

# Section 1 Introduction

## 1.1 Purpose

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

## 1.2 Location and Description

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

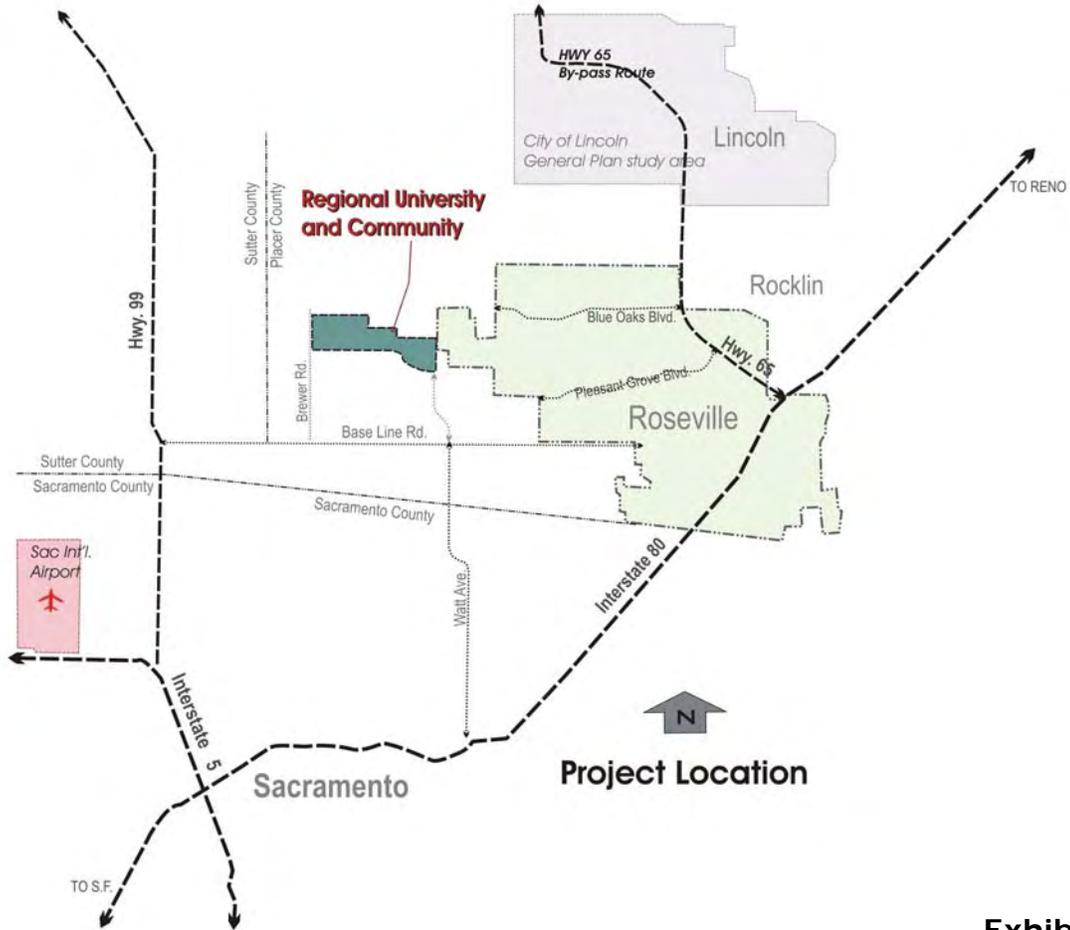
## 1.3 Project Concept

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

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



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



**Exhibit 1-1  
Project Location**

### **1.4 Legal Authority**

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

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

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

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

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

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

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

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

### **1.6.1 Environmental Impact Report**

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

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

### **1.6.2 Development Agreement**

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

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

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

### **1.6.3 Financing Plan**

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

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

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

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