



COUNTY OF PLACER
Community Development Resource Agency

John Marin, Agency Director

PLANNING

Michael J. Johnson, AICP
Planning Director

MEMORANDUM

TO: Honorable Board of Supervisors

FROM: Michael J. Johnson, Planning Director

DATE: December 9, 2008

SUBJECT: Regional University Specific Plan (PSPA T20050188),
Development Standards and Design Guidelines, Amendments to the Placer
County General Plan, Amendments to the Dry Creek / West Placer
Community Plan, Rezoning, Development Agreement, Final Environmental
Impact Report (SCH# 2005032026)

REQUESTED ACTIONS:

The Board is being asked to take final action on the Regional University Specific Plan project with the following actions:

- Certification of the project's environmental document;
- Approval of the Specific Plan and Development Standards and Design Guidelines;
- Approval of amendments to the Placer County General Plan and Dry Creek / West Placer Community Plan;
- Rezoning of the project area to Specific Plan; and
- Approval of the Project Development Agreement.

In association with these actions, the Board will also take final action to accept the Infrastructure Plan, the Public Facilities Financing Plan and the Urban Services Plan prepared for the project.

BACKGROUND/ANALYSIS:

On November 4, 2008, the Board of Supervisors closed the public hearing and unanimously adopted a motion of intent to approve the Regional University Specific Plan project. At the hearing the Board received comment letters from William D. Kopper (November 3, 2008) and Jan McKinsey (November 4, 2008), and the Board directed staff to review and provide responses to these letters, as appropriate, prior to the Board taking final action on the project entitlements. The comment letters and the County's responses to these comments are attached to this staff report (Exhibit 2). It is the staff's determination that the comments do not alter the conclusions of the Final EIR or result in any new significant impacts that were not identified in the Draft EIR.

RECOMMENDATION:

Staff recommends the Board take the following actions for approval of the Regional University Specific Plan project, which are more fully set forth in the accompanying County Counsel Memorandum to the Board of Supervisors dated December 9, 2008 (Exhibit 1):

- (1) Accept the Public Facilities Financing Plan, the Urban Services Plan and the Infrastructure Plan.
- (2) Adopt the Resolution Certifying the Final Environmental Impact Report, Adopting a Statement of Findings, a Statement of Overriding Considerations and a Mitigation Monitoring Plan for the Regional University Specific Plan, Related Entitlements and Development Agreement.
- (3) Adopt the Resolution Approving Amendments to the Placer County General Plan.
- (4) Adopt the Resolution Approving Amendments to the Dry Creek / West Placer Community Plan.
- (5) Adopt the Resolution Adopting the Regional University Specific Plan.
- (6) Adopt the Ordinance Approving the Regional University Development Standards and Design Guidelines.
- (7) Adopt the Ordinance Rezoning Certain Properties Within the Regional University Specific Plan.
- (8) Adopt the Ordinance Adopting a Development Agreement for Properties Within the Regional University Specific Plan.

Respectfully submitted,



MICHAEL J. JOHNSON, AICP
Planning Director

EXHIBITS

Exhibit 1, County Counsel Memorandum to Board of Supervisors dated December 9, 2008, including all Resolutions and Ordinances required for the project entitlements – Subject: Approval of the Regional University Specific Plan and Related Entitlements.

Exhibit 2, Comment letters from William D. Kopper (November 3, 2008) and Jan McKinsey (November 4, 2008) and County responses to comments.

cc:

Julie Hanson, Applicant Representative
Patrick Hindmarsh, PBS&J Consultant

Copies sent by Planning:

Paul Thompson, Planning Department
Jennifer Dzakowic, Planning Department
John Marin, CDRA Director
Wes Zicker, Engineering & Surveying Division
Phil Frantz, Engineering & Surveying Division
Ken Grehm, DPW Transportation
Andrew Gaber, DPW Transportation
Jill Pahl, Environmental Health Services
Tom Christofk, Air Pollution Control District
Andrew Darrow, Flood Control District
Andy Fisher, Facility Services-Parks Division
Jim Durfee, Facility Services
Scott Finley, County Counsel's Office
Allison Carlos, County Executive Office
Rui Cunha, Office of Emergency Services
Bob Eicholtz, CDF/Placer County Fire
Christine Turner, Agricultural Commissioner
City of Roseville, Community Development Department
Placer County Water Agency

OFFICE OF THE COUNTY COUNSEL

To: Honorable Board of Supervisors
From: Scott H. Finley, Supervising Deputy County Counsel
Date: December 9, 2008
Subject: Approval of the Regional University Specific Plan and Related Entitlements

On November 4, 2008, your Board adopted a motion of intent to approve the Regional University Specific Plan. To approve the Regional University Specific Plan, your Board should now take each of the following actions in the order presented:

Motion to Accept: (a) the Public Facilities Financing Plan; (b) the Urban Services Plan; and (c) the Infrastructure Plan, for the Regional University Specific Plan.

Motion to Adopt the Resolution Certifying the Final Environmental Impact Report, Adopting a Statement of Findings, a Statement of Overriding Considerations and a Mitigation Monitoring Plan for the Regional University Specific Plan, Related Entitlements and Development Agreement. The Resolution is attached as Attachment 1.

Motion to Adopt the Resolution Approving Amendments to the Placer County General Plan. The Resolution is attached as Attachment 2.

Motion to Adopt the Resolution Approving Amendments to the Dry Creek-West Placer Community Plan. The Resolution is attached as Attachment 3.

Motion to Adopt the Resolution Adopting the Regional University Specific Plan. The Resolution is attached as Attachment 4.

Motion to Adopt the Ordinance Approving the Regional University Development Standards and Design Guidelines. The Ordinance is attached as Attachment 5.

Motion to Adopt the Ordinance Rezoning Certain Properties Within Regional University Specific Plan. The Ordinance is attached as Attachment 6.

Motion to Adopt the Ordinance Adopting a Development Agreement for Properties Within the Regional University Specific Plan. The Ordinance is attached as Attachment 7.

Exhibit 1