Recommendations of the Planning Commission to the Board of Supervisors

Regional University Specific Plan and Related Entitlements

The Planning Commission of Placer County, having held public hearings and having reviewed and considered the Regional University Specific Plan Final Environmental Impact Report, the proposed amendments to the Placer County General Plan, the proposed amendments to the Dry Creek West Placer Specific Plan, the proposed Regional University Specific Plan dated September 10, 2008, the proposed Regional University Specific Plan Development Standards and Design Guidelines dated September 10, 2008, the proposed rezoning, the proposed form of the Development Agreement between the County of Placer and Angelo K. Tsakopoulos, William C. Cummings, and Placer 2780, a California limited partnership, the staff report, public comment, all written comments received and responses thereto and all oral testimony in relation thereto, hereby recommends that the Placer County Board of Supervisors take the following actions:

- 1) Adopt a resolution to approve the amendments to the General Plan, attached hereto as Exhibit 1, based upon the following finding:
 - A) The amendments are consistent with the objectives, policies, general land uses and programs otherwise specified in the Placer County General Plan and support and enhance the general health, safety and welfare of the residents of the County.
- 2) Adopt a resolution to approve the amendments to the Dry Creek West Placer Community Plan, attached hereto as Exhibit 2, based upon the following finding:
 - A) The amendments are consistent with the objectives, policies, general land uses and programs otherwise specified in the Placer County General Plan and in the Dry Creek West Placer Community Plan and support and enhance the general health, safety and welfare of the residents of the County.
- 3) Adopt a resolution to approve the Regional University Specific Plan dated September 10, 2008, based upon the following findings:
 - A) The Specific Plan is consistent with the objectives, policies, general land uses and programs specified in the Placer County General Plan, including but not limited to the policies and standards as set forth in Part III, General Standards for Consideration of Future Amendments to the General Plan;

- B) The Specific Plan contains all of the elements required by Government Code section 65451;
- C) Although some impacts are insignificant or can be mitigated to a level of less than significant, the Specific Plan will have significant environmental impacts on the environment in some instances. The Board can adopt a statement of overriding considerations in accordance with Section 18.20.070(A)(2) of the Placer County Code and the California Environmental Quality Act;
- D) The Specific Plan is not within the area of any airport land use plan.
- 4) Adopt an ordinance to approve the Regional University Plan Development Standards and Design Guidelines dated September 10, 2008, based upon the following finding:
 - A) The Development Standards and Design Guidelines are consistent with the objectives, policies, general land uses and programs specified in the Placer County General Plan and in the Regional University Specific Plan.
- 5) Adopt an ordinance to approve the rezoning of the properties described in Exhibit 3 attached hereto to Specific Plan District, Regional University Specific Plan (SPL-RUSP) based upon the following finding:
 - A) The rezoning is consistent with the objectives, policies, general land uses and programs specified in the Placer County General Plan and the Regional University Specific Plan.
- 6) Adopt an ordinance to approve Development Agreements between the County of Placer and Angelo K. Tsakopoulos, William C. Cummings, and Placer 2780, a California limited partnership, in the form attached hereto as Exhibit 4, based upon the following findings:
 - A) The Development Agreement is consistent with the objectives, policies, general land uses and programs specified in the Placer County General Plan;
 - B) The Development Agreement is compatible with the uses authorized in, and the regulations proscribed for, the land use districts in which the real property subject to the Development Agreement is located;
 - C) The Development Agreement is in conformity with public convenience, general welfare and good land use practice;

- D) The Development Agreement will not be detrimental to the health, safety and general welfare of persons residing in Placer County;
- E) The Development Agreement will not adversely affect the orderly development of property or the preservation of property values.

Exhibit 1: Placer County General Plan Amendments

Exhibit 2: Dry Creek West Placer Community Plan Amendments

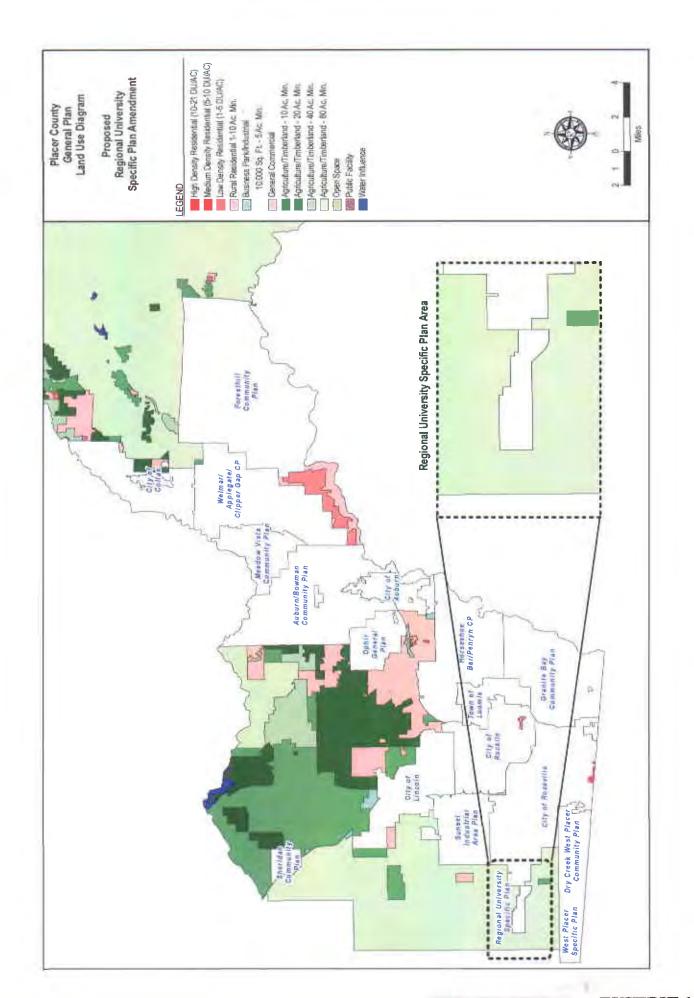
Exhibit 3: List of Property to be Rezoned Exhibit 4: Form of Development Agreement

General Plan		CLACER COUNTY GENERAL PLAN AMENDMENTS General Plan language proposed for amendment. (Additional text is
Page Number	Policy	shown as <u>underlined</u> , deleted text is shown as <u>strikeout</u>)
Part I - Land	Use/Circulatio	n Diagrams and Standards
	Generalized Land Use Diagram	Amend Generalize Land Use diagram to show Specific Plan area(s) as Urban (Refer to Exhibit 1-A).
	Land Use Diagram	Amend Land Use Diagram to show Specific Plan area (s) Refer to Exhibit 1-B).
21	Land Use Buffer Zone Standards	Amend 2 nd paragraph as follows: This <i>General Plan</i> requires the use of buffer zones in several types of development. While the exact dimensions of the buffer zones and specific uses allowed in buffer zones will be determined through the County's specific plan, land use permit, and/or subdivision review process, buffer zones must conform to the following standards (as illustrated conceptually in Figures I-2 through I-7); provided, however, different buffer zone standards may be established within a Specific Plan as part of the Specific Plan approval.
28	Circulation Diagram	Circulation Diagram – Amend diagram to include Specific Plan roadways, including 16th Street and Dyer Lane. Change the designation for Watt Avenue to "Thoroughfare."
30	Table I-7	Table I-7 – Functional Classifications, of the Placer County General Plan, Part I Land Use/Circulation Diagrams and Standards, shall be amended to include the following proposed project roads: • University Boulevard • "A" Street • "B" Street Any changes to the names of the proposed roads listed above would be reflected in Table I-7 of the General Plan.
Part II - Goal	s, Policies, and	Implementation
Section 1 - La	nd Use	
40	1.H.4.	The County shall allow the conversion of existing agricultural land to urban uses only within community plan or specific plan areas, and within city spheres of influence, or where designated for urban development on the General Plan Land Use Diagram.
40	1.H.5.	The County shall require development within or adjacent to designated agricultural areas to incorporate design, construction, and maintenance techniques that protect agriculture and minimize conflicts with adjacent agricultural uses, except as may be determined to be unnecessary or inappropriate within a Specific Plan as part of the Specific Plan approval.
40	1.H.6	The County shall require new non-agricultural development immediately adjacent to agricultural lands to be designed to provide a buffer in the form of a setback of sufficient distance to avoid land use

47	1.0.1	conflicts between the agricultural uses and the non-agricultural uses except as it may be determined to be unnecessary or inappropriate within a Specific Plan as part of the Specific Plan approval. Such setback or buffer areas shall be established by recorded easement or other instrument, subject to the approval of County Counsel. A method and mechanism (e.g., a homeowners association or easement dedication to a non-profit organization or public entity) for guaranteeing the maintenance of this land in a safe and orderly manner shall be also established at the time of development approval. Except as otherwise provided in the Design Guidelines of an approved Specific Plan, tThe County shall require all new development to be designed in compliance with applicable provisions of the Placer County
		Design Guidelines Manual.
Section 3	- Transportation	n and Circulation
69	3.A.7.	The County shall develop and manage its roadway system to maintain the following minimum levels of service (LOS), or as otherwise specified in a Community or Specific Plan. a. LOS "C" on rural roadways, except within one-half mile of state highways where the standard shall be LOS "D."
		b. LOS "C" on urban/suburban roadways except within one-half mile of state highways where the standard shall be LOS "D."
		c. An LOS no worse than specified in the Placer County Congestion Management Program (CMP) for the state highway system.
		The County may allow exceptions to these levels of service standards where it finds that the improvements or other measures required to achieve the LOS standards are unacceptable based on established criteria. In allowing any exception to the standards, the County shall consider the following factors:
		 The number of hours per day that the intersection or roadway segment would operate at conditions worse than the standard. The ability of the required improvement to significantly reduce peak hour delay and improve traffic operations. The right-of-way needs and the physical impacts on surrounding properties. The visual aesthetics of the required improvement and its impact on community identity and character. Environmental impacts including air quality and noise impacts. Construction and right-of-way acquisition costs. The impacts on general safety. The impacts of the required construction phasing and traffic maintenance. The impacts on quality of life as perceived by residents. Consideration of other environmental, social, or

		economic factors on which the County may base findings to allow an exceedance of the standards.
		Exceptions to the standards will only be allowed after all feasible measures and options are explored, including alternative forms of transportation.
70	3.A.8.	The County's level of service standards for the State highway system shall be no worse than those adopted in the Placer County Congestion Management Program (CMP).
70	3.A.12.	The County shall require an analysis of the effects of traffic from all land development projects. Each such project shall construct or fund improvements necessary to mitigate the effects of traffic from the project consistent with Policy 3.A.7. Such improvements may include a fair share of improvements that provide benefits to others.
Section 5	- Recreational ar	nd Cultural Resources
98	5.A.16	Except as otherwise provided in an approved Specific Plan, tThe County should not become involved in the operation of organized, activity-oriented recreation programs, especially where a local park or recreation district has been established.
99	5.A.25.	The County shall encourage the establishment of activity-oriented recreation programs for all urban and suburban areas of the County. Except as otherwise provided in an approved Specific Plan, sSuch programs shall be provided by jurisdictions other than Placer County including special districts, recreation districts or public utility districts.
Section 7	- Agricultural ar	nd Forestry Resources
123	7.B.1.	The County shall identify and maintain clear boundaries between urban/suburban and agricultural areas and require land use buffers between such uses where feasible, except as may be determined to be unnecessary or inappropriate within a Specific Plan as part of the Specific Plan approval. These buffers shall occur on the parcel for which the development permit is sought and shall favor protection of the maximum amount of farmland.
Section 9	- Noise	
137	9.A.2.	The County shall require that noise created by new non-transportation noise sources be mitigated so as not to exceed the noise level standards of Table 9-1 as measured immediately within the property line of lands designated for noise-sensitive uses: provided, however, the noise created by occasional events occurring within a stadium on land zoned for university purposes may temporarily exceed these standards as provided in an approved Specific Plan.
Part III-C	Jeneral Standard	s for the Consideration of Future Amendments to the General Plan
146		Amend 2 nd sentence of 2 nd paragraph as follows: The County will not consider GPAs in the Future Study Area until an application for the West Placer Specific Plan has been adopted accepted by the County.





Community Plan Page Number	Goal/ Policy	Community Plan language proposed to be revised. (Additional text is shown as <u>underlined</u> , deleted text is shown as <u>strikeout</u>)
Section IV-7	Fransport	ation/Circulation
122	6	The Capital Improvement Program (CIP) shall strive to maintain be sufficient to ensure a minimum level of service (LOS) "C" on the Community Plan area's road network – Given the projected build-out of the Community Plan area and implementation of the CIP.
124	9	The level of service (LOS) on roadways and intersections identified on the Capital Improvement Program (CIP) shall be a Level C or better. The first priority for available funding shall be the correction of potential hazards. Land development projects shall be approved only if LOS C can be sustained on the CIP roads and intersection after: a. Traffic from approved projects has been added to the system. b. Improvements funded by this program have been constructed. The County may allow exceptions to this level of service standard where if finds that the improvements or other measures required to achieve the LO standard are unacceptable based on established criteria. In allowing any exception to the standard, the County shall consider the following factors: • The number of hours per day that the intersection or roadway segment would operate at conditions worse than the standard. • The ability of the required improvement to significantly reduce peak hour delay and improve traffic operations. • The right-of-way needs and the physical impacts on surrounding properties. • The visual aesthetics of the required improvement and its impact on community identity and character. • Environmental impacts including air quality and noise impacts. • Construction and right-of-way acquisition costs. • The impacts on general safety. • The impacts of the required construction phasing and traffic maintenance. • The impacts on quality of life as perceived by residents. • Consideration of other environmental, social, or economic factors on which the County may base findings to allow an exceedance of the standards.
		Exceptions to the standard will only be allowed after all feasible measures and options are explored, including alternative forms of transportation.

