

Factors, and Dry Weather Flow from the Ultimate Service Area including Urban Growth Areas have been prepared by RMC for the City of Roseville.

- Modify/update the MOU between the City of Roseville and the Fish and Wildlife Service
- Modify/update the Funding and Operations Agreements between the SPWA partners, i.e., the City of Roseville, the South Placer Municipal Utility District and Placer County.
- Obtain an updated NPDES discharge permit for the PGWWTP
- Review the adequacy of the current 1000 foot buffer around the PGWWTP
- Study the need for a recycled water storage and distribution system to provide recycled water to the Plan Area
- Obtain from the State of California and other agencies, all necessary permits for the operation and maintenance of the private sewer collection system within the University. These permits include State Water Quality Control Board permits and a possible "satellite" NPDES permit to discharge wastewater to a public sewer system.

8.2.4 Planned Onsite Wastewater Improvements

The 1,159-acre Plan Area lies west of and downstream of the PGWWTP. The natural terrain for the Plan Area has an average gradient of less than 0.2 percent and falls westerly from approximate elevation 82 at the RUSP east boundary to elevation 57 at Brewer Road. With the elevation differential described, it is not possible to construct a sanitary sewer pipeline that will drain any portion of the Plan Area by gravity to the PGWWTP. A sanitary sewer pump station and force main system will be required to transport all wastewater from the Plan Area to the PGWWTP.

Within the Plan Area, wastewater will be collected in two sub-basins: the University and the Community. The proposed RUSP sanitary sewer collection, force main, and pump station system is shown on Exhibit 8-1.

- **University sub-basin:** All sewer facilities on the University site will be privately owned and maintained, and will include a gravity collection system and a sewer pump station located in the western area of the University campus. The private pump station and force main system will transport wastewater easterly to tie into the public force main system that delivers flows from the RUSP pump station to the PGWWTP. The University force main tie-in is located near 16th Street. The University will be responsible for any regulatory permits required for operation and maintenance of the private collection, force main, and pump station system.
- **Tributary sub-basins:** The Curry Creek Urban Growth Area (UGA) is located north and south of the RUSP. The RUSP Sewer Master Plan studies the potential wastewater impact to RUSP from both the north and south regional UGA shed areas, and shows conceptual wastewater collection systems that could service these areas. Wastewater flows from the north Curry Creek UGA would be picked up by RUSP gravity systems at three

points along the RUSP north boundary. The south Curry Creek UGA will sewer to its own sewer pump station and force main system. All north and south Curry Creek UGA sub-basins and conceptual trunk sewer systems are fully described in the RUSP Sewer Master Plan.

- **Community sub-basin:** All sewer facilities, including a pump station and force main system will be owned, operated and maintained by a CSA. Sanitary sewer collection in the Community will be conventional gravity systems that begin with 6 and 8-inch lines that tie into larger collector and trunk sewer lines.

  Phasing of sewer improvements is proposed by the RUSP. Phase 1A will construct a temporary wastewater pump station at the south side of University Boulevard at 8th Street, and a temporary force main north in 8th Street to the north edge of the open space corridor. At this point, the temporary force main connects to the permanent force main, which continues east to Santucci Boulevard at the northeast corner of the RUSP, where it exits the Plan Area. The temporary pump station will be sized to service the build out of Phase 1.

As phased development proceeds west into Phase 2A, all sewer collection facilities in the Community will flow west to the permanent pump station location at the west side of 16th Street, approximately 300 feet north of University Boulevard.

From the permanent Community pump station, a sewer force main system will transport wastewater within road right-of-way or PUEs following a route south in 16th Street, then east along the north edge of the open space corridor to 8th Street, to connect to the permanent force main constructed with Phase 1A.

8.2.5 Planned Off-site Wastewater Improvements

Once the sewer force main system exits the Plan Areas, the off-site route is north in future Santucci Boulevard and east in Phillip Road to the northwest 36-inch sewer stub at the PGWWTP Influent Junction Structure, a distance of approximately 11,900 feet. Exhibit 8-2 depicts four off-site sewer options.

All four options propose connection to the existing 36-inch sewer stub from the PGWWTP Influent Junction Structure. The capacity of this sewer stub was studied by RMC as part of the SPWA Wastewater and Recycled Water Systems Evaluation Project. RMC's TM No. 3b dated April 13, 2006 identifies sewer service to the Regional University and Curry Creek UGAs as Improvement Project 7 – Area L. The TM also confirms that the 36-inch stub from the Influent Junction Structure is sufficiently sized to convey the peak wet weather flow (PWWF) from the West Roseville Specific Plan, and the Creekview, Regional University, and Curry Creek UGAs.

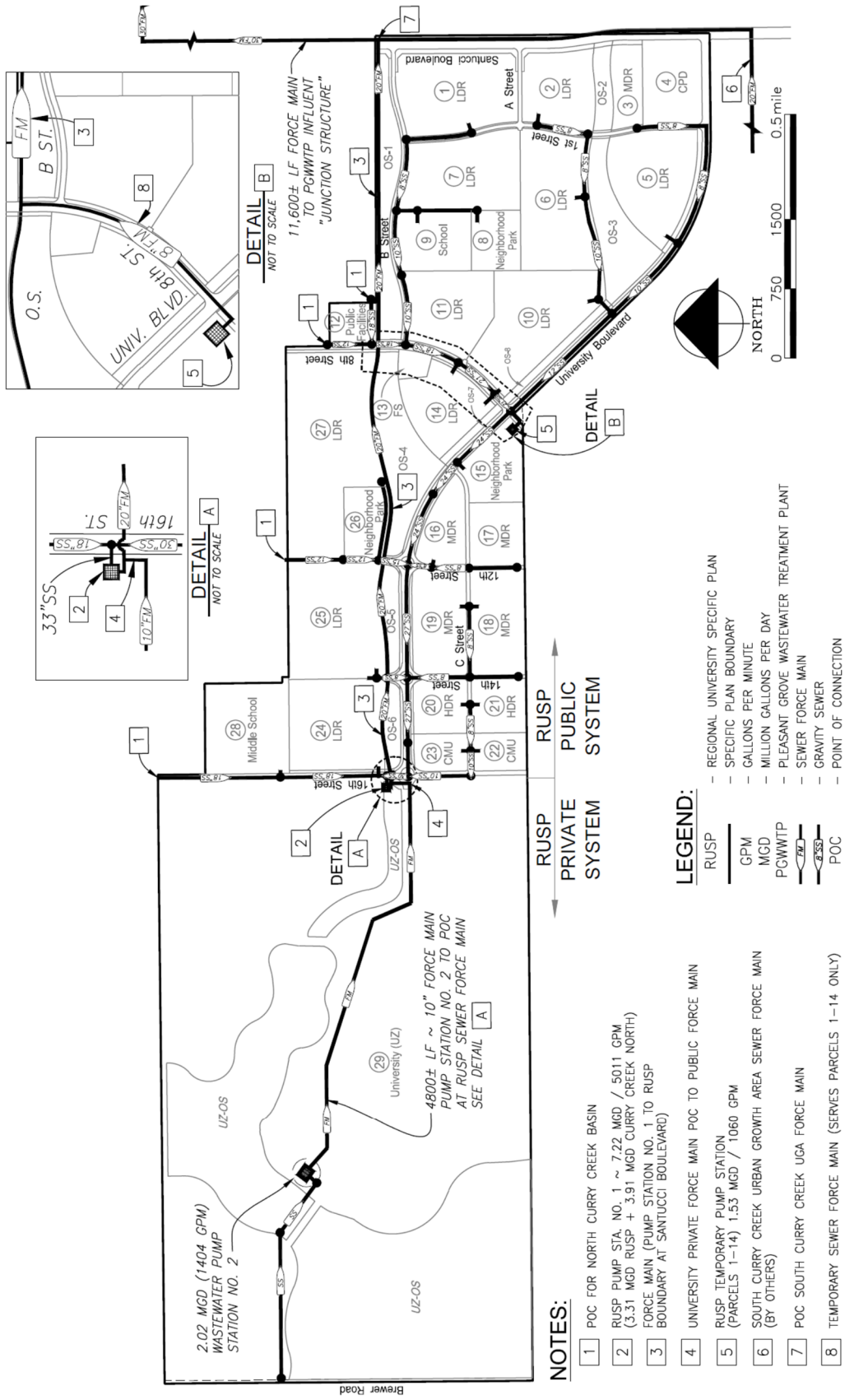


Exhibit 8-1
Sanitary Sewer Collection System

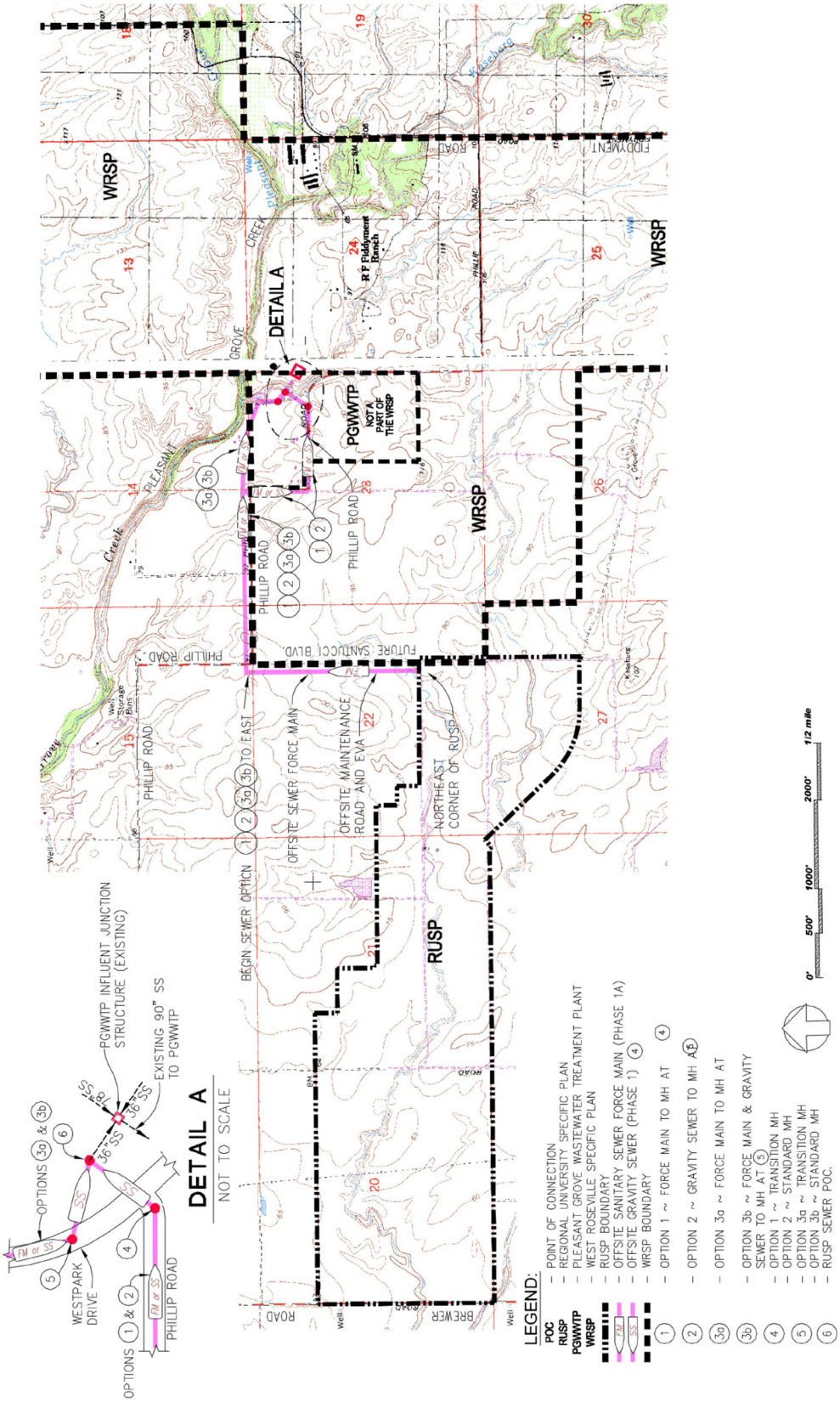


Exhibit 8-2
Offsite Sanitary Sewer and Recycled Water

8.3 Water Supply

The water needs of the Plan Area will be met using an integrated supply of the available water resources, including surface water, groundwater and recycled water. The Plan Area is within the service area of the Placer County Water Agency (PCWA), and PCWA is anticipated to be the surface water and groundwater provider. The Plan Area will be detached from PCWA Service Zone 5 and annexed into Service Zone 1, subject to approval by the PCWA Board of Directors (PCWA, 2005). PCWA has adequate water supply to meet the buildout demands of the RUSP area, in addition to the rest of the buildout demands currently anticipated within PCWA's projected service area in western Placer County during normal, single dry and multiple dry years. PCWA plans to meet these demands through the integrated use of existing surface water entitlements, a redundant groundwater and demand reduction. To ensure water demands are met, during periods of drought, supply emergencies, and normal maintenance, PCWA is pursuing a redundant groundwater supply (PCWA, 2005). The City of Roseville will provide recycled water for non-potable irrigation uses at flow rates up to the July average dry weather flow (ADWF) of wastewater received at the PGWWTP from the Plan Area.

PCWA will provide treated surface water to the Plan area from the beginning of its development. Recycled water from PGWWTP will be used for non-potable irrigation supply when recycled water becomes available (RMC, 2006). After recycled water is available, water provided by PCWA will be used to meet some irrigation demands, because the available recycled water supply may be somewhat less than the peak summer day irrigation demand. Groundwater will be used for drought protection, water supply emergencies and during PCWA maintenance events.

8.3.1 Pre Specific Plan Conditions

No records of the historical groundwater pumping exist for the RUSP Area. Therefore, the historical pumping was estimated based on historical agricultural practices (West Yost Associates, 2006). The pre-specific plan condition land uses in the RUSP are:

Active Rice Farming	643 acres
Abandoned Rice Farming	297 acres
Dry Land Farming	148 acres
Waters of the US	70 acres
Total	**1158 acres**

The historical pumping was estimated based on the cultivation of 600 acres of rice irrigated with 5 feet of applied water per year supplied by groundwater pumping (West Yost Associates, 2006). Table 8-3 lists the estimates of historical groundwater pumping.

Table 8-2 Estimated Groundwater Pumping for Agricultural Production

Land Use	Approximate Area* (acres)	Applied Water (afy)**	Net Ground Water Pumping*** (afy)
Rice	600	3,000	2,440

* areas and crops reported by farm manager (Johas 2006)
** afy- acre-feet per year
*** net of applied water plus precipitation, subtracting evapo-transpiration and runoff

8.3.2 Regional Surface Water Supply and Infrastructure

PCWA currently serves existing development in western Placer County from its 55 mgd Foothill and 8 mgd Sunset Water Treatment Plants, which have a combined treatment capacity of 63 mgd.

In 2013, the maximum day demand for treated water was approximately 53 mgd. PCWA is evaluating available water treatment capacity which uses the 2013 actual Maximum Day Demand and adds reserved capacity for prepaid water connection charges. A supply capacity of 63 MGD less the 53 MGD of Maximum Day Demand and an additional 7.8 MGD of reserved capacity equals to a total allocated capacity of 60.8 MGD that results in approximately 2.2 MGD of remaining capacity.

PCWA has identified improvements at the Foothill and Sunset Water Treatment Plants and system improvements that will result in an additional 2 MGD of capacity at Foothill and 3 MGD of capacity at Sunset.

Recently, PCWA has begun to study the ability to phase the Ophir Water Treatment Plant. The initial Phases 1A and 1B are being analyzed to take advantage of existing infrastructure, previously contemplated site improvements at Ophir and modest pipeline improvements near Newcastle. Both Phases 1A and 1B combined are estimated to increase supply capacity of 8 mgd. Future phases of expansion of the Ophir Plant include Phase 2 (10 MGD) and Phase 3 (12 MGD). Phases 2 and 3 also include various other improvements such as pipelines, tanks, pump stations, and metering stations.

The implementation of the Ophir Water Treatment Plant and other water infrastructure improvements will occur as necessary to serve the development projects throughout Western Placer County. PCWA is currently working on construction timelines, cash flow analysis and growth projections to insure that the necessary improvements are in place to meet demands.

In addition, to meet future long-term regional water supply needs within its service area, PCWA, along with other local water purveyors, have considered to construct a regional diversion structure, treatment plants and transmission pipelines on the Sacramento River north of the Sacramento International

Airport. This effort is referred to as the Sacramento River Water Reliability Project (SRWRP). The project will enable PCWA to treat and deliver 35,000 afy of its contract or surface water rights to western Placer County. When available, this supply could serve the Plan Area and is in addition to the supply available from existing Foothill and Sunset Water Treatment Plants, as well as the future Ophir Water Treatment Plant. A possible transmission alignment is shown on Exhibit 8-3.

PCWA has indicated that the SRWRP supply is likely to be subject to a 25 percent reduction during droughts. Therefore, PCWA will require a redundant groundwater supply capable of delivering about 9,000 afy to supplement this supply. To deliver the water supply available from the current facilities at the Foothill and Sunset Water Treatment Plants, PCWA and the City of Roseville have an existing agreement that provides PCWA with capacity to deliver a maximum daily flow rate of 10 mgd through the City distribution system. A portion of this 10 mgd capacity will be available to serve the Plan Area, but transmission pipelines are needed to deliver this supply. Three possible transmission pipeline routes are shown on Exhibit 8-3. A new agreement between PCWA and the City of Roseville may be needed for conveyance of water utilizing alignments A or B as shown on Exhibit 8-3.

Upon the initial development of the Plan Area, a water pipeline extension, and infrastructure upgrades to deliver PCWA surface water to the site from the current delivery location, will be designed and constructed.

Once the 10 mgd capacity has been allocated, a new transmission main will be necessary. An extension of the PCWA system currently located near Hwy 65 and Athens Avenue is one possibility for the transmission main. Alternatively, if PCWA has constructed the planned water supply system contemplated in the SRWRP, delivery of additional water would be available by connecting to that system.

8.3.3 Plan Area Water Demands and Supplies

Table 8-4 lists the projected water demands for the University and Community at buildout. Refer to the RUSP Water Master Plan[2] for more detailed information on water demands.

Table 8-3 Estimated Water Demands *

	Potable Demand (afy)	Public-Area Irrigation Demand (afy)	Total (afy)
University	930	480	1,410
Community	1,520	290	1,810
Total Phase	**2,450**	**770**	**3,220**

*Individual entries rounded to the nearest 10 afy after calculating totals. Sums of rounded entries do not always match rounded totals.

** Recycled water may not be available to meet irrigation demands in Phase 1. Therefore, Phase I public-area irrigation demands may be initially met using water supplied by PCWA.

[2] *Regional University Specific Plan Water Master Plan, West Yost Associates, November 2006*

♦ Surface Water Supply

Potable requirements both initially and at build out would be met using surface water. Surface water would be supplemented by groundwater in dry and critical years. The available recycled water supply may be used to meet non-potable irrigation requirements. Potable supply would be used to supplement recycled water during the peak irrigation demand months.

♦ Groundwater Supply

During dry and critical years, approximately 25 percent (620 afy) of the demand for treated surface water will be met using groundwater. Plan Area wells will be constructed to meet this demand and will provide PCWA with a portion of the infrastructure needed to meet their goal of achieving 25 percent supply redundancy.

The Plan Area water supply strategy allows for groundwater use, if supply and delivery systems are not available and only until such time that treated surface water and recycled water infrastructure are available. Groundwater will be used to supplement the potable supplies during dry and critical years and could be used to supplement the recycled water supply during peak irrigation demand months. Approximately 120 afy would be needed to supplement the recycled water supply. The reduction in groundwater pumping relative to historical levels will have a positive impact on groundwater elevation trends in the Plan Area.

Sampling of on-site irrigation wells indicates that wellhead treatment will not be needed for future municipal wells in the Plan Area[2]. However, groundwater will be treated, if necessary to meet drinking water standards for public supply. The proposed well sites include space for oxidation-filtration treatment to remove arsenic, iron, and manganese, if levels are above drinking water standards.

PCWA and the City of Roseville are signatory parties to the Water Forum Agreement (WFA), which includes a groundwater management element. PCWA has developed an integrated water resources plan, and PCWA and the Cities of Roseville and Rocklin have adopted a joint groundwater management plan. These efforts include the Plan Area and will guide future groundwater use in the Plan Area.

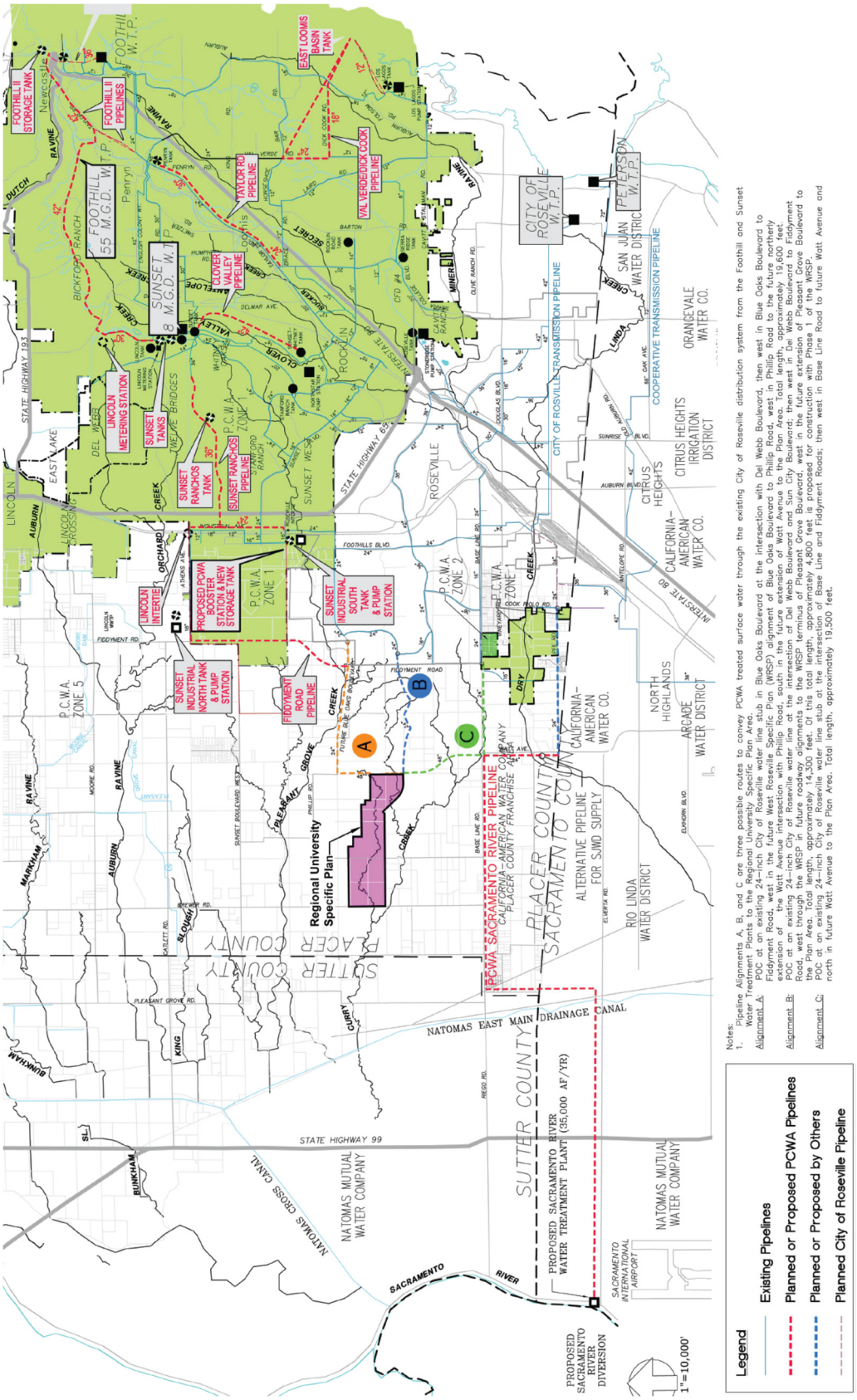
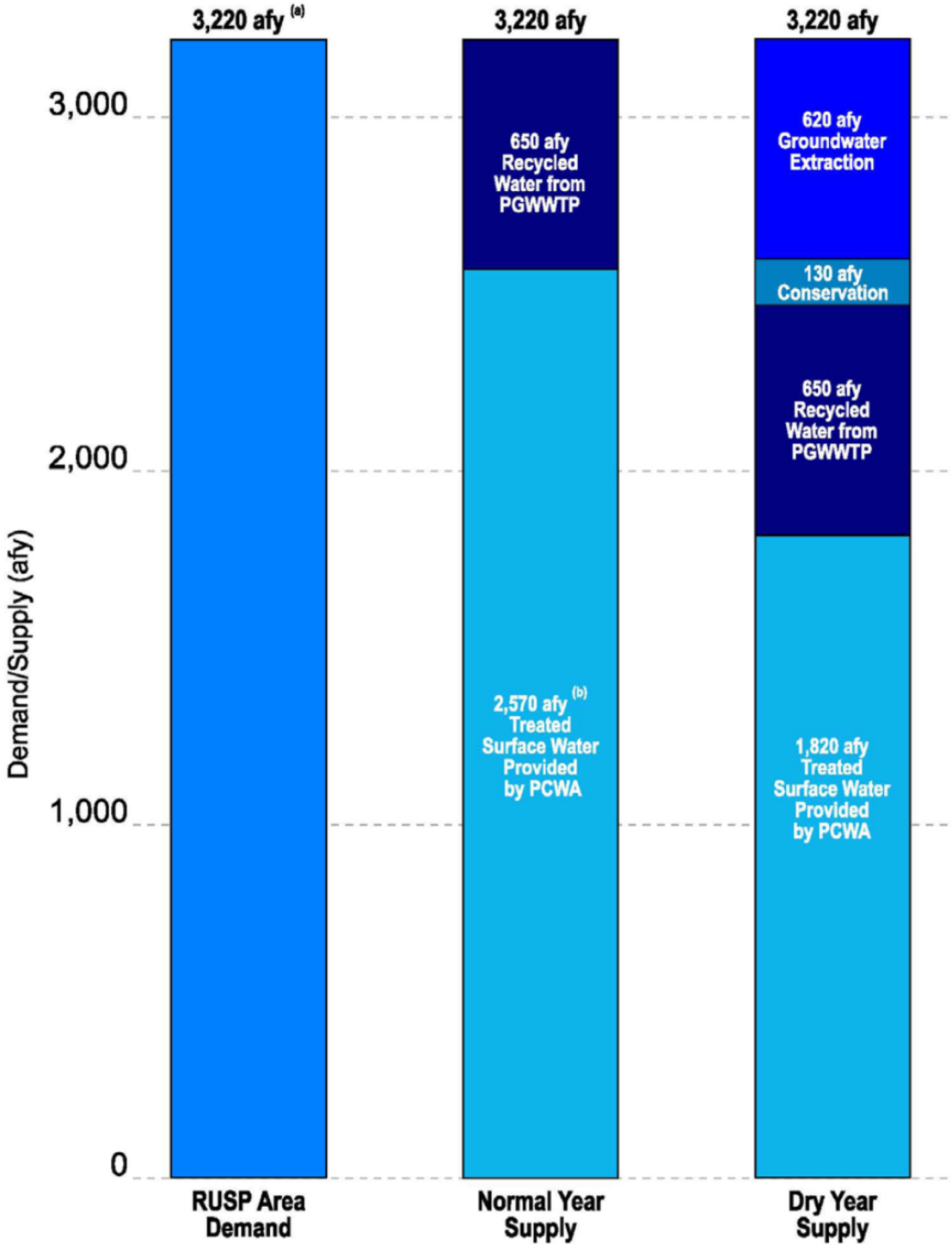
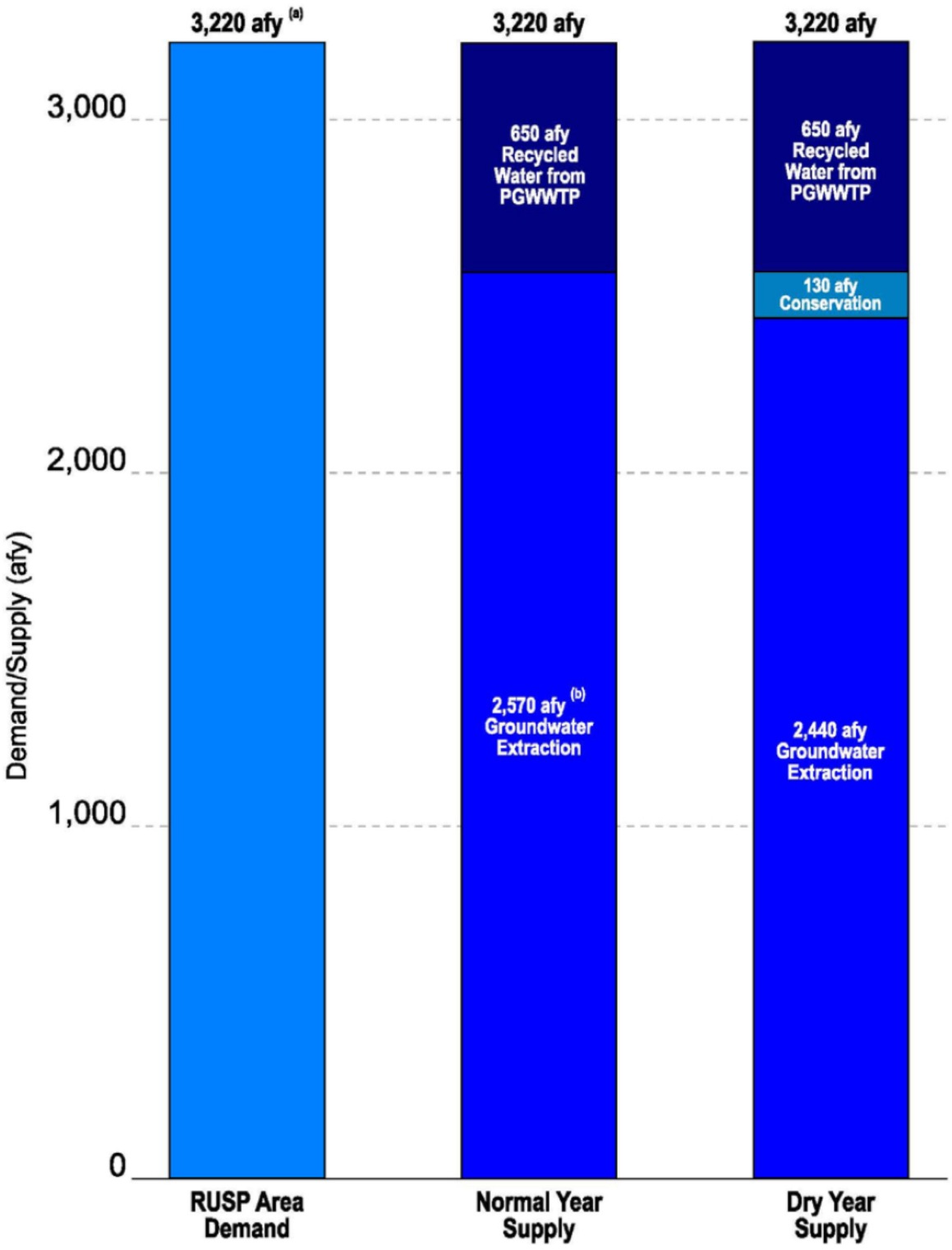


Exhibit 8-3
Surface Water Delivery Pipelines



(a) afy = acre-feet per year
(b) Includes 120 afy to supplement the recycled water supply

Exhibit 8-4
Integrated Water Supply Strategy



(a) afy = acre-feet per year
(b) Includes 120 afy to supplement the recycled water supply

Exhibit 8-5
Groundwater-Recycled Water Supply Strategy

♦ Alternatives

An evaluation of potential groundwater impacts is provided in the RUSP Water Master Plan[3]. Two water supply alternatives were developed and evaluated to assess potential groundwater impacts due to the proposed project. The alternatives were evaluated using the numerical model results from previous regional efforts supporting the WFA combined with site-specific modeling of the historical and projected water demands in the Plan Area[2].

Under Alternative 1, the integrated water supply alternative, all project water demands would be met with surface water or recycled water during wet and normal years (Exhibit 8-4). RUSP area groundwater use would be limited to approximately 620 acre-feet per year (afy) during dry and critical years. Alternative 1 would cause a decrease in groundwater pumping and a year-round increase in groundwater levels during both dry and wet years.

Alternative 1 would result in an increase in both the available groundwater supply and local groundwater levels. Alternative 1 would cause no adverse groundwater impact.

Under Alternative 2, all potable water demands and 120 afy of public- area irrigation demands for the project, totaling approximately 2.570 afy at buildout, would be met with groundwater. The remainder of the public-area irrigation demands would be met with recycled water (Exhibit 8-5). The net annual groundwater consumption for Alternative 2 (2.420 afy) would be slightly less than the historical net agricultural groundwater consumption that would be replaced by the project (2,440 afy).

Alternative 2 would result in no significant decrease in the available groundwater supply and no significant impacts to local groundwater levels.

♦ Recycled Water

The City of Roseville will be the wholesaler of recycled water from the PGWWTP to the Plan Area in approximately 2020, contingent on treating the wastewater from the Plan Area and construction of the necessary infrastructure for the recycled water. The publicly owned and operated recycled water infrastructure within the County will be owned and operated by the County, Placer County Water Agency, or some other entity that may be created to serve as the recycled water retailer.

The City of Roseville will commit to providing the Plan Area with a July day supply of recycled water equal to the amount of wastewater generated by the Plan Area on an average day in July. The ADWF at buildout of the Plan Area is estimated at 1.17 mgd (Mackay & Somps, 2006).

Approximately 650 afy of recycled water will be used. The available recycled water supply will adequately irrigate approximately 213 acres of turf, except in the months of June, July and August. During these months a total of

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[3] *Regional University Specific Plan Water Master Plan, West Yost Associates, November 2006*

approximately 120 acre-feet of supplemental water will be needed to meet the recycled water/irrigation demand (West Yost Associates , 2006). If lower water demand landscape occurs, a larger acreage can be irrigated.

♦ **Planned On-site Water Improvements**

The water infrastructure proposed for the RUSP for the Phase 1 portion of the Plan Area consists of two main extensions from the PCWA transmission main in Santucci Boulevard, which will deliver treated surface water. Additional mains will be looped through Phase I and connected to one water well to provide a second source of supply for water supply emergencies, drought protection purposes and PCWA and PGWWTP maintenance events. A second well site is reserved for potential use by PCWA if necessary for additional drought protection. A 3.0 million gallon water storage tank and booster pump station will also be constructed with Phase 1.

Phase 2, which includes the University component of the plan, will extend the transmission main along University Blvd. into the University site. An additional well site is reserved within the University parcel. In the event PCWA's ability to meet all regional demands with surface water is restricted when the University component of the project is developed, the onsite wells will be utilized to supply water until PCWA can meet all water supply demands through their surface water delivery system. Refer to Exhibit 8-7 for possible locations of the wells and layout of the anticipated distribution system. Recycled water will be supplied from the PGWWTP. Phase 1 construction will provide the recycled pipeline distribution system throughout Phase 1 areas. Phase 2 recycled water infrastructure will consist of a pipeline connection to the PGWWTP, an onsite storage tank, booster pump and extension of the distribution system on University Blvd. Refer to Exhibit 8-8 for layout of the distribution system and other facilities.

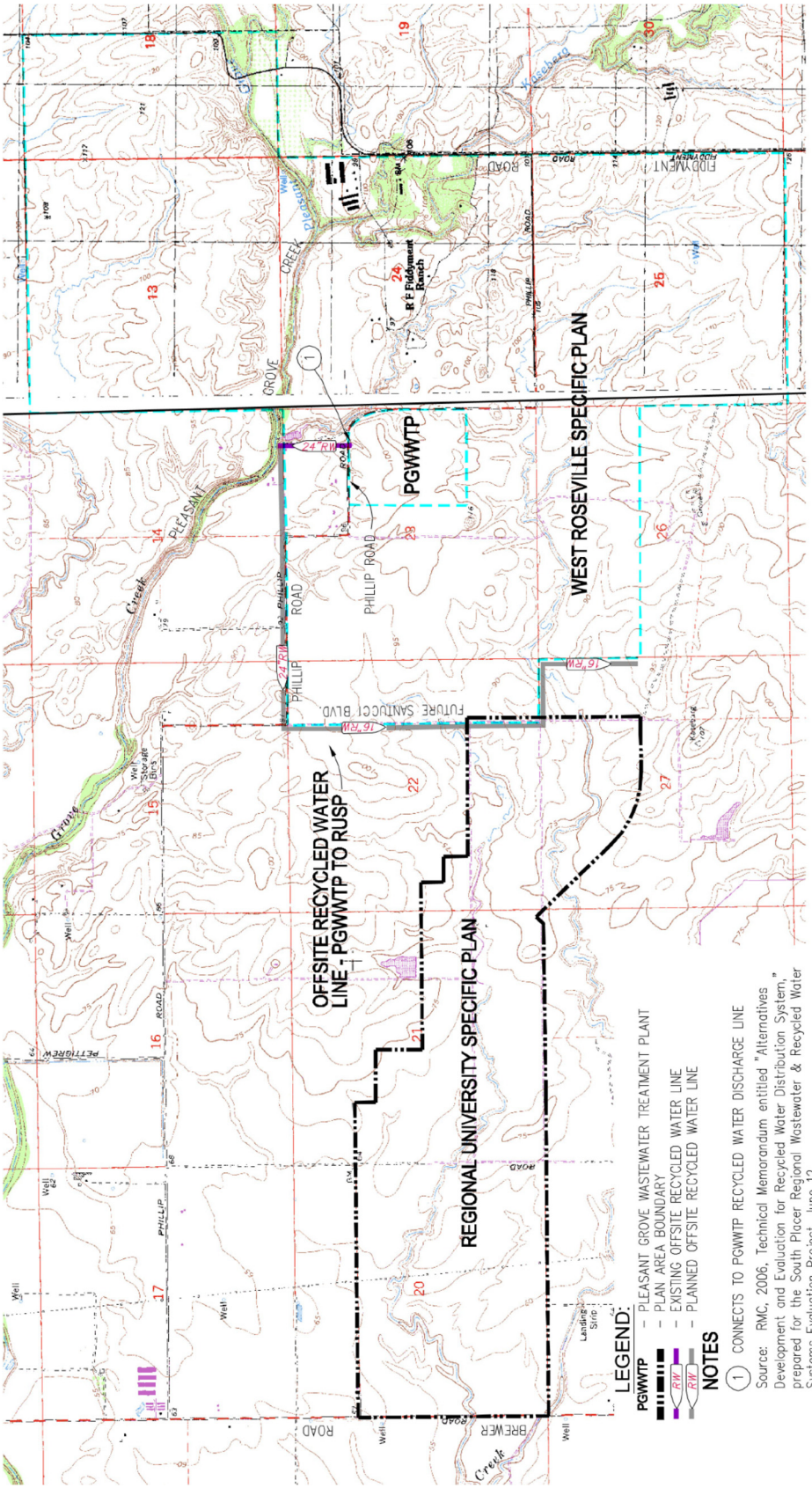


Exhibit 8-6
Offsite Recycled Water

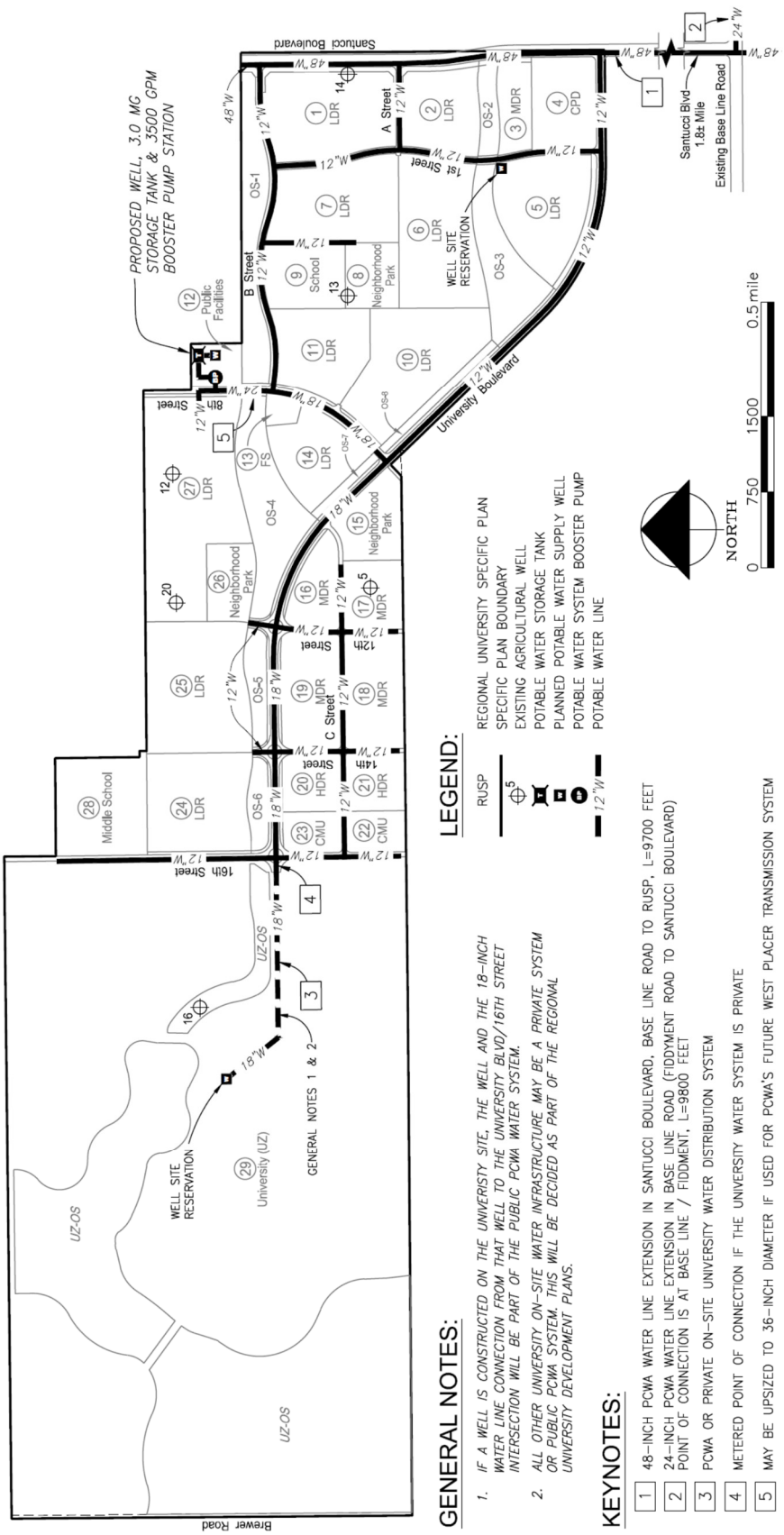


Exhibit 8-7
Potable Water Distribution System

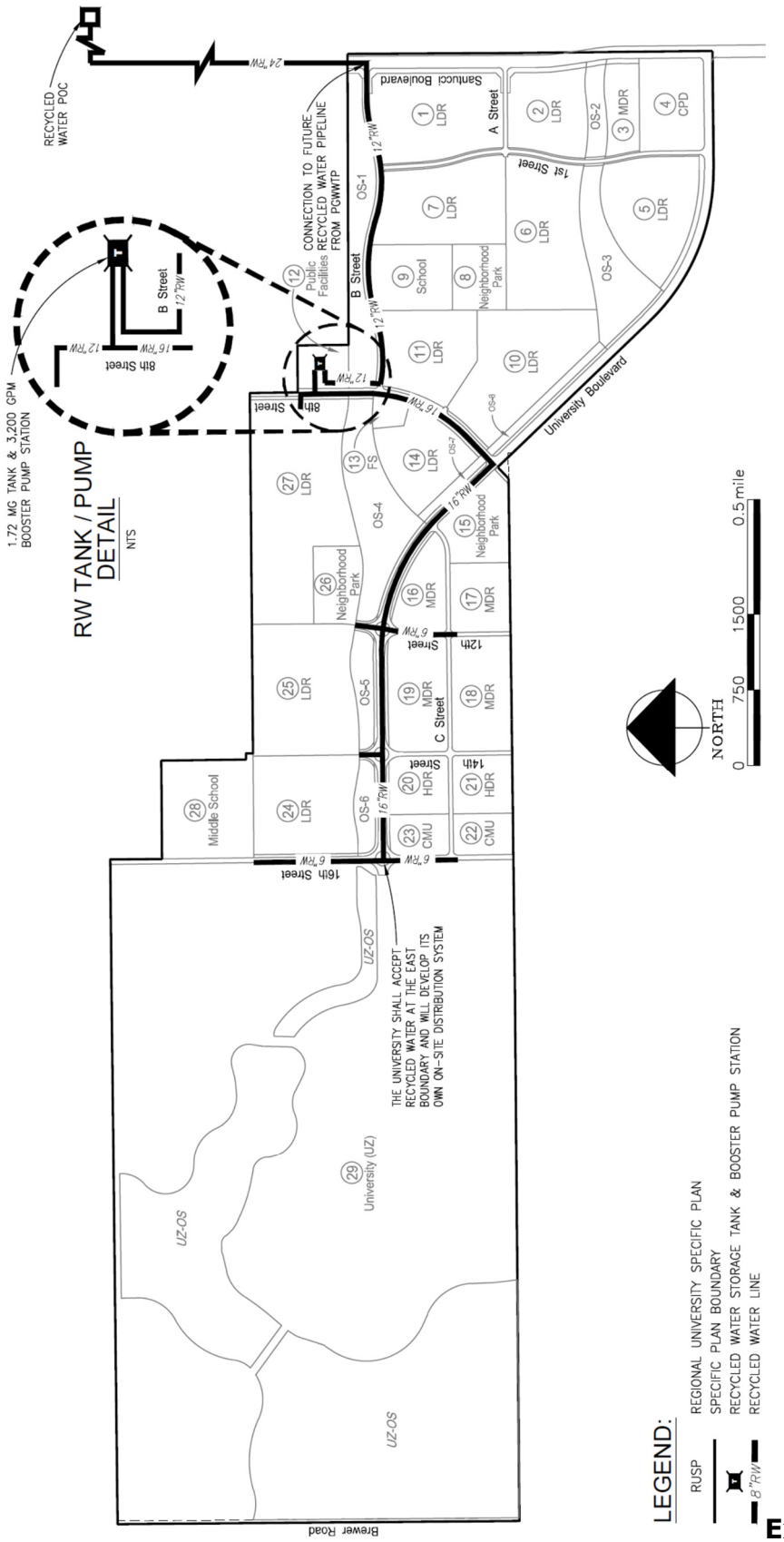


Exhibit 8-8
Recycled Water Distribution System

8.4 Drainage and Flood Control

The following is a summary of the drainage information included in the RUSP Drainage Master Plan[4].

8.4.1 Pre-Specific Plan Conditions

The Plan Area is entirely located within the Curry Creek drainage shed as shown in Exhibit 8-9. Curry Creek is a tributary of the Natomas Cross Canal watershed that ultimately discharges into the Sacramento River near Verona. The creek has two sub-tributaries, which are referred to as the North and South Tributaries.

The North Tributary flows from the eastern Plan Area boundary in a man- made alignment for approximately 9000 feet until it follows a meandering route to Brewer Road. The South Tributary also drains in a man-made alignment through the eastern portion of the Plan Area.

The western and eastern portions of the Plan Area are distinct in topographic character. The western 480 acres of the Plan Area are generally in a natural contour condition. The most recent agricultural activities appear to be rice checks graded along elevation contours to create rice "paddies". During summer, the creek in this area would normally be dry or experiencing low flows from agricultural activities and/or upstream urban runoff. Flooding patterns on the western portion of the Plan Area are irregular due to the natural terrain.

Existing Project Channel

The eastern 678-acre portion of the Plan Area is land-leveled. The North and South Tributaries of Curry Creek through this portion of the Plan Area have been altered to linear alignments to facilitate row crop and/or rice farming. Shallow over-bank flooding during major storm events spreads over a wide flat area due to the previous land leveling. Pre-Specific Plan on-site flooding for major events is shown on Exhibit 8-10.

[4] *Regional University Specific Plan Drainage Master Plan, April 2005*

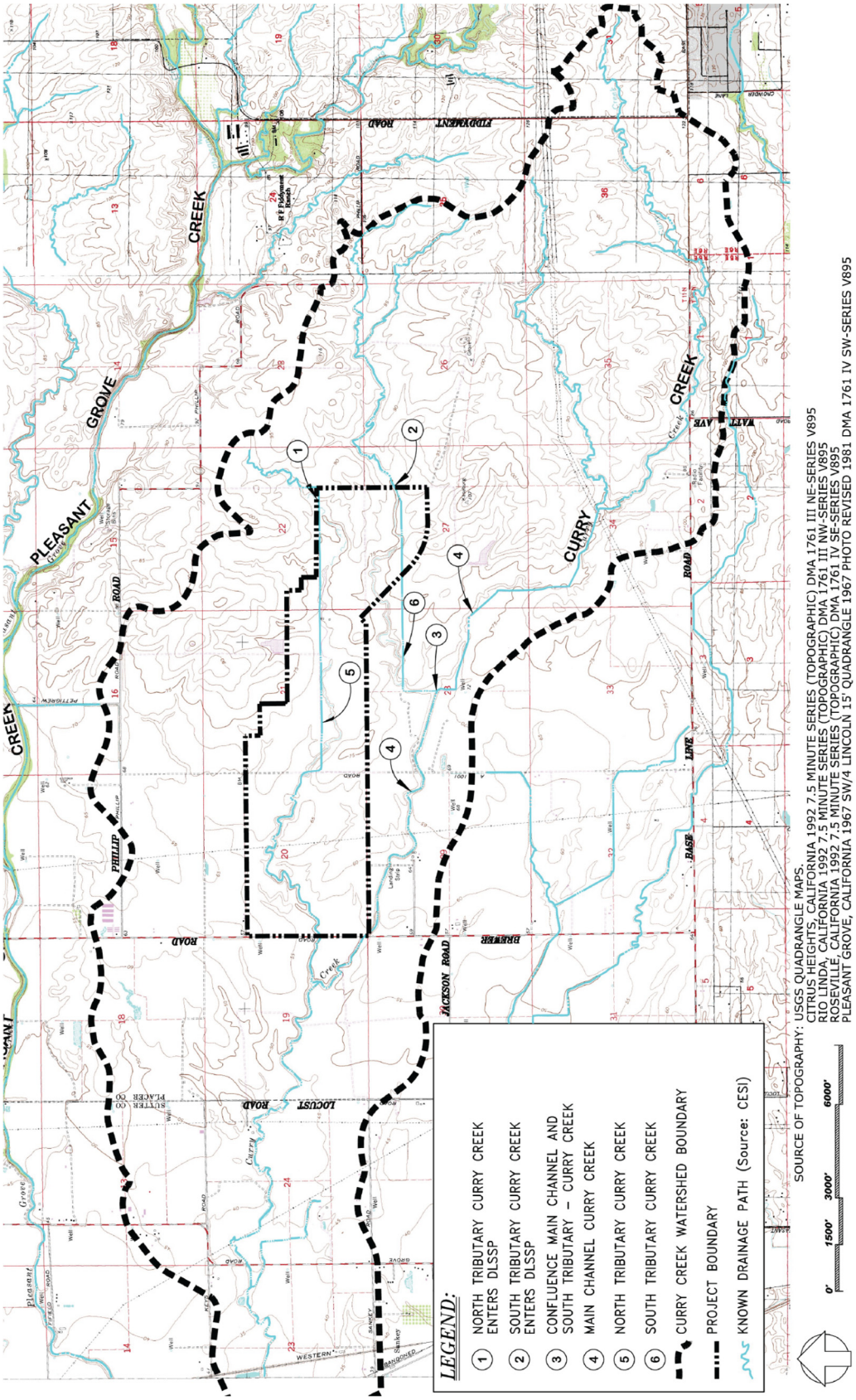


Exhibit 8-9
Drainage Shed Areas

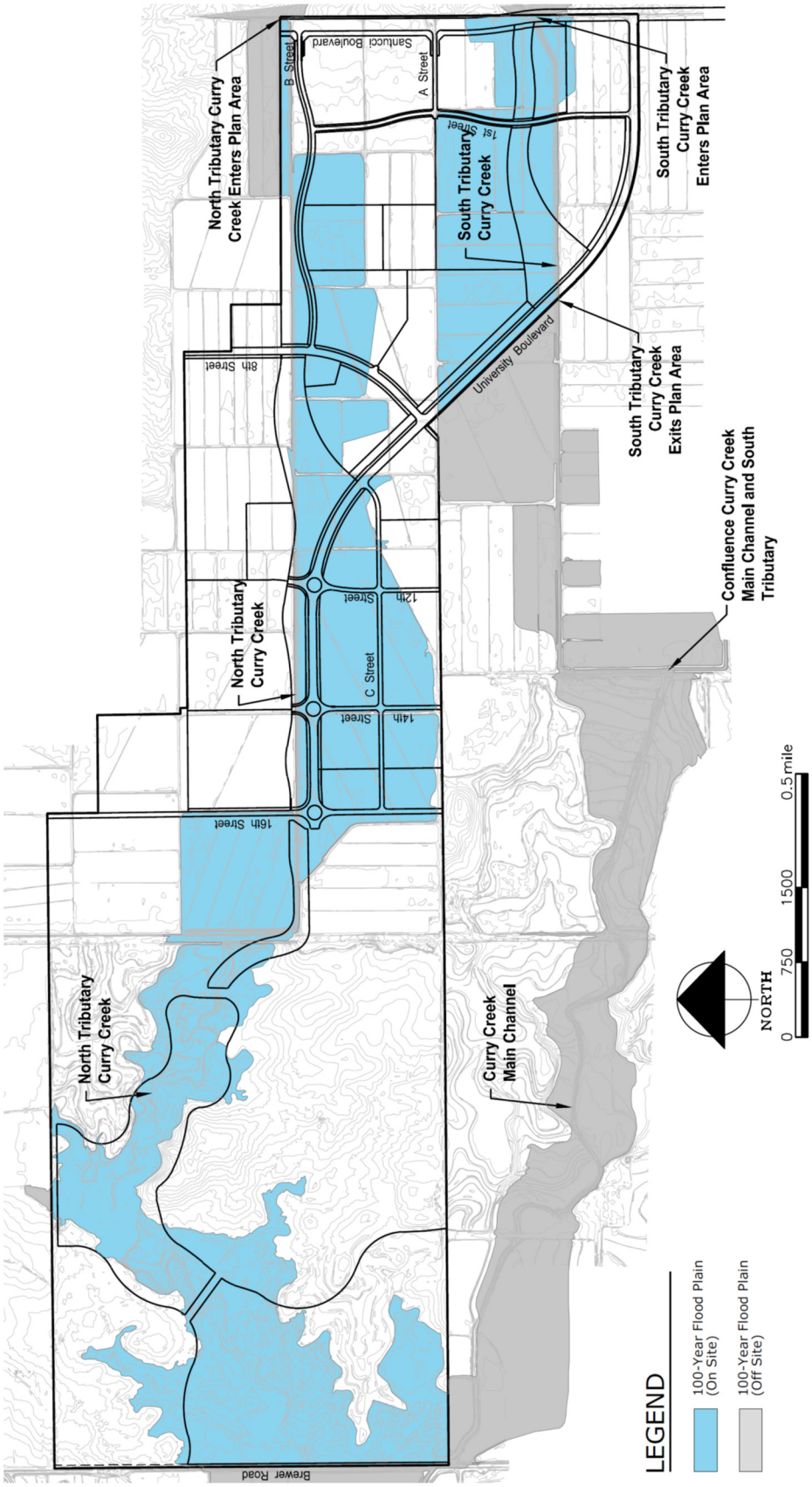


Exhibit 8-10
Pre-Specific Plan Drainage Conditions

8.4.2 Planned Drainage Improvements

The drainage improvements for the Plan Area consist of a combination of open space drainageways, retention and detention, and conventional subsurface pipe system. Drainage facilities will be designed and constructed in accordance with the Placer County Stormwater Management Manual.

♦ **Open Space Drainageways**

The post-project drainage analysis for the RUSP has been utilized to model drainage flows entering the Plan Area from the east. To safely transport flood flows east to west through the Plan Area, the hydraulic capacity of the existing North and South Tributaries to Curry Creek will be maintained and/or enhanced with additional conveyance and storage capacity. Improvements will be constructed within the proposed open space drainage ways, generally following the existing tributary alignments.

Example of Open Space Drainageway

These corridors will convey the future, fully developed, unmitigated 100-year peak flows through the project, resulting in no change or a reduction in Pre- Specific Plan 100-year water surface elevations at the project boundaries, as depicted in Exhibit 8-11.

The open space drainageways are designed to serve multiple purposes, including:

- transport 100-year peak flood flows through the Plan Area;
- provide opportunities for drainage detention, retention, and storm water quality treatment;
- provide areas to establish riparian corridor vegetation within natural appearing sloped and benched bank areas;
- transport nuisance waters and dry season flows through the project within a low flow channel limiting contact with nuisance waters to the limits of the low flow channel;
- The shape and slope of the drainageways shall vary to create a more natural appearance. Cross- sections of the open space drainageways are shown in Exhibits 8-13 and 8-14. Refer to Exhibit 8-11 and 8-12 for section locations.

Refer to Appendix A, Design Guidelines and Development Standards, for design guidelines relating to the stormwater quality treatment facilities and the planting of the drainageways. Refer to Section 7, Environmental Resources

Element, for discussion of the wetland preservation, compensation and mitigation plan.

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

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

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

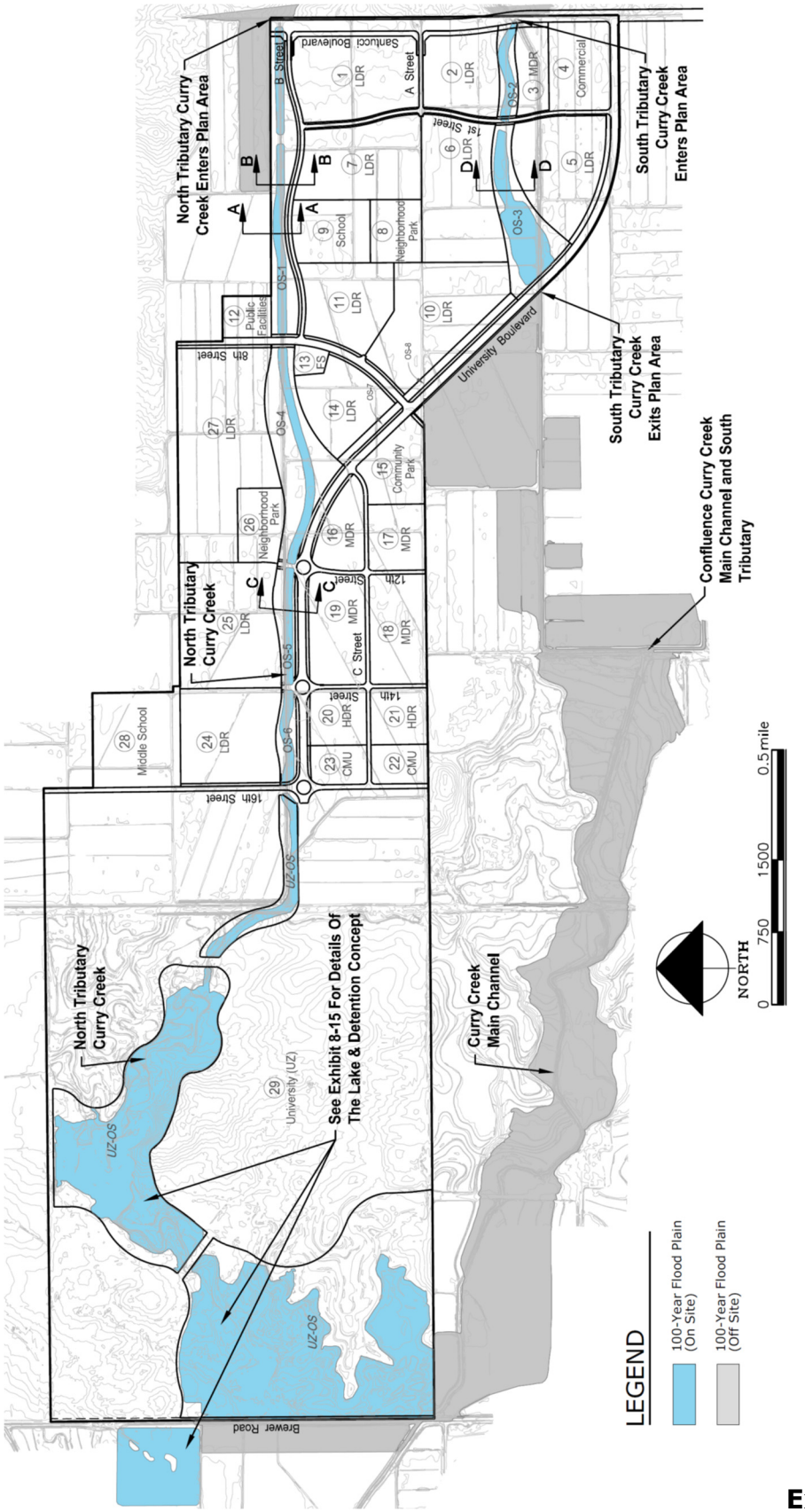


Exhibit 8-11
Proposed Drainage Improvements

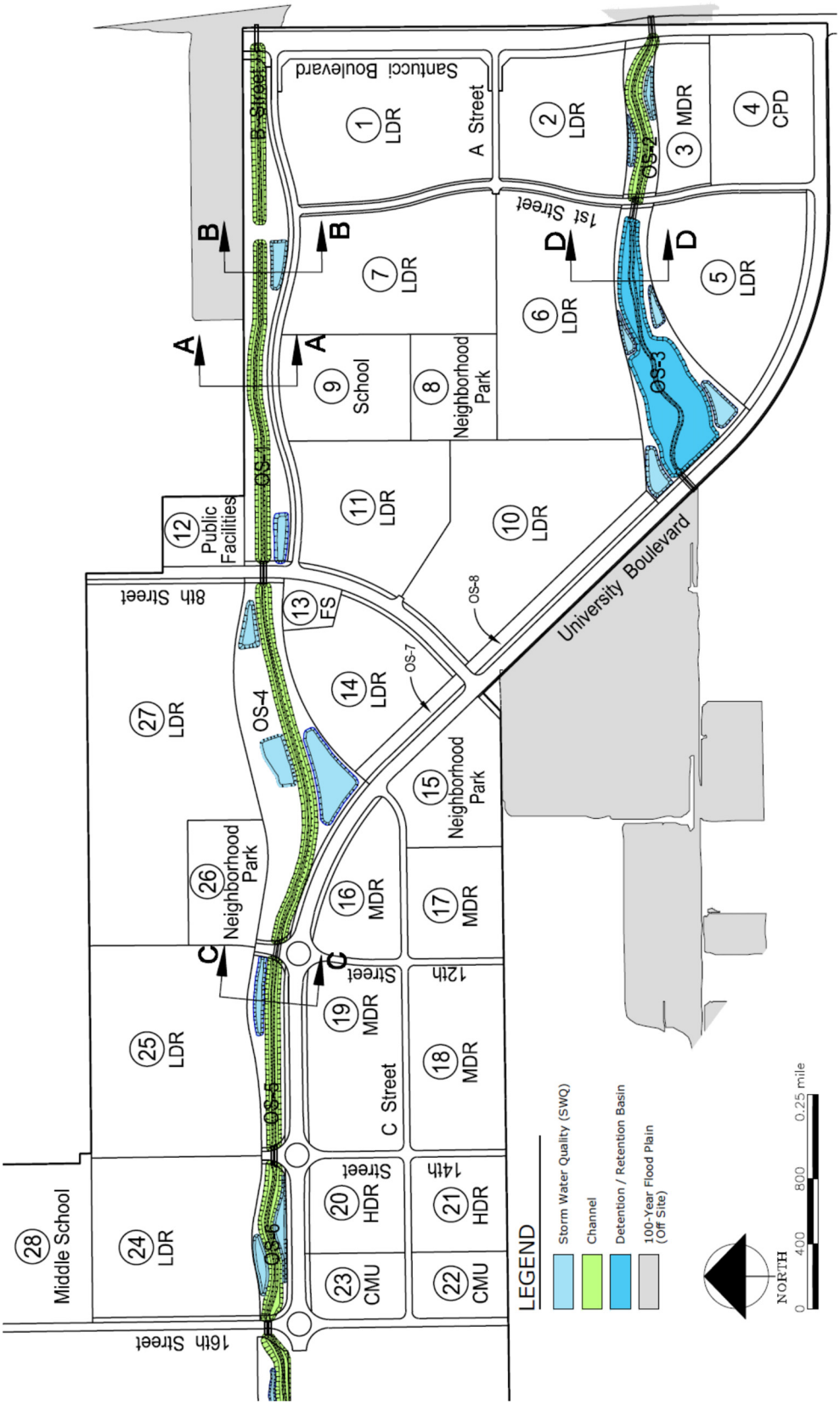


Exhibit 8-12
Proposed Community Drainage Improvements

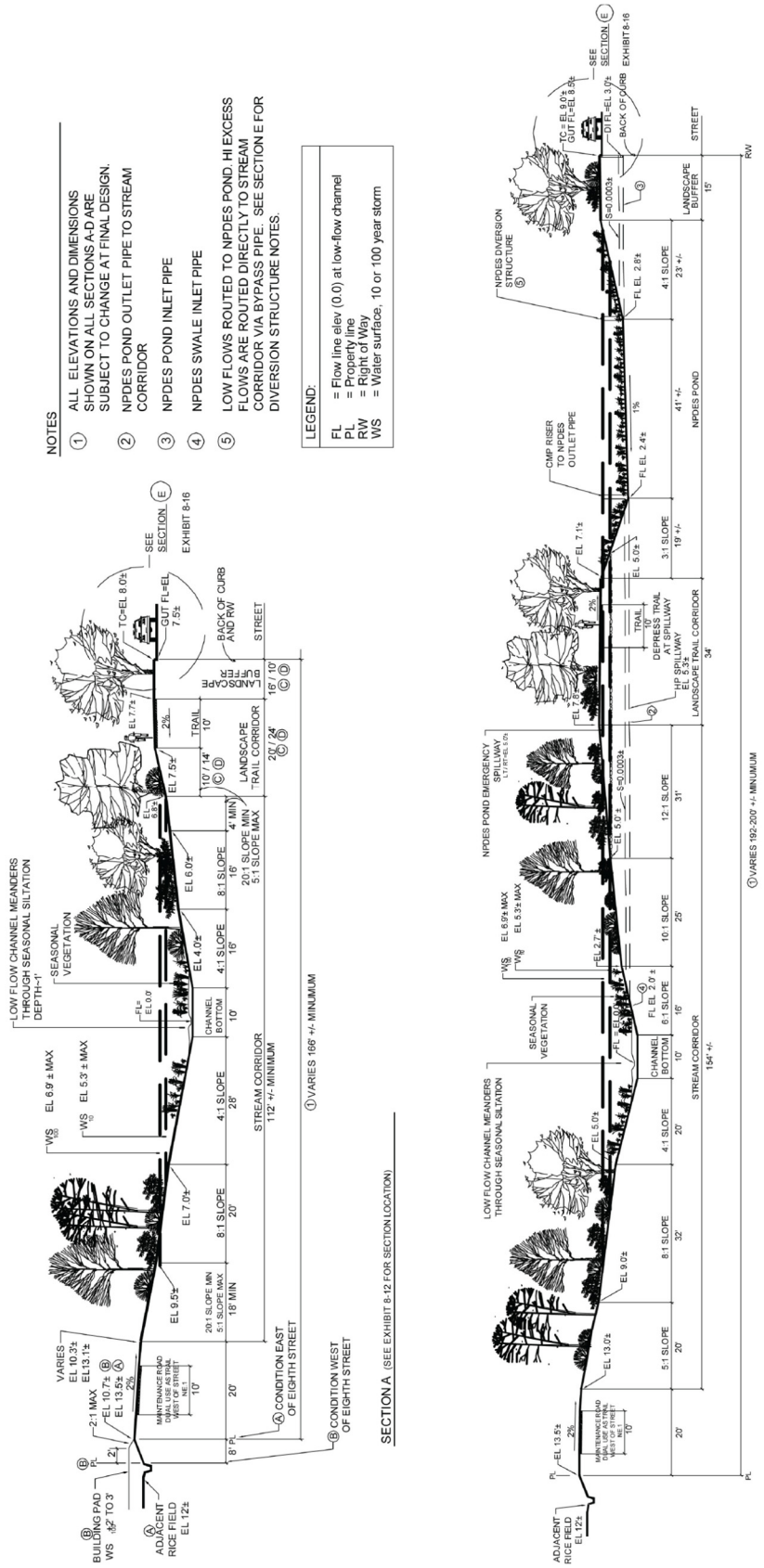
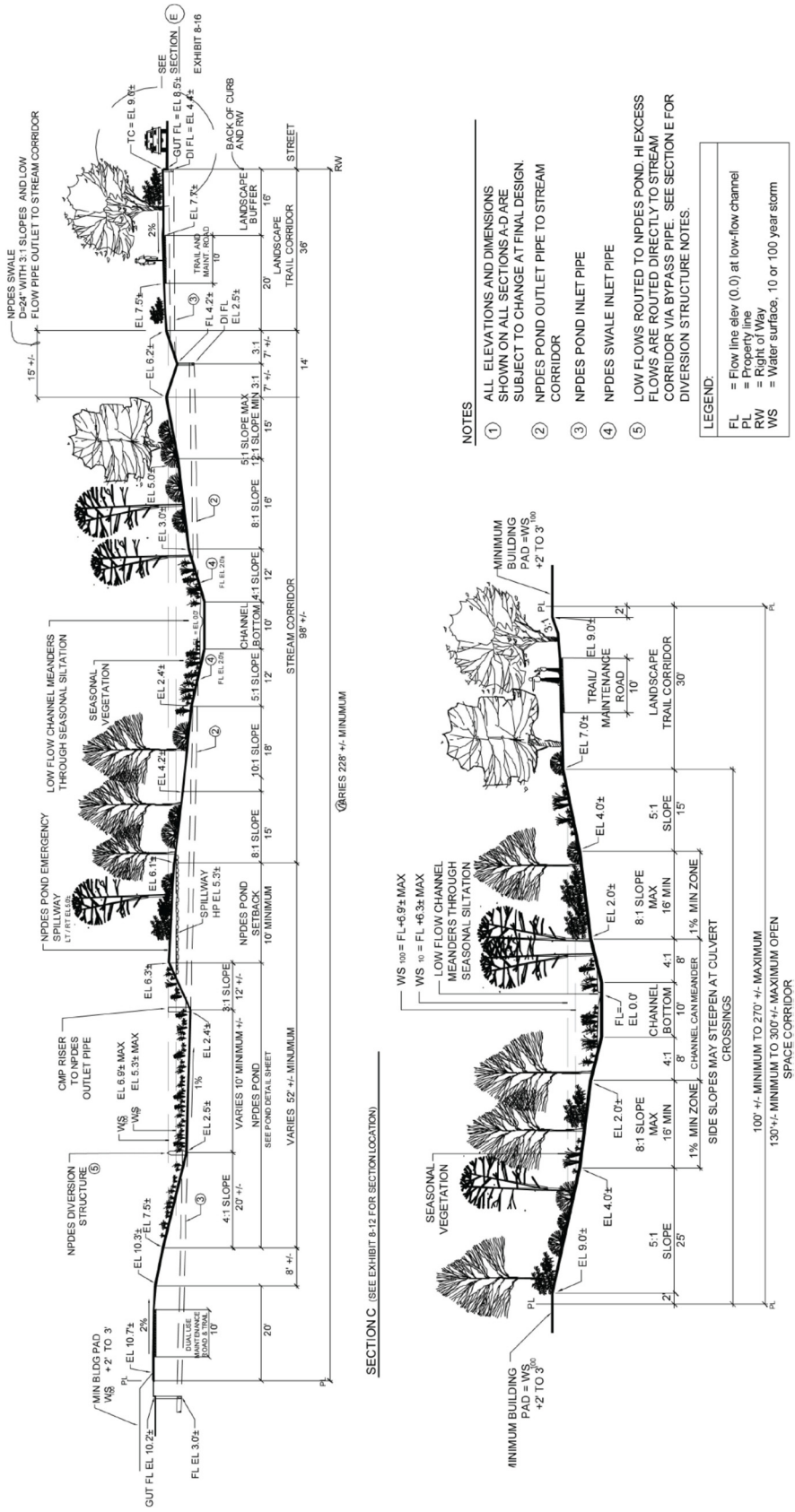


Exhibit 8-13
Drainage Sections A and B



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

NOTES

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

LEGEND:

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

Exhibit 8-14
Drainage Sections C and D

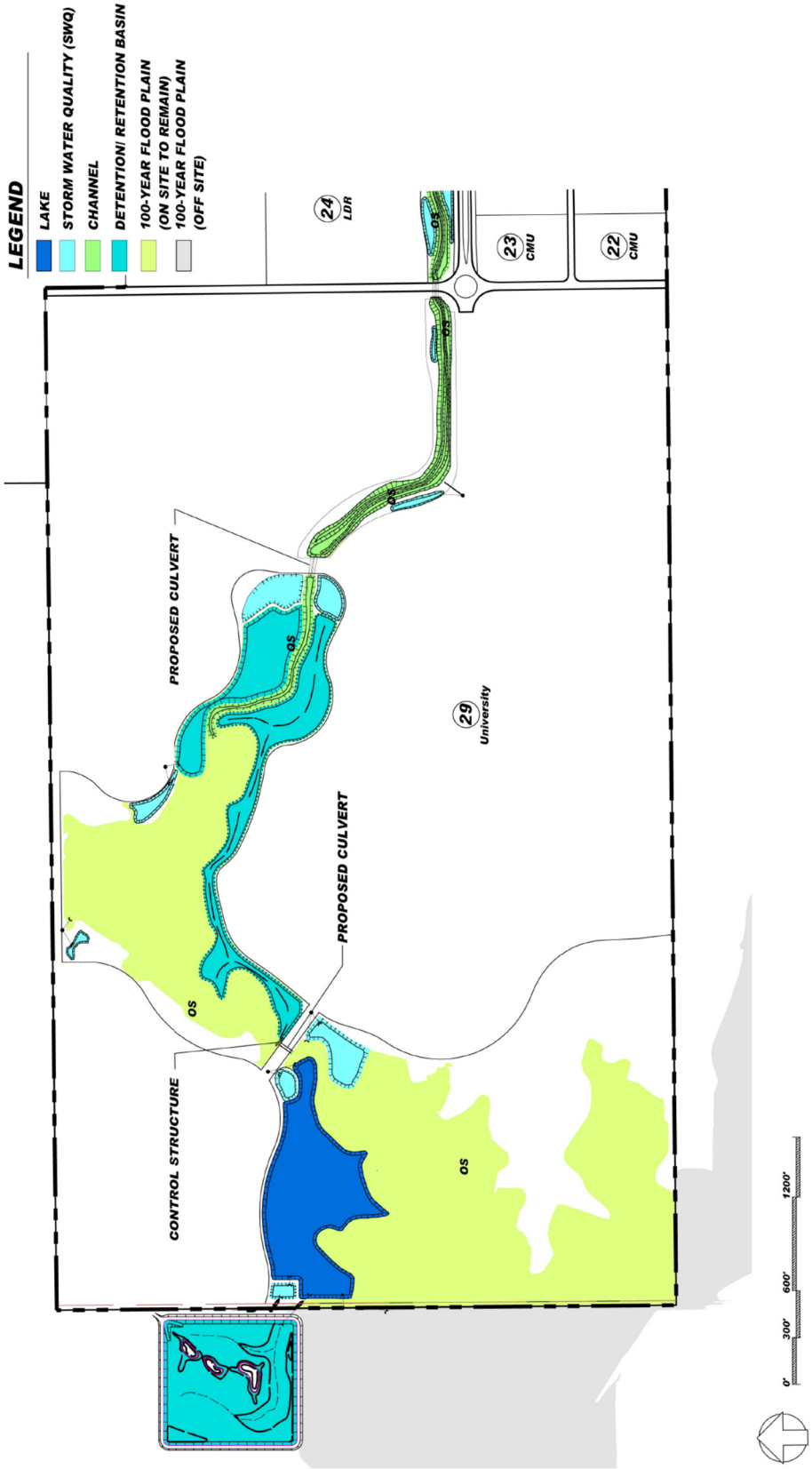


Exhibit 8-15
Proposed University Drainage Improvements

♦ Retention and Detention Mitigation

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

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

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

The lake and detention facility concept also provides detention for the North Tributary, as shown in Exhibits 8-12 and 8-15. For the South Tributary, a dry extended detention basin is proposed upstream of the proposed crossing of University Boulevard into the project as shown in Exhibit 8-12. Interim detention facilities may be constructed on Parcels 20, 23, and/or 24 if needed to serve the Community portion of the Plan Area prior to construction of the permanent facilities described herein. The proposed detention volumes would provide adequate attenuation to reduce the post- project peak flow rates for the 2-year, 10-year and 100-year events to below the pre-project estimated values.

Phasing of the project improvements is proposed. Each phase will demonstrate that an appropriate amount of detention and retention storage is provided to mitigate the phase's project improvements through the preparation of a RUSP Drainage Master Plan[5].

♦ Subsurface Storm Drain System

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

Because the Plan Area has less than a 0.2 percent fall from east to west, the 2 and 10 year design water surfaces in the North and South Tributaries will be closer to the finish grade of proposed street gutter flow lines as compared to

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

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

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

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

- Criteria 1: the beginning pipeline HGL at the SWQ facility will be the inside top of the pipe (soffit) of the discharge pipe and upstream pipelines will be sized to function for the 10-year storm without pressure flow. Sections E and F in Exhibit 8-17 show the non-pressure condition.
- Criteria 2: the beginning HGL at the outlet point to the SWQ facility will be the 10-year or 100-year event per County Standards, and upstream pipelines will function under pressure. The minimum Placer County street encroachment (per Table 6.1 Addendum 1 of the Placer County Storm Water Management Manual, 1997) will be met for the 10 and/or 100-year event per County Standards at overland release paths. Pressure flow conditions are shown in Sections E and F in Exhibit 8-17.

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

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

For closed conduits, a low flow pipeline will discharge flows to the SWQ facility up to the 2-year event and route those flows through the SWQ facility. Using an engineered diversion system or structure (typically a weir in a drainage

structure or a bypass flow pipe), flows in excess of the 2-year event will bypass SWQ treatment and discharge directly into the main receiving channel.

Where a linear open space is adjacent to a roadway, a SWQ swale may be designed into the open space feature. Periodic low points along the swale and a 2-year storm event pipeline will collect treated drainage from the SWQ swale and discharge directly to the main receiving channel. Multiple discharge points may be used along the linear SWQ swale feature.

Where water is to be stored or conveyed against a roadway embankment, special provisions will be required to prevent the migration of waters into the sub-grade and/or utility trenches. These locations will be engineered to the requirements of the Placer County design standards, and a geotechnical engineer will make recommendations as to the extent of the "special provisions" that will be required on a case by case basis.

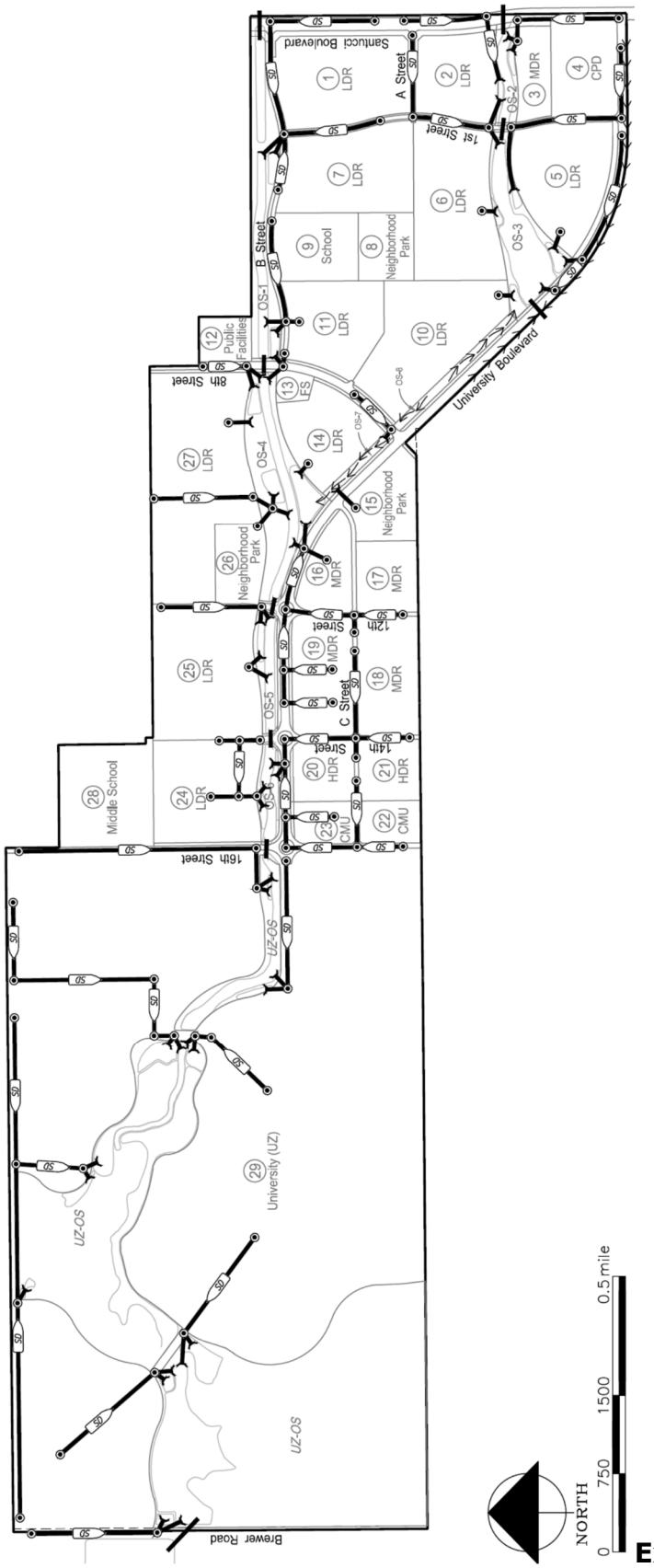


Exhibit 8-16
Proposed Drainage Collection System

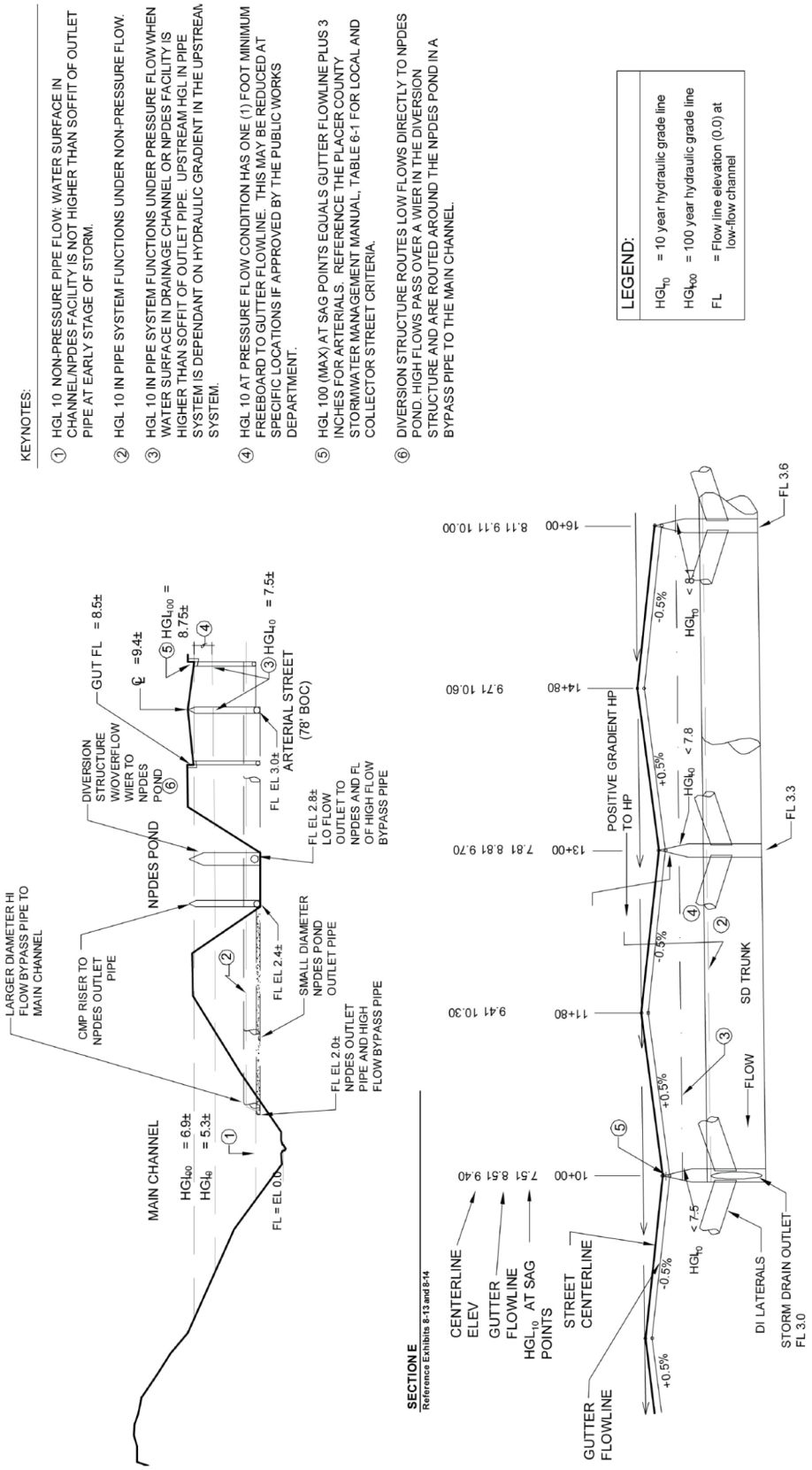


Exhibit 8-17
Drainage Sections E and F

8.5 Storm Water Quality Elements

8.5.1 Design Criteria

NPDES Phase II Storm Water Quality Treatment facilities Best Management Practices (BMP's) will be designed and constructed consistent with the requirements of the County's MS4 permit, and other County standards and methodologies in effect at the time the project plans are prepared. The BMP's will be located upstream of the drainage system discharge points to the North and South Tributary Open Space drainage corridors.

In the Community, where SWQ facilities are constructed adjacent to or within the proposed open space drainageways, the SWQ facility will be separated from the main channel flows so that co-mingling of drainage in less than the 2-year peak event will not occur. Co-mingling of flows in events greater than the 2-year peak event will be permitted, however, it shall be demonstrated that the co-mingling will not result in the re-suspension of previously deposited constituents within the SWQ facility, per Phase II NPDES requirements. Exhibit 8-16 depicts the Community Drainage Improvements.

8.5.2 Stormwater Quality Improvements

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

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

8.5.3 Planned Stormwater Quality

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

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

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

8.5.4 Construction Phase Applications

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

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

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

8.5.5 Post Construction Phase Applications

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

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

8.6 Solid Waste Disposal

8.6.1 Pre-Specific Plan Conditions

Solid waste generated by the Plan Area will be collected Placer County's franchise waste collector Recology Auburn Placer. After collection, solid waste is transported to the Western Placer Waste Management Authority's Materials Recovery Facility (MRF) located at the intersection of Athens Road and Fiddyment Road. Recyclable material is diverted from the waste stream and un-recyclable material is then disposed of at the adjacent Western Regional Sanitary Landfill (WRSL). Green waste is also collected and composted at the facility.

The WRSL is owned and operated by the Western Placer Waste Management Authority, comprised of the County of Placer and the cities of Roseville, Rocklin and Lincoln through a joint power agreement for solid waste management. The landfill is currently permitted until 2058. The Placer County Public Works Department provides staff to the Waste Management Authority.

8.6.2 Planned Solid Waste Program

Development of the Plan Area will generate approximately 11,029 tons per year* of municipal solid waste (MSW). Short-term construction debris waste will also be generated. The solid waste service by Recology Auburn Placer will include curbside collection of mixed waste, residential green waste and commercial collection of source-separated cardboard and office paper from non-residential areas. Construction debris waste will be separated on-site to achieve a minimum of 65% diversion of this material prior to transport to the Construction and Demolition Waste facility at the MRF. The University will encourage recycling of all office paper/cardboard, glass, plastic, and aluminum, as well as metal separation through an on-campus program.

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

8.7 Electrical Service

The Plan Area is within the PG&E service area. The Roseville Electric service area is located adjacent to the Plan Area on the east. Both electrical service providers have the ability to serve the Plan Area. The estimated yearly electrical demand for the combined University and Community is 29.8 mega-watts (MW).

8.7.1 Pre-Specific Plan Electric Facilities

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

Substation, located on Field Road, just east of Natomas Road in Sutter County, feeding the circuit located along Pleasant Grove Road, and the Pleasant Grove substation, located on Industrial Avenue just north of Sunset Boulevard, feeding the Fiddyment Road circuit. Both of these substations have some available capacity as well as potential for expansion to carry additional load.

Roseville Electric provides service to the West Roseville Specific Plan area, however, no Roseville Electric facilities are existing in the immediate proximity of the Plan Area at the time of Specific Plan preparation. The nearest Roseville Electric substation is the Fiddyment Substation, located at Fiddyment Road and Pleasant Grove Boulevard.

8.7.2 Proposed Electric Facilities

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

PG&E will initially serve the RUSP by extending its existing distribution lines into the Plan Area in conjunction with Plan Area roadway improvements. Ultimately, new electric distribution lines will also be extended from a proposed PG&E substation in the Placer Vineyards development south of the Plan Area, along the Santucci Boulevard extension and Brewer Road. A new PG&E substation within the RUSP should not be required, as long as the proposed Placer Vineyards substation is constructed. However, a one acre portion of Parcel 29 has been reserved in the event a substation is needed prior to obtaining the site within Placer Vineyards.

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

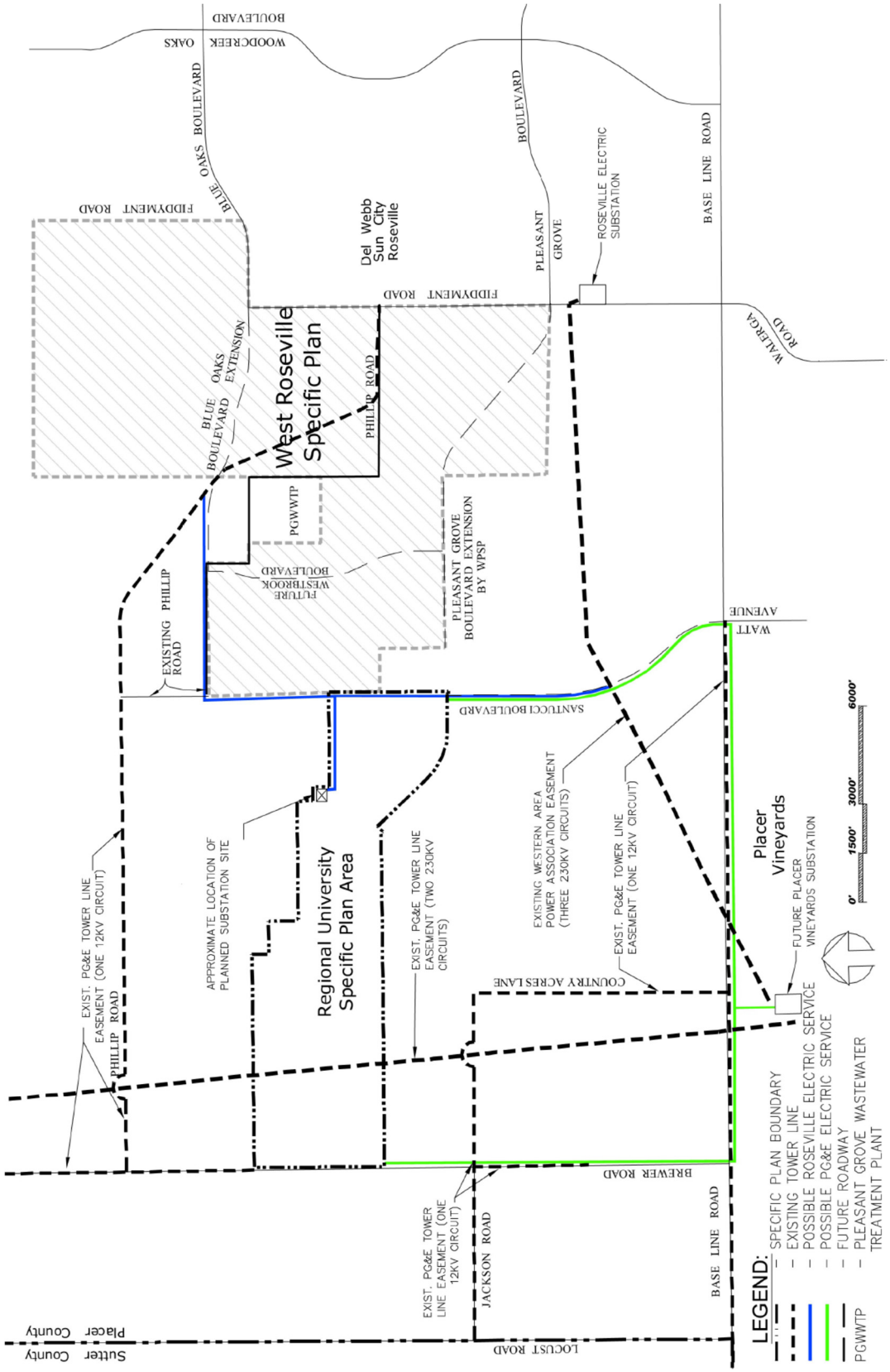


Exhibit 8-18
Electric Service

8.8 Natural Gas Service

Pacific Gas & Electric Company (PG&E) will provide natural gas upon request and in accordance with the rules and tariffs of the California Public Utilities Commission. Gas service to the Plan Area will be obtained by constructing off-site transmission facilities necessary to serve the Plan area.

8.8.1 Pre-Specific Plan Gas Facilities

An existing PG&E 6-inch gas distribution line runs north-south along Fiddyment Road approximately 2.75 miles east of the Plan Area. PG&E will require the developers of the WRSP to extend new connections from the 6" Fiddyment Road main along the westerly extensions of Blue Oaks Boulevard and Pleasant Grove Boulevard. A 6-inch gas stub will be constructed in Base Line Road at Fiddyment Road by the developers of the WRSP. PG&E is planning to construct a 10-inch transmission pipeline along Fiddyment Road/ Pleasant Grove Blvd./ West Side Drive in 2006 to serve the Roseville Energy Park. Subsequent to the RUSP's approval, PG&E has made plans to construct a 30" transmission pipeline along the northern edge of Baseline Road. Construction of this pipeline is planned to commence in 2017.

8.8.2 Proposed Gas Facilities

The primary point of service for natural gas to the Plan Area will be by connecting to the 6-inch gas line to be constructed in Pleasant Grove Boulevard as part of the WRSP, and extending that line to the eastern project boundary, which is sufficient to serve the Plan Area.

If Pleasant Grove Boulevard is not extended to the Plan Area in Phase 1, and if Santucci Boulevard is constructed as the access road for Phase 1, PG&E will tie into the gas line planned in Base Line Road. From that point of connection, gas service will be extended westerly in Base Line Road and north in Santucci Boulevard to the Plan Area. See PG&E Natural Gas Exhibit 8-19 for primary and alternate alignments.

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

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

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

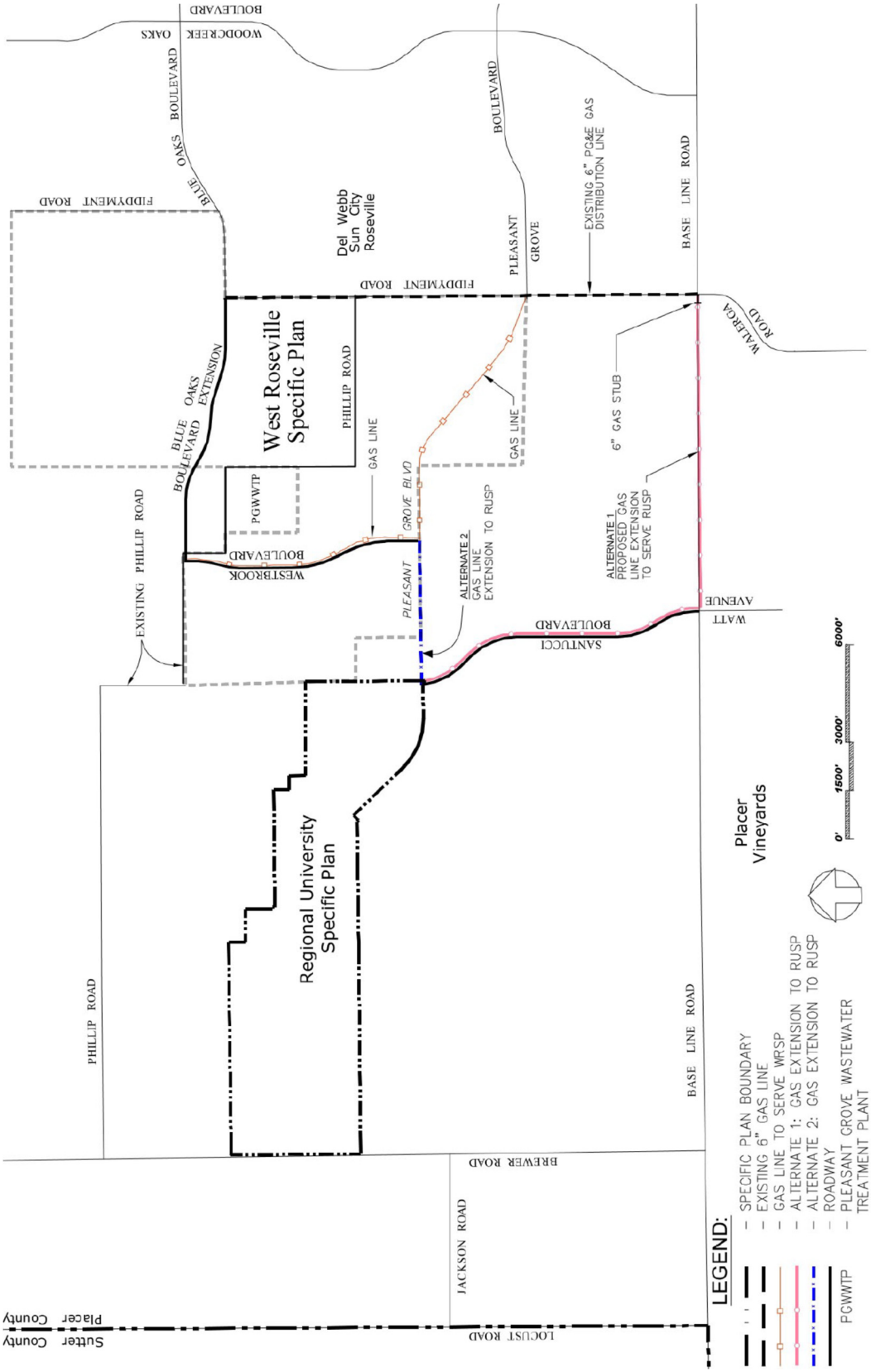


Exhibit 8-19
Gas Service Locations

8.9 Telephone and Communications Service

8.9.1 Pre-Specific Plan Facilities

The Plan Area is within the Pleasant Grove Service Area of AT&T. The existing service equipment for this general area is located at the Pleasant Grove Wire Center at Howsley Road and Pleasant Grove Road in Sutter County. AT&T maintains a small telephone line from this facility south along Brewer Road and easterly along Phillip Road to the Pleasant Grove Wastewater Treatment Plant.

8.9.2 Proposed Facilities

The Pleasant Grove Wire Center will need to be upgraded due to the increase in demand as a result of the RUSP and Placer Vineyards Specific Plan. The existing distribution line that runs from the Pleasant Grove Wire Center along Brewer Road to Phillip Road will need to be upgraded as the University and Community are developed.

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

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

Section 9 Public Services Element

9.1 Purpose

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

Table 9-1 Service Providers

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

* County may elect to create or annex into a Community Services District, Park and Recreation District or other dependent or independent District to provide maintenance and operation of park and recreational facilities and open space areas including drainage facilities therein.

9.2 Parks and Open Space

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

Policy 5.A.1 of the Recreation and Cultural Resources Element in the County General Plan states: "The County shall require new development to provide a minimum of 5 acres of improved park land and 5 acres of passive recreation area or open space for every 1,000 new residents." Based on a potential population of approximately 5,461 people within the Community portion of the Plan Area, 27.3 acres of improved park sites and 27.3 acres of open space or passive recreation must be provided in the Community portion of the Plan Area. A total of 27.3 acres of parkland is provided by the RUSP, which meets the General Plan's requirements and includes park land for the potential 150 residents allocated to the CMU sites.

Policy 5.A.2 of the County General Plan lists the park acreage standards and specifies the projected need for facilities per 1,000 residents. Table 9-2 summarizes the projected need for park acreage assuming an estimated population of 5,461 residents and based on the General Plan standards and input from the Placer County Department of Facility Services staff.

The facility requirements identified in Table 9-2 may be met through the provision of community-oriented public recreation facilities. Policy 5.B.1 of the County General Plan encourages the development of private recreation facilities to reduce demands on public agencies. Such private facilities, however, may not receive credit toward meeting the park and open space dedication requirement. All parks shall comply with the General Plan Park Classification System located in Table 5-1 of the General Plan, which calls for a combination of park sizes to meet local, neighborhood and community level needs. Any additional facility requirements are specified in the RUSP Development Agreement.

Table 9-2 Summary of Community Parks and Open Space

Type of Parkland/OS	Required Acres	Provided Acres	% of Total Area*
Parks	27.3	27.3	5%
Open Space	27.3	65.1	12%
COMMUNITY TOTAL	**54.6**	**92.4**	**17% (total Plan Area)***

* Percentages calculated based on Community acreages less including CMU units.

9.2.1 Active Park Land Provided

Exhibit 9-1 designates the specific locations of the major park facilities providing a total of 27.3 acres of parkland. Based on the sizes and distribution of these parks, the types of park facilities required by the Placer County Code can be easily accommodated. As Exhibit 9-1 illustrates, three neighborhood parks have been designated on the land use plan.

Parklands shall be dedicated prior to the approval and recordation of final maps. Parks shall be delivered to the County as turnkey projects and will be the subdivision builder's responsibility to construct. Park development fees will be used to fund the required maintenance equipment, recreation program equipment, and the pro rata share contribution towards regional recreation facilities. Plan Area special taxes will be used to maintain the park facilities, park maintenance equipment and provide recreation programs. Recreational programs will be provided and funded per Placer County Parks Department. Park fees will be charged on a per unit basis to fund construction, or developers can contribute improvements in-lieu of fees. The timing and triggers for the construction of the parks are addressed in the RUSP Development Agreement. Maintenance for Plan Area parks, trails, regional recreation facilities, and potentially open space and landscaping, may be funded by assessments or special taxes, including a Mello-Roos Community Facilities District (CFD), County Service Area Zone of Benefit (CSA), or similar financing mechanism. Individual HOAs may be formed for specific projects that choose to provide separate amenities (e.g. swimming pool complexes typical to apartment projects).

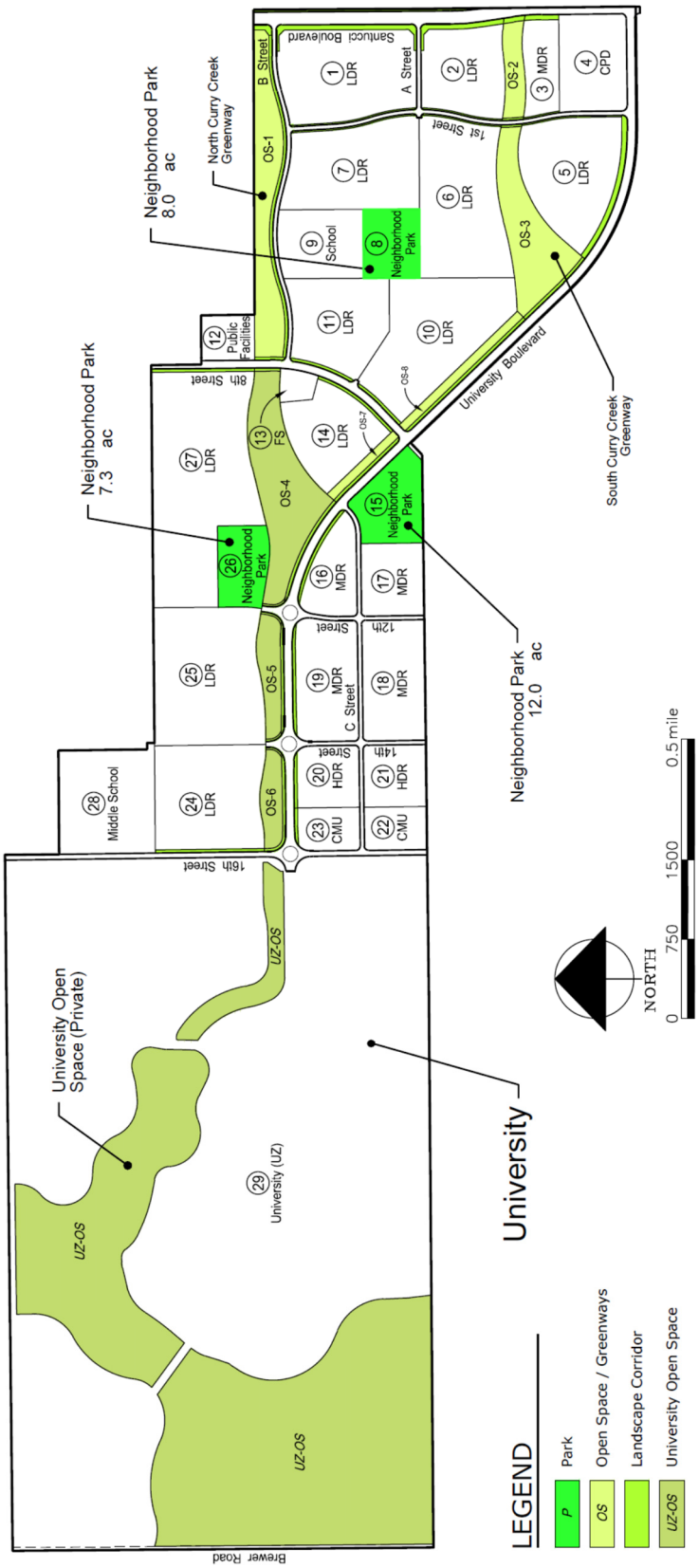


Exhibit 9-1
Parks and Open Space

♦ Active Park Facilities

The recreation facilities proposed for the Plan Area respond to those identified within the Placer County General Plan. Table 9-3 quantifies the number of facilities recommended within the active parkland. The 27.3 acres of active parks proposed will be adequate to provide the recommended facilities for the Community. Actual facilities provided at each park site are dependent upon the current recreation trends, and will be directed by Placer County Staff. The RUSP project will pay their pro rata share for the proportion of regional facilities such as swimming pools, gymnasiums, recreation buildings and maintenance facilities as defined in the RUSP Development Agreement.

Table 9-3 Summaries of Recommended Active Park Facilities

Facility	One Facility For # Residents	Recommended	Provided
Tot Lot	1000	5	3
Playground	3000	2	3
Tennis Court	6000	1	1
Volleyball Court	6000	1	4
Basketball Court	6000	1	3
Hardball Diamond	3000	2	1
Softball/LL Diamond	3000	2	3
Youth Soccer Field	2000	3	2
Adult Soccer Field	2000	3	1
Swimming Pool*	20,000	0	0
Community Center*	25,000	0	0
TOTAL		**20**	**21**

* As provided for in the RUSP Development Agreement, the project will be subject to fees for a fair-share funding contribution toward swimming pool, community center, and/or other regional recreation amenities to be located outside of the RUSP Plan Area.

♦ Neighborhood Parks (Parcels 8, 15, & 26)

Three neighborhood parks are provided in the plan area. The largest is a 12-acre neighborhood park that provides a variety of facilities to meet the needs of the Plan Area. Located in the eastern portion of the University Village at the intersection of University Boulevard and 8th Street, the park is easily accessible to all neighborhoods within the Community, and has nearby access to the open space corridor and trail system. A majority of the large sports fields will be located within this park. There is an opportunity to work with the school district to provide joint-use facilities for the community within this park.

Facilities in this park may include a recreation center, restroom/concession building, soccer/football fields, baseball/softball diamonds, a volleyball court, a group picnic area, play lot, tot lots, on-site parking, and open turf-grass play areas. The tennis courts, soccer/football fields, and baseball/softball fields will be lit for evening play. Exhibit 9-2 shows a conceptual plan for the Neighborhood Park on Parcel 15, which is reflective of the types of facilities envisioned.

In addition, two smaller neighborhood parks, one each in the North and East Village, are provided in the Plan Area. Both are sized at approximately 7 to 8 acres, and are centrally located within each of the residential neighborhoods for convenient access to Plan Area residents. The park on Parcel 8 is sited adjacent to a school, which maximizes opportunities for joint-use activities. This park is also located in proximity to an open space corridor along B Street, which will provide trail access to the entire community.

Facilities in each neighborhood park may include soccer/football fields, baseball/softball fields, volleyball courts, basketball courts, play lots, tot lots, picnic areas, on-site parking, maintenance area, restrooms, and open turf-grass play areas. Exhibits 9-3 and 9-4 depict conceptual Neighborhood Park plans for Parcels 8 and 26, which are each reflective of the types of facilities that could be constructed.

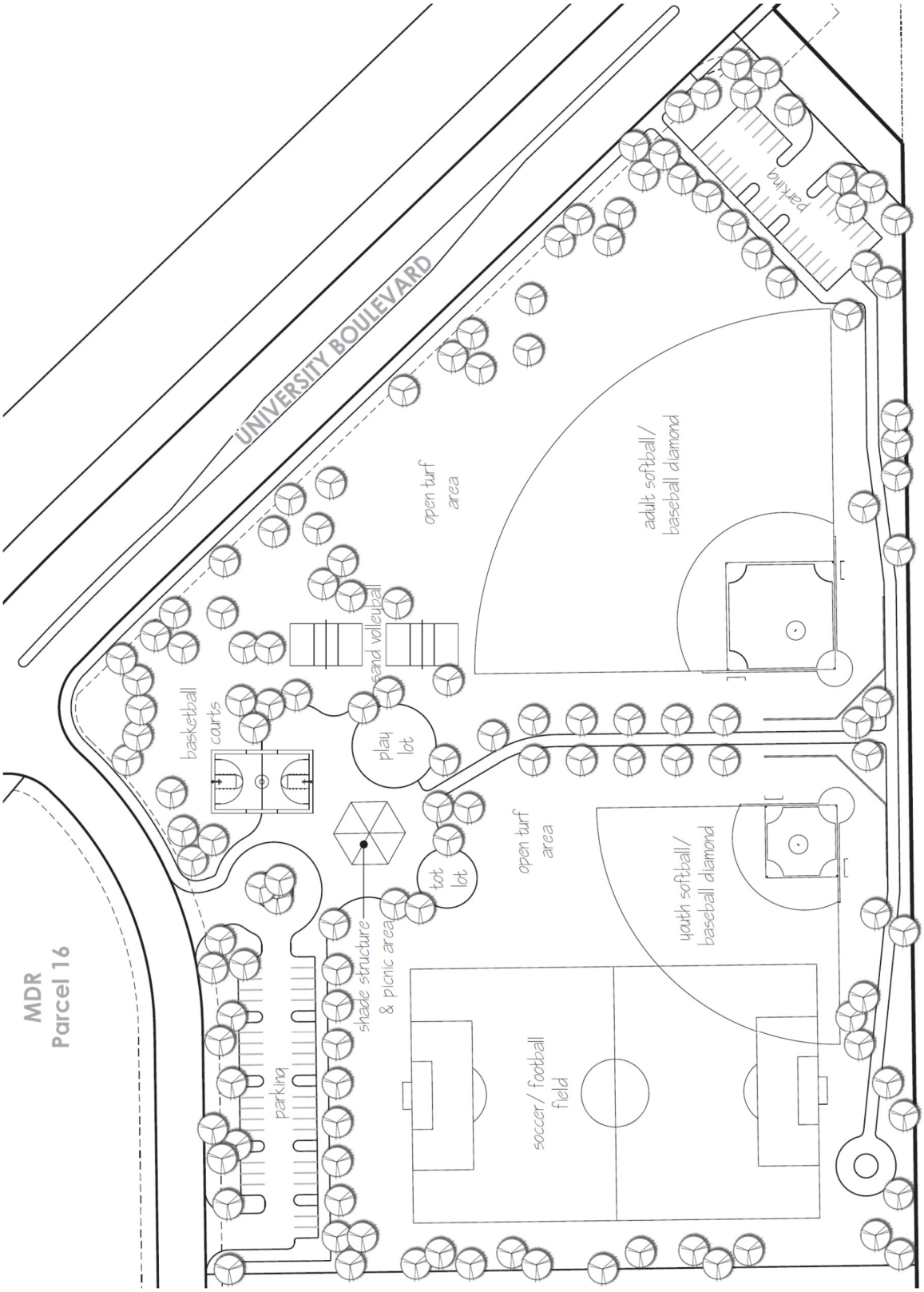


Exhibit 9-2
Concept Plan for Neighborhood Park (Parcel 15)

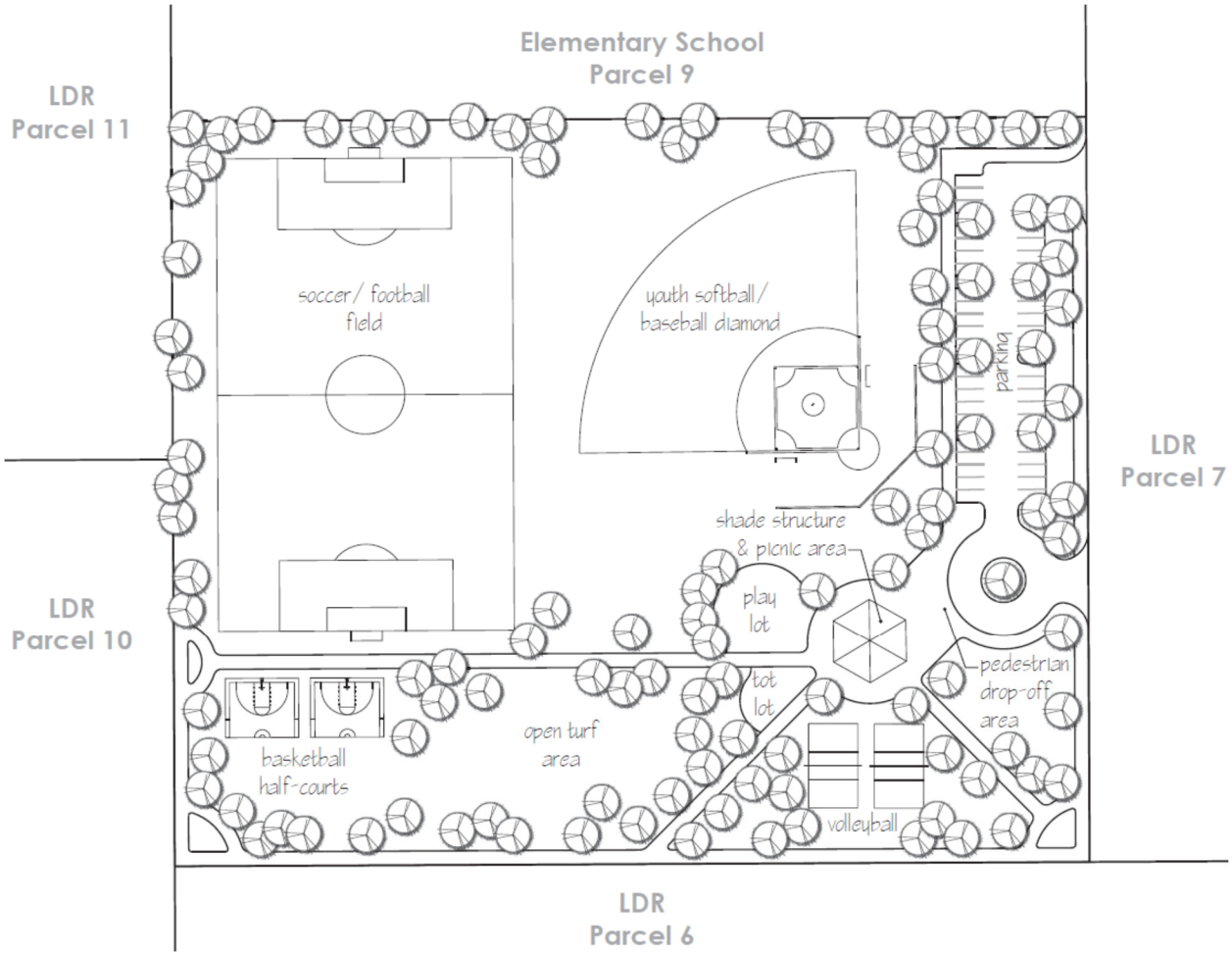


Exhibit 9-3
Concept Plan for Neighborhood Park(Parcel 8)

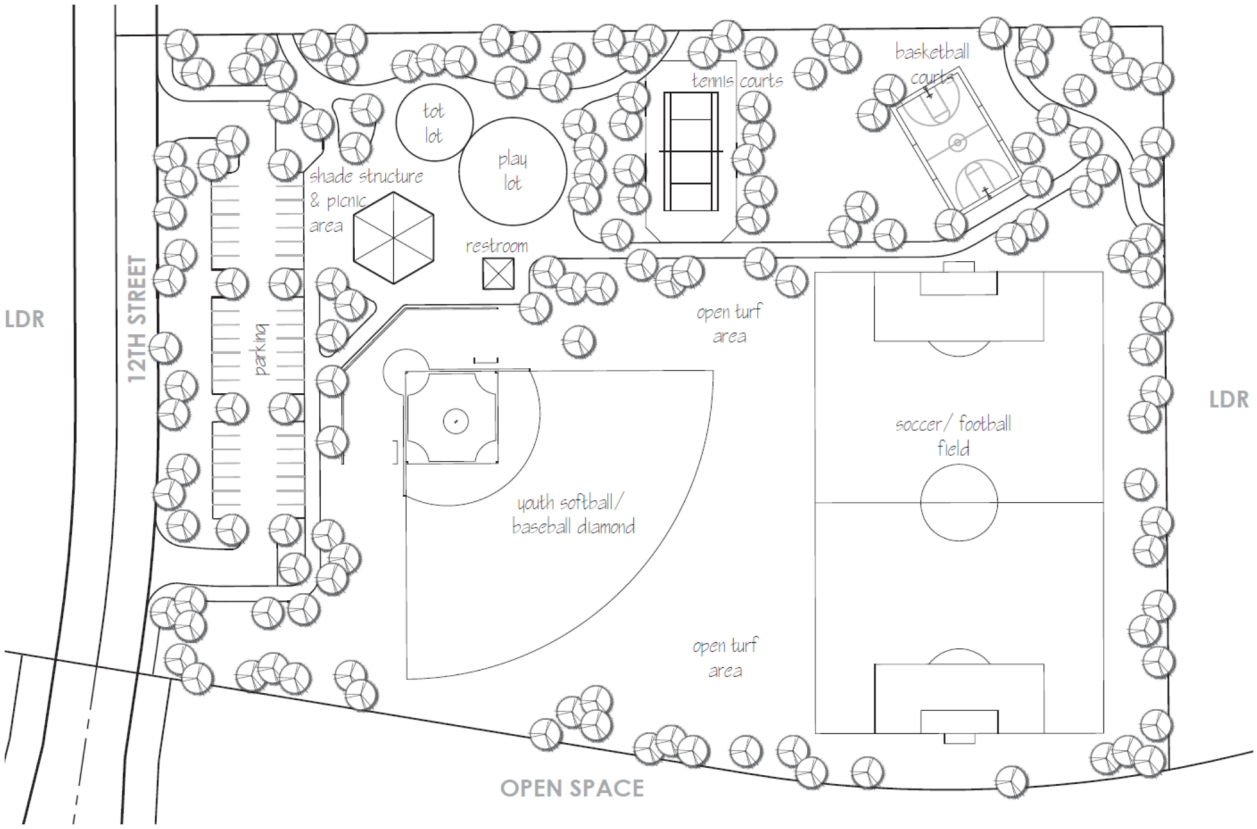


Exhibit 9-4
Concept Plan for Neighborhood Park (Parcel 26)

9.2.2 Passive Parks and Open Space Provided

Exhibit 9-1 designates approximately 65.1 acres of public open space within the Community portion of the plan and 183.5 acres of private open space within the University. Open space corridors and easements within the Plan Area provide trails, storm water conveyance, water quality treatment and flood detention, opportunities for wetland mitigation, and buffers between different types of land uses. These open space areas will be improved with trails and landscaping and qualify as "greenways" under Policy 5.A.4 of the Placer County General Plan. All open space designated within the Community portion of the Plan Area will be accessible to the public and will provide a community-wide, and potentially a regional, benefit. The open space areas within the University will be privately owned and maintained, with access offered to visitors. The following summarizes the primary elements of the open space system.

♦ **Greenways (Public)**

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

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

♦ Landscape Corridors (Public)

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

♦ University Arboretum (Private)

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

♦ University Open Space Preserve (Private)

Approximately 183.5 acres of the University has been designated as open space. The southwestern corner, approximately 17 acres, has been preserved to protect an existing vernal pool complex. The remaining open space will be used for a combination of storm water detention, lakes, riparian habitat restoration, and portions of the arboretum.

9.3 Fire Protection Service

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

9.3.1 Planned Fire Protection Program

Fire protection will be provided by PCFD. The PCFD has a goal of providing 1 firefighter per 1,000 population. A fire station is planned on Parcel 13, which is a 2.2 acre PQ/P site centrally located within the Plan Area on 8th Street and near University Boulevard. The fire station will be designed to serve as both a fire station and as the administrative, training, fire prevention and support services facility for both the Community and University. This facility may also accommodate Sheriff Services Center, at the County's discretion. Refer to Section 9.4.1 for additional information. The fire station will be funded by the Specific Plan pursuant to details contained within the adopted Public Facilities Financing Plan.

9.4 Sheriff Protection

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

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

9.4.1 Planned Sheriff Protection Program

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

Law enforcement for the Community will be provided entirely by Placer County Sheriff's Department (PCSD). A Sheriff Services Center may, at the County's discretion, be co- located with the fire station located on Parcel 13. Timing

and construction of the permanent Sheriff Services Center will be determined in the RUSP Development Agreement.

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

9.5 Library Facilities

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

9.5.1 Planned Library Program

Based on the service standards of 0.4 square feet per resident for the 5,461 residents of the Community, a library of approximately 2,184 square feet of library space will be needed to serve the needs of the residents in the Plan Area at build-out. Due to the library facilities within the University and the planned library to be constructed within Placer Vineyards, a full library is not warranted to be constructed within the Plan Area.

9.6 Schools

The Plan Area falls within three school districts as shown on Exhibit 9-5. Center Unified School District (CUSD) is located in the east portion of the Plan Area, and the Elverta Joint Elementary School District (EJESD) and the Grant Joint Union High School District (GJUHSD) are located in the west portion of the Plan Area. A site for a possible private high school, accommodating approximately 1,200 students, is provided within the University.

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

9.6.1 Student Generation and School Requirements

The demand for school facilities, sizing, location and generation rates have been based on information provided by CUSD, EJESD and GJUHSD. It should be noted that over the projected build out of the Plan Area, some of these factors may potentially change resulting in the need for more or fewer schools or for larger facilities. The total number of projected students will not necessarily occur all at once, given the long-term build out of the project. Due to the location of the University, it is assumed that many of the HDR units and the CMU units will be inhabited by students from the University, therefore not generating the standard amount of primary and high school students. However, the student generation tables assume the standard factors. The 75 retirement units, associated with the University, are excluded from the generation calculations.

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

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

Grade		Single Family Units/ LDR/ MDR		Multi-Family Units/ HDR/ CMU	Total Student Generation	School Student Capacity	Schools Required	Schools Provided
K-6 (ES)		977		0				
Student/ DU Factor	x	.354	x	.034				
Total K-6 Students		346		0	346	800	0.43	1
7-8 (MS)		977		0				
Student/ DU Factor	x	.158	x	.034				
Total 7-8 Students		154		0	154	1,000	0.15	0
9-12 (HS)		977		0				
Student/ DU Factor	x	.272	x	.042				
Total 9-12 Students		266		0	266	2,000	0.13	0

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

Table 9-5 summarizes the calculation of students and number of schools for the portion of RUSP which falls within the EJESD and GUHSD. The proposed K-8 school on Parcel 28 will accommodate students from RUSD which live within the EJESD boundaries. High school students generated from this portion of the plan area will attend a school within the GUHS district, most likely Rio Linda High School. Determination of high school attendance cannot be guaranteed and is dependent on capacity at the time the students are generated from the Plan Area.

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

Grade		Single Family Units/ LDR/ MDR		Multi-Family Units/ HDR/ CMU	Total Student Generation	School Student Capacity	Schools Required	Schools Provided
K-8 (ES)		868		424				
Student/ DU Factor	x	.3190	x	.1822				
Total K-8 Students		277		77	354	750	0.47	1
9-12 (HS)		868		424				
Student/ DU Factor	x	.1308	x	.1275				
Total 9-12 Students		114		54	168	2,000	0.08	0

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

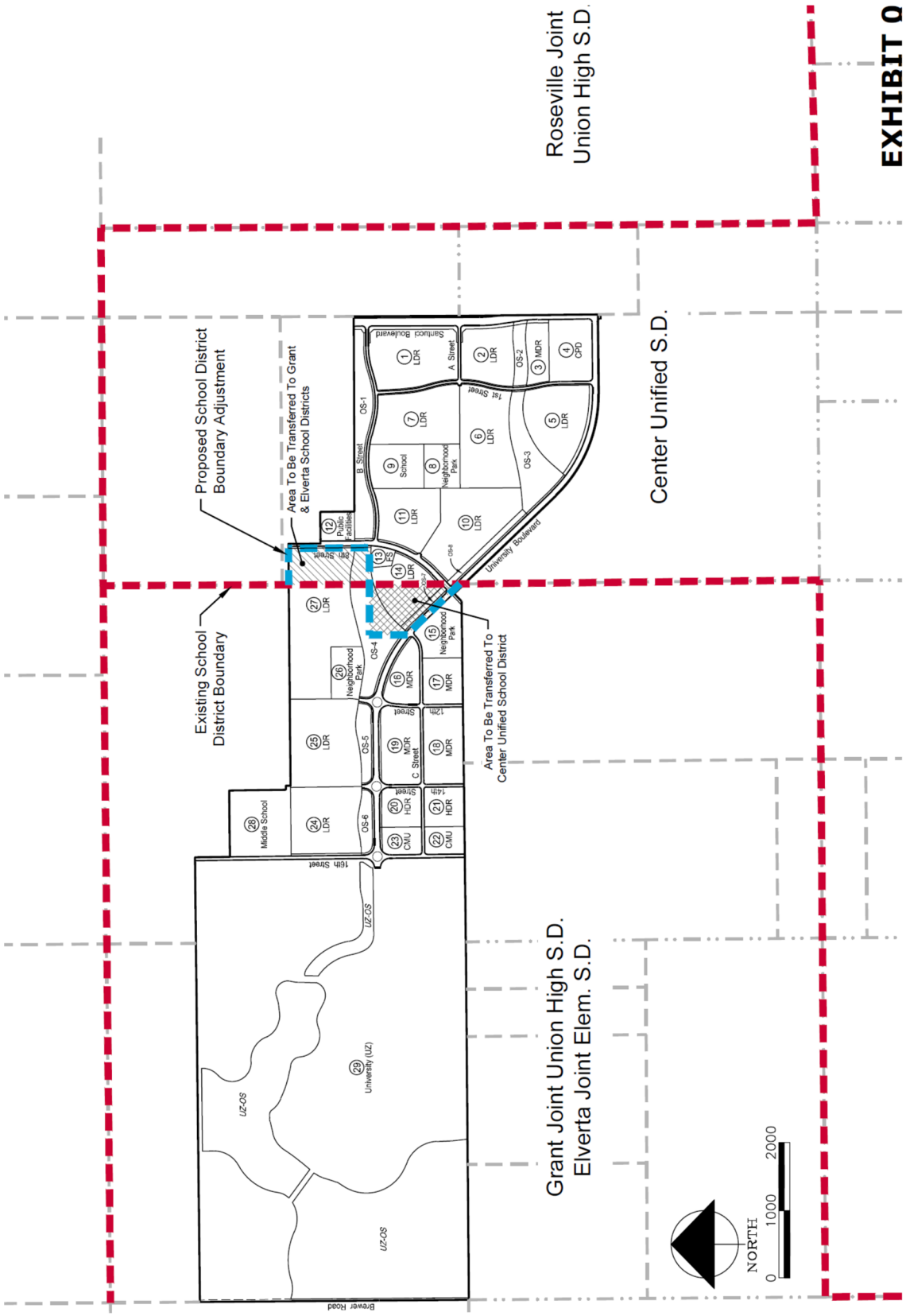


Exhibit 9-5
School District Boundaries

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Section 10 Implementation & Administration Element

10.1 Purpose

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

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

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

10.2 Administration Procedures

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

10.2.1 Specific Plan Approval

- **Regional University Specific Plan and Development Standards and Design Guidelines:** The County Board of Supervisors adopted the Regional University Specific Plan and the Regional University Development Standards and Design Guidelines.
- **Final Environmental Impact Report (FEIR):** The County Board of Supervisors certified the FEIR addressing this Specific Plan.
- **Zoning:** The County Board of Supervisors approved the Specific Plan zoning designations.
- **Public Facilities Financing Plan and Urban Services Plan:** The Board of Supervisors accepted the Public Facilities Financing Plan, which identifies the estimated costs of public facilities and describes the mechanisms for funding these facilities, and the Urban Services Plan, which identifies the level of public

services expected within the Plan Area and describes the funding methods which might be used. These plans may be updated and/or further refined prior to the recordation of the first large lot final map or approval of the first small lot tentative map within the Specific Plan.

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

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

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

10.2.2 Processing

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

10.2.3 Environmental Review

Each application for a development entitlement submitted after approval of the RUSP shall be reviewed for conformity with the RUSP and for compliance with the requirements of the California Environmental Quality Act ("CEQA"— Public Resources Code Section 21000 et seq.). An Environmental Impact Report ("EIR") was certified concurrent with the approval of the RUSP and the zoning

designations in the RUSP (the "RUSP EIR"). The RUSP EIR shall serve as the base environmental document for subsequent entitlement approvals within the Plan Area.

Under Government Code Section 65457 and Section 15182 of the CEQA Guidelines, if a public agency has prepared an EIR on a specific plan, no additional environmental document is necessarily required for approval of a residential project that is undertaken in conformity with that specific plan. Moreover, under CEQA Guidelines Section 15183, no additional environmental review is required for projects that are consistent with the zoning for which an EIR was certified, except as might be necessary to examine whether there are project-specific effects that are peculiar to the project or its site.

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

10.2.4 Subsequent Conformity Review Process

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

A. Preliminary Grading Plan (including off-site improvements)
B. Preliminary Geotechnical Report
C. Preliminary Drainage Report
D. Preliminary Water Quality BMP Plan
E. Traffic Circulation Plan
F. Traffic Study
G. Tentative Map
H. Noise Studies (& Associated Transportation & Circulation Studies)
I. Hazards/Past Uses Studies (Phase I Environmental Site Assessments, and Phase 2 limited soils investigation, and/or Preliminary Endangerment Assessment with State Department of Toxic Substances Control as determined by Environmental Health Services)
J. Mosquito Control Design Features (for waterways, underground water detention structures, water features, etc.)
K. Water Quality Related Studies/Details (BMPs, Preliminary Grading Plan, Preliminary Drainage Plan)

L. Utility Will Serve Requirements Letters (water, sewer, solid waste, reclaimed water, etc.)
M. SB 221 Water Supply Assessment Information
N. Hazardous Materials Usage Information
O. Water Supply Well Information (as applicable)
P. Biological and Cultural Resources Study
Q. Public Safety Assessment
R. Utility plan (water, waste water, recycled water)

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

♦ Noise Standards – University Stadium

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

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

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

♦ University Interim Over Flight Buffer

A private airstrip is located on property directly south of and adjacent to the University portion of the RUSP. See Exhibit 10-1 for airstrip location and over flight buffer. The airstrip runs north/south, and is located approximately 2,700 feet east of Brewer Road. The north end of the airstrip is located directly adjacent to the RUSP property. As part of the Campus Master Plan review

process described in Section 10.2.5, the proposed uses within the University shall comply with the following land use buffers in conformance with the Placer County General Plan.

- A 2,000 foot buffer shall be provided for any residential use or structure, occupied office, classroom, administration building, athletic facilities such as recreation center, stadium, gymnasium, performing arts center, or other occupied university building as measured from the end of the airstrip.
- No buffer is necessary for maintenance building, corporation yard or expansive, low-population outdoor recreation facilities such as athletic fields, open space, parks, parking lots, etc.

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

♦ **Agricultural Buffers**

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

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

All prospective property owners within the Regional University project shall be made aware of the County's "Right-to-Farm" ordinance, and it shall be disclosed that agricultural operations may occur on adjoining properties and, as provided for in Section 5.24.040(B) of the Placer County Code (Right-to-Farm), no agricultural activity, operation, or facility, or appurtenances thereof, conducted or maintained for commercial purposes, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations, shall be or become a nuisance, private or public, due to any changed condition in or about the locality.

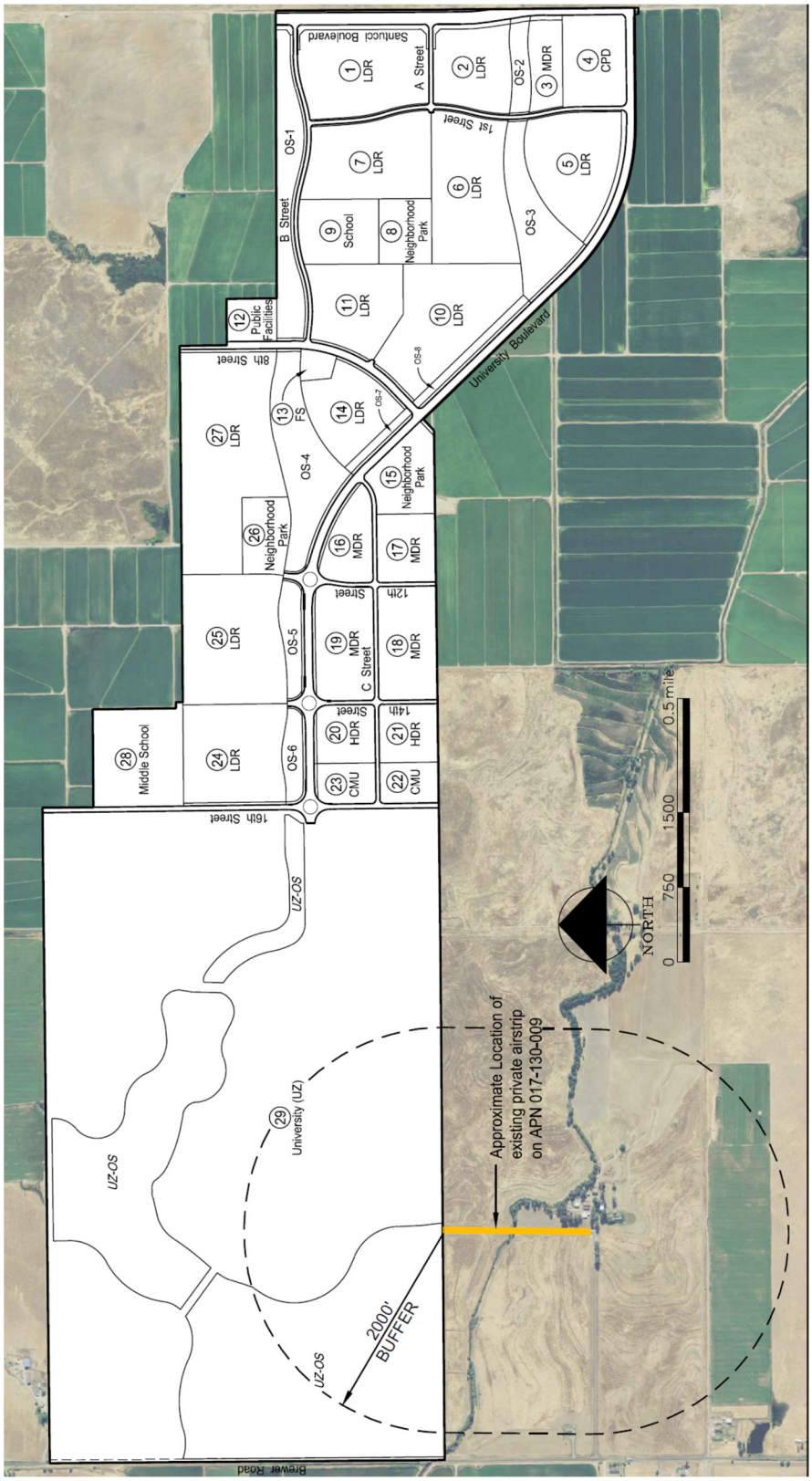

Exhibit 10-1
University Interim Over Flight Buffer

10.2.5 University Review Process

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

♦ **Campus Master Plan Review**

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

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

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

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

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

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

♦ University Site Review Process

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

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

1. Applications:

a. Content. Requests for University Site Review approval shall be filed on the forms provided by the Placer County Planning Department, and shall include the information and materials required in accordance with the Zoning Ordinance along with the appropriate application filing fee.

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

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

3. Issues to be Considered. The University Site Review shall utilize the Regional University Development Standards/ Design Guidelines and primarily focus on the adequacy and location of the necessary infrastructure to serve the University property and development impacts affecting the edge treatment along the boundaries of the University property.

Section 5 of the RUSP Development Standards and Design Guidelines identifies a 50 foot County Review Area that serves as an interface between the University and Community. The County's authority, beyond the 50 foot County Review Area, shall not include the actual design, color or materials for any

University building, nor shall it include the right to approve any landscaping design or materials for the interior of the campus.

4. Approval or Disapproval. Within thirty (30) calendar days of the acceptance of a complete application, the Planning Director shall review and consider whether the application conforms to the provisions of the Regional University Development Standards / Design Guidelines, and shall decide in a timely matter to approve or disapprove the application, as follows:

a. Basis for Approval or Disapproval. If the application substantially conforms with the RUSP Development Standards / Design Guidelines and to the extent applicable, any approved Campus Master Plan, the Planning Director shall issue a written site review approval. A site review application may be denied only if the proposal does not meet the standards of the Regional University Specific Plan, the Regional University Development Standards / Design Guidelines, any approved Campus Master Plan and, if applicable, County Development Standards.

b. Conditions of Approval. The Planning Director may impose such conditions on the site review approval as are necessary to ensure infrastructure is adequate and constructed in a timely manner and County and RUSP development standards are met.

10.3 Specific Plan Amendments and Administrative Modifications

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

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

10.3.1 Scope of Amendment

Any proposed amendments to the RUSP can include, but are not limited to changing land use designations, design criteria, development standards or policies. Amendments to this adopted Specific Plan shall be categorized by the Planning Director or his/her appointee as either an amendment or an administrative modification. Amendments will require Planning Commission review and Board of Supervisors approval. Modifications may be reviewed and acted upon by the Planning Director with no Planning Commission or Board review, unless appealed. An application, filing fee and a detailed justification statement which explains why an amendment or administrative modification

to the Specific Plan is warranted, and any other filing requirements or exhibits deemed necessary by the Planning Director shall be submitted with the request to amend the plan. All requirements of CEQA will be applicable. Applications shall be processed pursuant to Section 17.58.020 of the Placer County Zoning Ordinance.

♦ **Amendment**

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

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

♦ **Administrative Modification**

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

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

10.3.2 Minor Density Adjustment/Transfer of Density

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

It is the intent of the Specific Plan to permit flexibility in adjusting the number of residential units allocated to any large lot LDR, MDR, HDR and CMU parcel in response to market demand, subdivision design or other considerations. If such minor density adjustments fulfill the following criteria and are consistent with the intent of the RUSP and EIR, a Specific Plan amendment will not be required. Units may be transferred between such parcels provided all of the following criteria are met.

♦ **Transfers between LDR, MDR and University:**

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

♦ **Transfers from HDR:**

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

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

♦ **Transfers from CMU:**

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

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

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

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

10.4 Infrastructure Plan

10.4.1 Overview

The RUSP provides for a framework that allows the individual development of each parcel. Any parcel designated for residential, commercial, school or university land use may be developed by the respective parcel owner provided the required infrastructure and Public Facilities are designed, permitted and constructed in accordance with the Regional University Specific Plan Infrastructure Plan[1].

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

To facilitate the process of establishing infrastructure improvements required for the development of individual parcels, the infrastructure system has been divided into three categories, Common Infrastructure, Parcel Specific Infrastructure and Performance Driven infrastructure. Each infrastructure category is defined in the RUSP Infrastructure Plan[1]. The infrastructure improvements required for initial development of any individual parcel within the RUSP consist of the combination of the Common Infrastructure and Parcel Specific Infrastructure attributable to the respective parcel. After the development of the first parcel or first group of parcels, the improvements required for development of a parcel within the RUSP will consist of the combination of the Parcel Specific Infrastructure attributable to the respective parcel and any Performance Driven Infrastructure triggered by the overall development status within the Plan Area. Infrastructure triggers are specified in the RUSP Infrastructure Plan.

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

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

10.5 Financing of Public Improvements

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

10.5.1 Financing Methods

♦ **County Impact Fees**

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

♦ **School District Impact Fees**

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

- **Plan Area Fees**

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

- **Community Facilities District**

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

- **Delivery and Financing of Public Services and Infrastructure Maintenance**

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

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

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

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

The details of the funding for public services, open space and infrastructure maintenance will be determined as part of the RUSP Urban Services Plan[2] and the RUSP Development Agreement.

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[2] *Regional University Specific Plan Urban Services Plan. Prepared for KT Communities. Economic & Planning Systems, September 2008.*

♦ **Developer Financing**

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

♦ **Reimbursements**

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

♦ **Other**

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

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

10.5.2 Financing Plan

The RUSP Public Facilities Financing Plan identifies all major backbone infrastructure improvements and public facilities needed to serve the RUSP area, and describes how the financing mechanisms, (listed above), will be used to fund these improvements in a timely manner.

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