



AGENDA

October 25, 2018

PLANNING COMMISSION MEETING

7:00 p.m.

Council Chambers
311 Vernon Street
Roseville, California

THE CITY OF ROSEVILLE WELCOMES YOUR PARTICIPATION

If an agenda item is open to public comment, such public comment shall be addressed to the chair of the meeting.

Public Comment - Speakers have three minutes under Public Comment to speak on issues that are not listed on the agenda and are within the City's jurisdiction. The Brown Act does not permit any action or discussion on items not listed on the agenda.

Consent Calendar - If applicable, the Consent Calendar consists of routine items that may be approved by one motion. Any person can remove an item from the Consent Calendar to be discussed separately.

Agenda Items - Speakers have five minutes to address items that are listed on the agenda.

Americans with Disabilities Act - Notify the City Clerk or Secretary at least 72 hours in advance if special assistance is required to participate in a meeting including the need of auxiliary aids or services.

Audio/Visual Presentations - If making a presentation regarding an agenda item, audio/visual materials must be submitted to the City Clerk or Secretary at least 72 hours in advance.

Roseville City Clerk 311 Vernon Street, Roseville, CA 916-774-5200 TDD 916-774-5220

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PLEDGE OF ALLEGIANCE**
4. **PUBLIC COMMENTS**
5. **CONSENT CALENDAR**
- 5.1. MINUTES OF OCTOBER 11, 2018

5.2. WRSP PCL W-13 – VILLAGE 13D CADENCE DRRS – 3070 PLEASANT GROVE BL – FILE # PL18-0326

5.3. SVSP PCL JM-2 – DRRS FOR LDR SETBACK VARIATIONS – 1050 VISTA GRANDE BL – FILE # PL18-0314

6. REQUESTS/PRESENTATIONS

6.1. HPCO PCL CO-21, -31, -41, -42 – CAMPUS OAKS COMMERCIAL – 1495 BLUE OAKS BL – FILE # PL18-0080

7. BOARD MEMBER / COMMISSIONER / STAFF REPORT

8. ADJOURNMENT



PLANNING COMMISSION COMMUNICATION

Title: MINUTES OF OCTOBER 11, 2018

Contact:

Meeting Date: 10/25/2018

Item #: 5.1.

ATTACHMENTS:

Description

Minutes of October 11, 2018



DRAFT MINUTES

October 11, 2018

PLANNING COMMISSION MEETING

7:00 p.m.

City Council Chambers

311 Vernon Street Roseville, California

1. CALL TO ORDER

Chair Krafka called the meeting to order at 7:02 p.m.

2. ROLL CALL

Commissioner Brashears – Present

Commissioner Caporusso – Present

Commissioner Dohner – Absent, *Excused*

Commissioner Houdesheldt – Absent, *Excused*

Commissioner Jensen - Absent, *Excused*

Commissioner Mendonsa – Present

Chair Krafka – Present

3. PLEDGE OF ALLEGIANCE

Commissioner Caporusso led those in attendance in the Pledge of Allegiance.

Greg Bitter, Planning Manager, addressed the commission regarding the network and technology issues. He stated that the meeting will not be telecast live, but will be documented on a video recording. Additionally, Power Point presentations are not available, so presentations will be given without graphics.

4. PUBLIC COMMENTS

Chair Krafka opened the Public Comment. Hearing none, Chair Krafka closed the Public Comment.

5. CONSENT CALENDAR

5.1. MINUTES OF SEPTEMBER 27, 2018.

MOTION

Motion by Commissioner Brashears, seconded by Commissioner Mendonsa, to approve the Consent Calendar.

The motion passed with the following roll call vote:

Ayes: Brashears, Mendonsa, Krafka

Noes: None

Abstain: Caporusso

6. REQUESTS/PRESENTATIONS

6.1. NCRSP PCL 35 — GALLERIA SPECIFIC PLAN AMENDMENT — 1151 GALLERIA BOULEVARD – FILE # PL18-0032.

Associate Planner, Lauren Hocker, presented the staff report, read into the record the new memorandum from Marcus J. Lo Duca, Law Office of Marcus J. Lo Duca, read into the record an email from Justin Raithel, Revolutions Naturopathic, and responded to questions.

Chair Krafka opened the public hearing and invited comments from the applicant and/or audience.

Jeff Richardson, Westfield Galleria, Roseville, addressed the Commission and responded to questions. He stated he had received a copy of the staff report and was in agreement with staff's recommendation.

Public Comment

- None

Commissioner Comments

- None

Chair Krafka closed the public hearing and asked for a motion.

MOTION

Commissioner Caporusso made the motion, seconded by Commissioner Brashears, to:

- A. Recommend City Council approval of the text-only specific plan amendment of the North Central Roseville Specific Plan with the following revised language which was read into the record:

“Manufacturer direct-to-consumer automotive sales/leasing, for no more than one auto manufacturer, with a maximum of 5,000 square feet for a showroom within the Galleria containing no more than five (5) display vehicles, and no more than eight (8) vehicles combined for test drives/ sale or lease purposes. Reserved parking spaces for such vehicles outside the display space within the Galleria shall be in a location not visible from public streets.”

The motion passed with the following roll call vote:

Ayes: Caporusso, Mendonsa, Brashears, Krafka

Noes: None

Abstain: None

7. COMMISSIONER / STAFF REPORT

Staff Reports:

- There will be Planning Commission Meetings held, as scheduled, through the rest of the year.

Commissioner Reports:

- Commissioner Caporusso stated that he will be unable to attend the October 25, 2018 Planning Commission Meeting.

8. ADJOURNMENT

Chair Krafka asked for a motion to adjourn the meeting.

MOTION

Commissioner Brashears made the motion, seconded by Commissioner Mendonsa, to adjourn the meeting.

The motion passed unanimously at 7:16 p.m.



PLANNING COMMISSION COMMUNICATION

Title: WRSP PCL W-13 – VILLAGE 13D CADENCE DRRS – 3070 PLEASANT
GROVE BL – FILE # PL18-0326

Contact:

Meeting Date: 10/25/2018

Item #: 5.2.

ATTACHMENTS:

Description

Staff Report

Attachment 1

Attachment 2

Exhibit A

ITEM 5.2: **DESIGN REVIEW PERMIT FOR RESIDENTIAL SUBDIVISION – WRSP PCL W-13 – VILLAGE 13D CADENCE DRRS – 3070 PLEASANT GROVE BOULEVARD – FILE # PL18-0326**

REQUEST

The applicant requests approval of a Design Review Permit for a Residential Subdivision to review the architecture and home designs for 88 lots in the Westpark Village 13D subdivision, known as Cadence. No changes to the existing development standards are proposed.

Applicant/Property Owner – David Judy, KB Home Sacramento, Inc.

SUMMARY RECOMMENDATION

The Planning Division recommends that the Planning Commission take the following actions:

- A. Adopt the two (2) findings of fact and approve the Design Review Permit for Residential Subdivision subject to twenty-seven (27) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

There are no outstanding issues associated with this request. The applicant has reviewed and is in agreement with all recommended conditions of approval.

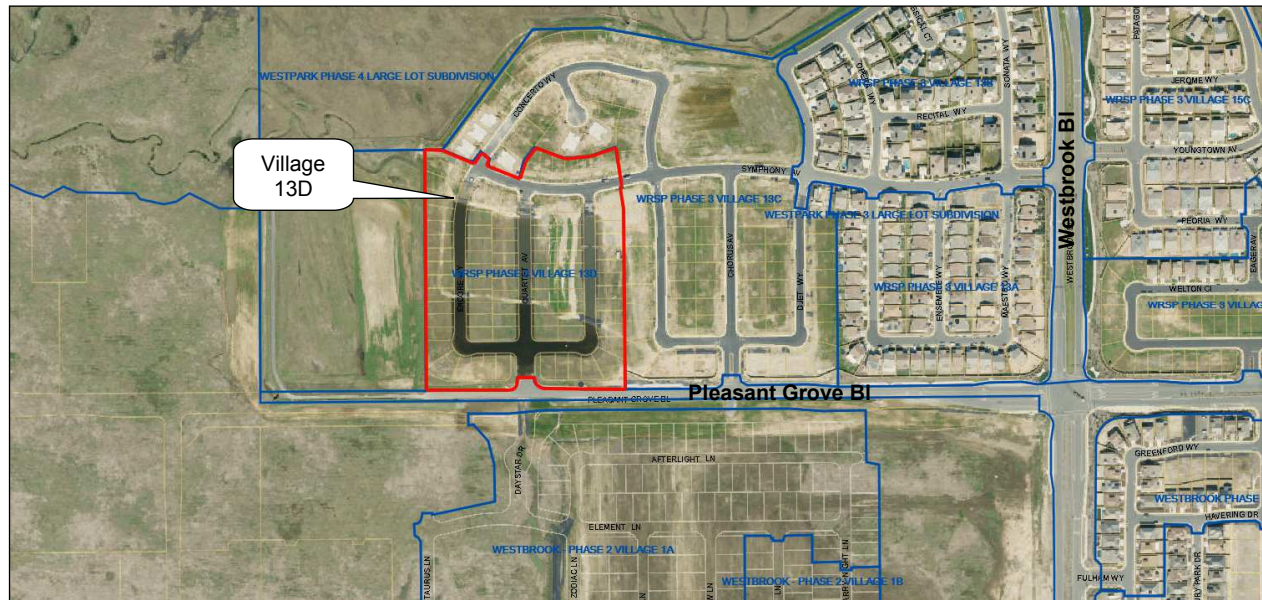
BACKGROUND

The project site is located in Westpark Phase 3 on Parcel 13D of the West Roseville Specific Plan (WRSP), near the northwest corner of Westbrook Boulevard and Pleasant Grove Boulevard (Figure 1). The site is adjacent to undeveloped low density residential parcels to the north and east, an undeveloped high density residential parcel to the west, and Pleasant Grove Bl. to the south.

On November 18, 2010, the Planning Commission approved a Specific Plan Amendment (file #2010PL-050) to modify the 139-acre Westpark Phase 3 portion of the Specific Plan. The amendment included increasing the density of Parcel W-13 from 4.4 to 5.2 units per acre. With that request, 309 units zoned Small Lot Residential/Development Standards (RS/DS) were approved for construction on Parcel W-13 over four phases (13A: 74 lots; 13B: 60 lots; 13C: 87 lots; 13D: 88 lots). The Tentative Subdivision Map for Parcel W-13 was approved concurrent with the Specific Plan Amendment. At this time, a majority of the units in Village 13A and 13B are constructed and have been granted occupancy, while Village 13C and 13D have not yet been constructed.

Modified RS development standards were approved for Village 13D to allow for smaller lot sizes and reduced rear yard space. A condition of approval was added to the WRSP Phase 3 Amendment stating that approval of a Design Review Permit for a Residential Subdivision (DRRS) would be required prior to the construction of Village 13D to ensure the proposed lot sizes would be adequate for development. To fulfill this condition, the applicant (KB Homes) is currently requesting a DRRS to allow the construction of 88 detached single-family homes in Village 13D. Each lot is a minimum of 4,275 square feet in area, exceeding the minimum lot size requirement of 3,600 square feet for an interior lot. The proposed homes will be built consistent with the WRSP RS development standards and no deviation from these standards is requested.

Figure 1: Project Area



SITE INFORMATION

Location: 3070 Pleasant Grove Boulevard, WRSP Village 13D

Total Size: ±13 acres (Lots 222-309)

Topography and Setting: The project site was previously graded and is relatively flat. Residential streets have also been graded and utilities have been stubbed to the future home pads. Surrounding land uses are low density residential to the north, south, and east, and high density residential to the west.

EVALUATION

This project is subject to the development standards of the City's Zoning Ordinance, the City's Community Design Guidelines (CDG), and the West Roseville Specific Plan (WRSP). Attachment 1 includes the applicable WRSP RS development standards. As mentioned above, the homes will comply with these standards. Exhibit A includes conceptual elevations showing architectural treatment, lot layout, floor plans, and landscape.

Plan Types: The project includes three plan types, all of which are two-story, ranging in size from 2,137 square feet to 2,620 square feet. Table 1 identifies the square footage and number of bedrooms for each plan type. All plans include a two-car garage, covered entries, and covered backyard patios. Each plan has approximately 1,350 square feet of rear yard space, which exceeds the minimum useable open space requirement of 450 square feet.

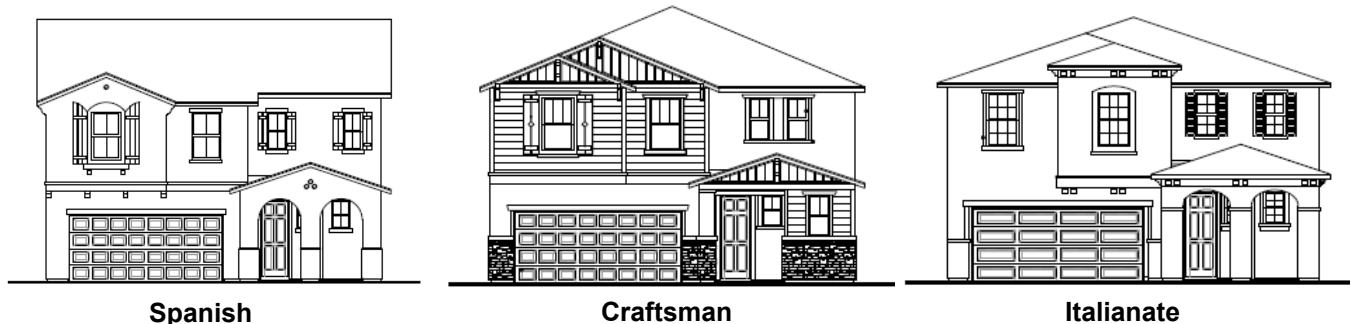
Table 1: Plan Type Features and Dimensions

Plan Type	Square Footage	Bedrooms
Plan 2137	2,137	3
Plan 2487	2,487	3
Plan 2620	2,620	4

Streetscape: Each of the three floor plans will be offered in one of three architectural styles—Spanish, Craftsman, and Italianate. All homes will be two-story, ranging in height from approximately 25 feet to 28 feet. An example of the elevations is shown in Figure 2. Visual depth and interest on the homes' façades

are provided by incorporating building projections, varied roof forms, and variation in color and materials. Architectural treatment will be applied to all elevations, and all exterior windows and doors will be trimmed. Street-facing elevations (applicable to corner lots and lots backing up to Pleasant Grove Bl.) will include enhanced treatments including decorative trim details on the windows and enhanced siding. Overall, the design of the project provides a visually engaging and cohesive streetscape.

Figure 2: Sample Elevations (Plan 2137)



Color and Materials: Each of the three architectural styles will offer three color schemes consisting of natural or neutral tones. Attachment 2 includes sample color renderings. The color schemes are similar to the colors used in the nearby subdivisions. The designs incorporate a mix of materials (i.e., stucco, lap siding, and stone) and decorative embellishments (i.e., corbels, gables, and window shutters) which add visual interest and character to the project.

Landscape: The proposed landscape will include a mix of groundcovers, shrubs of varying heights, and accent trees for the front yard. The selected landscape will provide a mix of colors and textures which will complement the streetscape. As proposed and conditioned, the landscape will be consistent with the WRSP Landscape Guidelines and the City's Water Efficient Landscape Ordinance (WELO).

FINDINGS

Section 19.78.060.B of the Zoning Ordinance Section stipulates that two (2) findings must be made in order to approve a DRRS. The required findings for a DRRS are listed below in ***bold italics***.

- 1. The residential design, including the height, bulk, size and arrangement of buildings is harmonious with other buildings in the vicinity.***
- 2. The residential design is consistent with applicable design guidelines.***

CONCLUSION

Staff has reviewed the development plans for Parcel W-13D and found them to be consistent with the applicable standards and guidelines. In addition, the proposed size and overall design of the project is compatible with the existing housing products located in the nearby villages. In fact, KB Homes is one of the builders working on other nearby subdivisions. The project is also consistent with the applicable design guidelines as it will incorporate a variety of cohesive architectural styles, creating a visually interesting streetscape. As discussed above and as conditioned, staff supports approval of the proposed project.

ENVIRONMENTAL DETERMINATION

The Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15182, which states:

Where a public agency has prepared an EIR on a specific plan after January 1, 1980, no EIR or negative declaration need be prepared for a residential project undertaken pursuant to and in conformity to that specific plan if the project meets the requirements of this section.

The exemption applies unless one of the conditions requiring a Subsequent, Supplemental, or Addendum environmental document exist (pursuant to CEQA Guidelines Section 15160–15170). The project is consistent with the adopted specific plan. A Final Environmental Impact Report was certified for the WRSP on February 4, 2004 (SCH # 2002082057). City staff determined that the adopted infrastructure and financing plans are sufficient to support the Project, making any additional studies unnecessary, and that no material alterations have occurred on the site or in the vicinity which would require additional discussions or analysis. Furthermore, the current proposed action is a Design Review of the proposed home plans. Mitigation adopted as part of the prior environmental documents has been reviewed to determine if any measures apply to this Design Review; there is no applicable mitigation.

PUBLIC OUTREACH

The proposed project was distributed to all internal and external agencies and departments who have requested such notice, and all comments or recommended conditions of approval have been incorporated into the project, as appropriate. A notice of the public hearing was published on October 12, 2018 and a notice of hearing was also distributed to all property owners within 300 feet of the site, and to the Roseville Coalition of Neighborhood Associations. To date, no comments have been received on the project.

RECOMMENDATION

The Planning Division recommends the Planning Commission take the following actions:

- A. Adopt the two (2) findings of fact as listed in the staff report and approve the **DESIGN REVIEW PERMIT FOR RESIDENTIAL SUBDIVISION – 3070 PLEASANT GROVE BL. – WRSP PCL W-13 – VILLAGE 13D CADENCE DRRS – FILE # PL18-0326** subject to twenty-seven (27) conditions of approval.

CONDITIONS OF APPROVAL FOR DESIGN REVIEW PERMIT FOR RESIDENTIAL SUBDIVISION (FILE # PL18-0326)

1. The development standards, unit designs and landscape plans for WRSP PCL W-13 – Village 13D Cadence are approved as shown in Exhibit A, except as modified by these conditions of approval. (Planning)
2. This Design Review Permit approval shall be effectuated within a period of two (2) years from **October 25, 2018** and if not effectuated shall expire on **October 25, 2020**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **October 25, 2021**.
3. The landscape plan shall comply with the Landscape Guidelines for West Roseville Specific Plan and the City of Roseville Water Efficient Landscape Ordinance. (Planning)
4. The project shall comply with all required environmental mitigation identified in the West Roseville Specific Plan certified by the City of Roseville on February 4, 2004 (SCH# 2002082057). (All Departments)
5. To provide variation along the streetscape, no two identical unit designs shall be located adjacent to one another. (Planning)

PRIOR TO ISSUANCE OF BUILDING PERMITS:

6. The project Landscape Plans shall comply with the following:
 - a) The Landscape Plan shall indicate the location of, and be designed to avoid conflicts with, all pole-mounted light fixtures and utility equipment including (but not limited to) electric transformers, switchgear, and overhead lines, backflow preventers, fire department connections, and public water, sewer, and storm drain facilities. (Planning, Fire, EUD, Electric, Public Works)
 - b) At a minimum, landscaped areas not covered with live material shall be covered with a rock, (3") bark (no shredded bark) or (3") mulch covering. (Planning)
7. All on-site external lighting shall be installed and directed to have no off-site glare. (Planning)
8. Building permit plans shall comply with all applicable code requirements (California Building Code – CBC – based on the International Building Code, California Green Building Standards Code-CGBSC, California Mechanical Code – CMC – based on the Uniform Mechanical Code, California Plumbing Code – CPC – based on the Uniform Plumbing Code, California Fire Code – CFC – based on the International Fire Code – with City of Roseville Amendments – RFC, California Electrical Code – CEC – based on the National Electrical Code, and California Energy Standards – CEC T-24 Part 6), California Title 24 and the American with Disabilities Act - ADA requirements, and all State and Federally mandated requirements in effect at the time of submittal for building permits (contact the Building Division for applicable Code editions). (Building)
9. Prior to the issuance of building permits, the property owner shall pay into the following fee programs: Citywide Drainage Fee, Citywide Traffic Mitigation Fee (TMF), Highway 65 Joint Partners Association (JPA), South Placer Regional Transportation Authority (SPRTA), and City/County Fee. (Engineering)
10. The design and installation of all fire protection equipment shall conform to the California Fire Code and the amendments adopted by the City of Roseville, along with all standards and policies implemented by the Roseville Fire Department. (Fire)
11. The applicable codes and standards adopted by the City shall be enforced at the time construction plans have been submitted to the City for permitting. (Fire)
12. Testing of all fire systems shall be performed prior to opening the sales office for business. (Fire)
13. Framing construction cannot commence until access roads and public fire hydrants are approved by the Fire Department. (Fire)
14. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 500' on center. Fire hydrants shall not be located at the end of any residential court. Preferred location would be street corners and entry points to a subdivision. (Fire)
15. Minimum fire flow is 1,500 gallons per minute with 20 lbs. residual pressure. The fire flow and residual pressure may be increased, as determined by the Fire Marshal, where the project utility lines will serve non-residential uses. Fire hydrants shall not be placed behind vehicle parking stall not viewable from the public street. (Fire)
16. If this project will be phased, the fire department requirements for access and circulation throughout shall be approved by the City for such proposal. Access road shall comply in accordance with the California Fire Code, 2016 with the City of Roseville's Amendments. A separate phasing plan shall be reviewed and approved by this department. (Fire)

17. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

DURING CONSTRUCTION AND PRIOR TO ISSUANCE OF OCCUPANCY PERMITS:

18. All electric metering shall be directly outside accessible. (Electric)

19. It is the responsibility of the developer to ensure that all existing electric facilities remain free and clear of any obstruction during construction and when the project is complete. (Electric)

OTHER CONDITIONS OF APPROVAL:

20. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance project construction is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday. Provided, however, that all construction equipment shall be fitted with factory installed muffling devices and that all construction equipment shall be maintained in good working order. (Building)

21. The developer (or designated consultant) shall certify that the building foundation location has been placed according to all approved setback requirements shown on the approved site plan. The developer shall prepare a written statement confirming building placement and provide an original copy to the City Building Department Field Inspector at the time of or prior to the foundation inspection. (Building)

22. The required width of fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. Minimum required widths and vertical clearances established by the Fire Code shall be maintained at all times during construction. Closure of accesses for fire apparatus by gates, barricades and other devices shall be prohibited unless approved by the Fire Chief. (Fire)

23. Temporary aboveground storage tanks may be used at construction sites for diesel fuel only and shall not exceed 1,000 gallon capacity. Tanks shall comply with all provisions found within the Fire Code. A Fire Department Permit shall be obtained prior to tank installation. The permit shall expire after 90 days from the date of issuance, unless extended by the Fire Chief. (Fire)

24. Following the installation of the landscaping, all landscape material shall be maintained in a healthy and weed free condition; dead plant material shall be replaced immediately. All trees shall be maintained and pruned in accordance with the accepted practices of the International Society of Arboriculture (ISA). (Planning)

25. Fences and walls shall be consistent with the locations and treatments specified in the West Roseville Specific Plan Design Guidelines. (Planning)

26. The location and design of the gas service shall be determined by PG&E. The design of the gas service for this project shall not begin until PG&E has received a full set of City approved improvement plans for the project. (PG&E)

27. Any relocation or modification to the existing utility facilities or other existing improvements required for the development of this subdivision shall be at the developer's expense. (Electric, Environmental Utilities, Engineering, Fire)

ATTACHMENTS

1. RS/DS Development Standards
2. Renderings

EXHIBIT

A. Plans (Typical Streetscape, Floor Plans, Elevations, Lot Layout, Landscape)

Note to Applicant and/or Developer: Please contact Planning Division staff at (916) 774-5276 prior to the Commission meeting if you have any questions on any of the recommended conditions for your project. If you challenge the decision of the Commission in court, you may be limited to raising only those issues which you or someone else raised at the public hearing held for this project, or in written correspondence delivered to the Planning Manager at, or prior to, the public hearing.

WESTPARK PHASE 3 VILLAGE 13D
DEVELOPMENT STANDARDS

Description	Standard
Zoning	RS/DS (attached sidewalk)
Minimum lot area (Sqft)	
Interior	3,600
Corner	4,400
Minimum lot width	
Interior	45'
Corner	55'
Permitted Density	
Residential Density	1 Dwelling 1 second unit
Setbacks (attached sidewalk)	
Front Living (from back of walk)	15'
Front Porch (from back of walk)	12.5'
Front Garage (from back of walk w/rollup door)	18'
Front Side Load Garage	15'
Side, Interior	5'
Side, Corner	5'
street side on first floor	12.5'
street side on second floor	15'
Rear	10' min with min usable open space of 450 sqft
Maximum lot coverage	NONE
Maximum building height	
Principal Building	35'
Design Review	YES
Supplemental Design Guidelines	
Front Yard Stagger	None
Stagger for 3 rd Car Garages	2' between 3 rd car bay and two-car garage
Two-story unit mix	No limit
Separation between 2nd Story Elements	10' min from adjacent 2-story dwellings
Building Exterior	Architectural Enhancement treatment shall be applied to rear elevations of a building that backs up to Pleasant Grove Boulevard

ATTACHMENT 2



2487 A - Scheme 2
CA - NB Hamptons Traditional



2620 C - Scheme 7
CA - NB Hamptons Traditional



2487 B - Scheme 5
CA - NB Hamptons Traditional



2487 C - Scheme 8
CA - NB Hamptons Traditional



2620 A - Scheme 3
CA - NB Hamptons Traditional



2620 B - Scheme 4
CA - NB Hamptons Traditional



2137 A - Scheme 1
CA - NB Hamptons Traditional



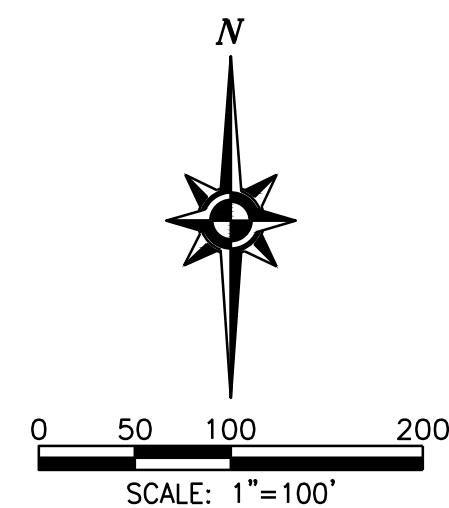
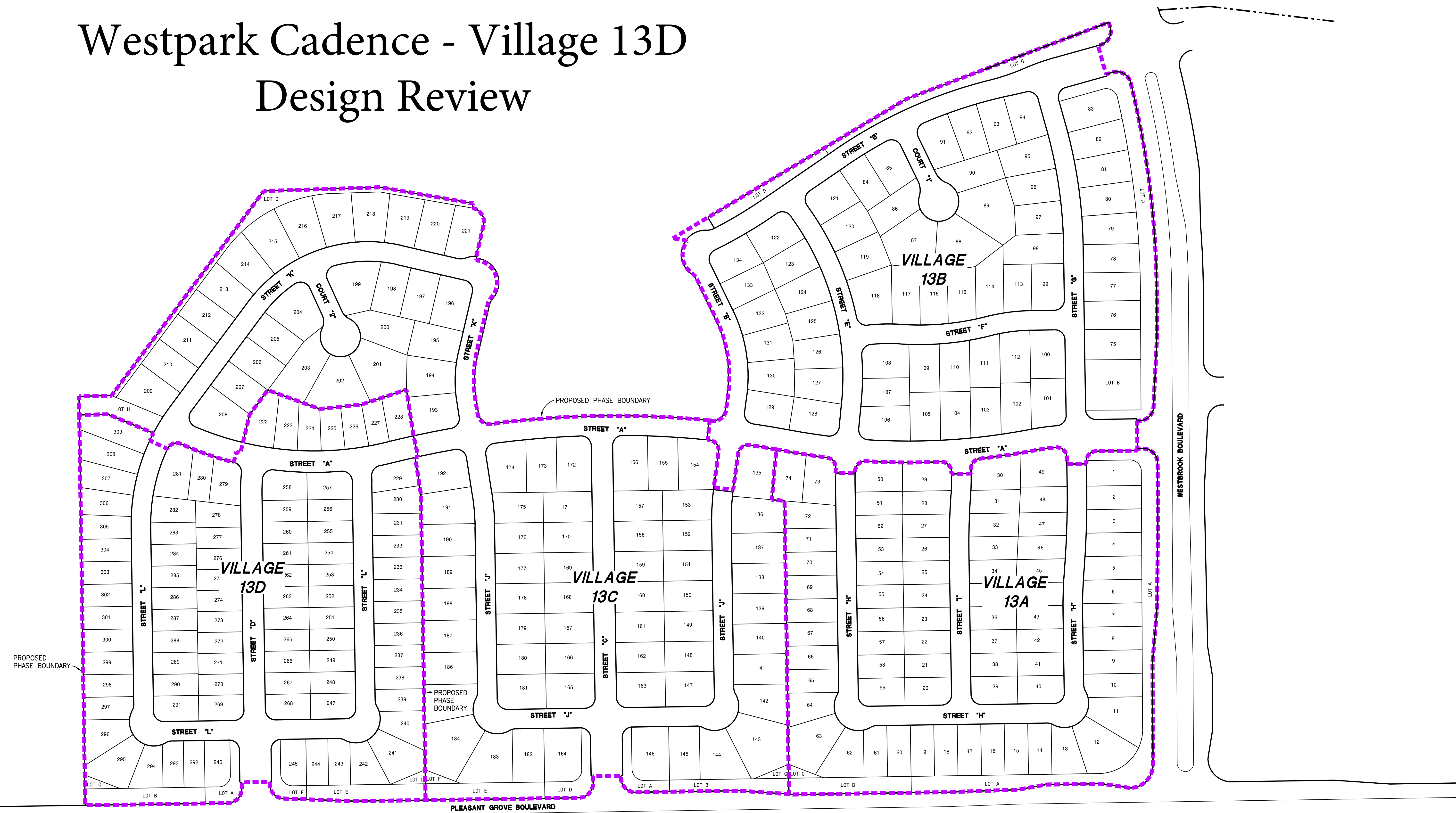
2137 B - Scheme 6
CA - NB Hamptons Traditional



2137 C - Scheme 9
CA - NB Hamptons Traditional

Westpark Cadence - Village 13D

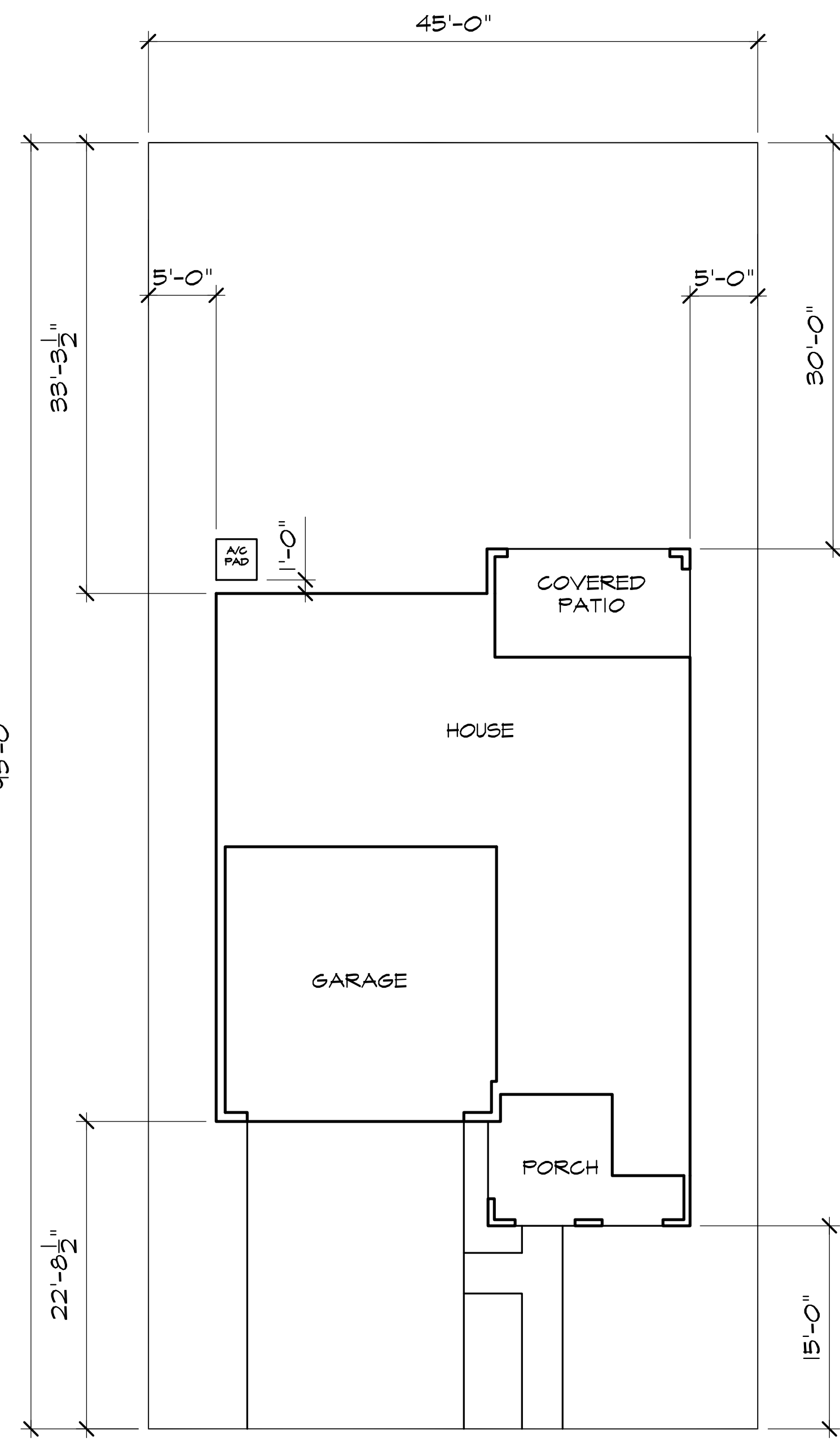
Design Review



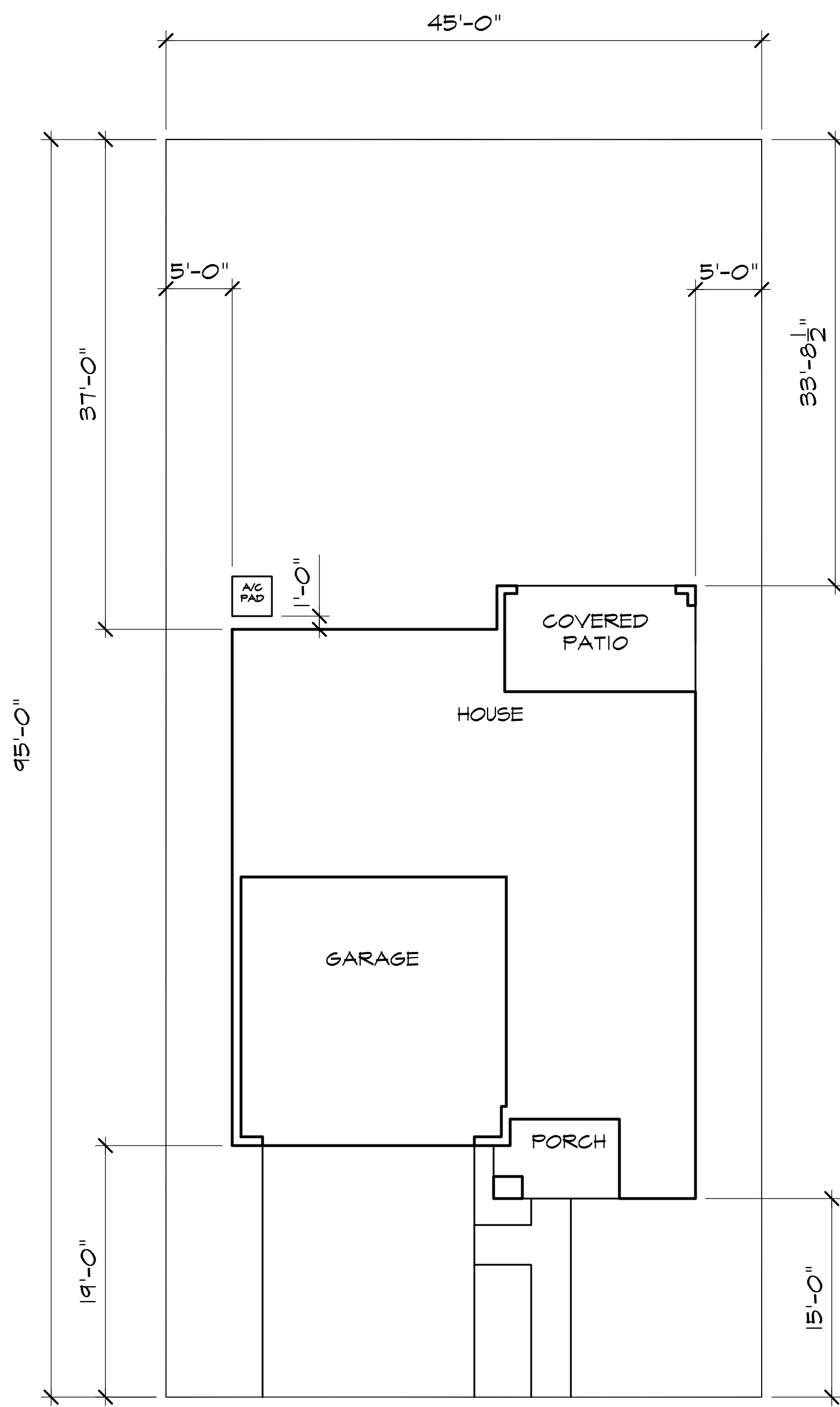
Phasing Exhibit

Westpark Village 13

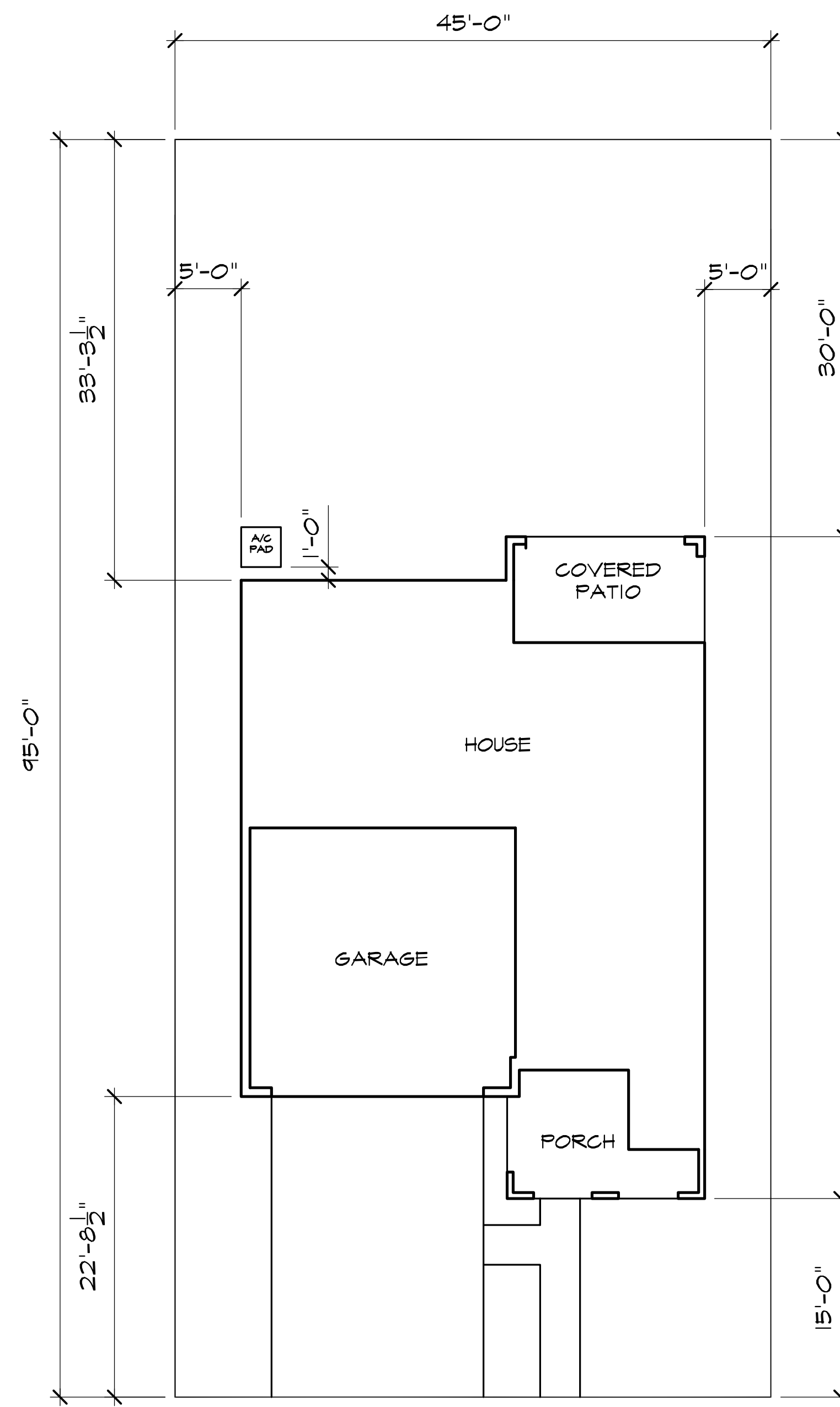
Roseville **MACKEY & SOMPS** California
Scale 1"=100' ENGINEERS PLANNERS SURVEYORS
1502 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189
August 29, 2013
18463-00



'A'



'B'



'C'

PLAN 235.2137

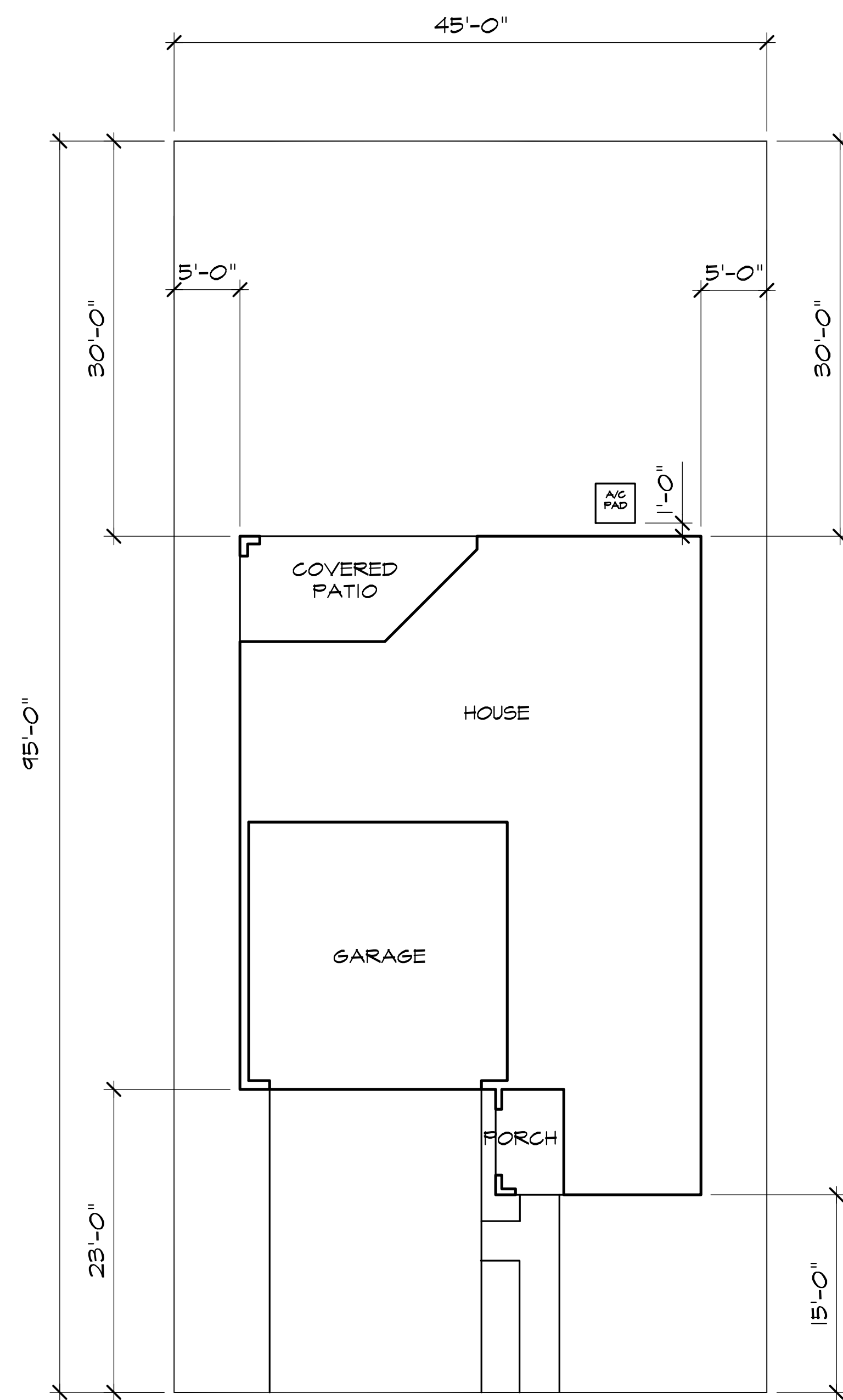
PLOT PLANS
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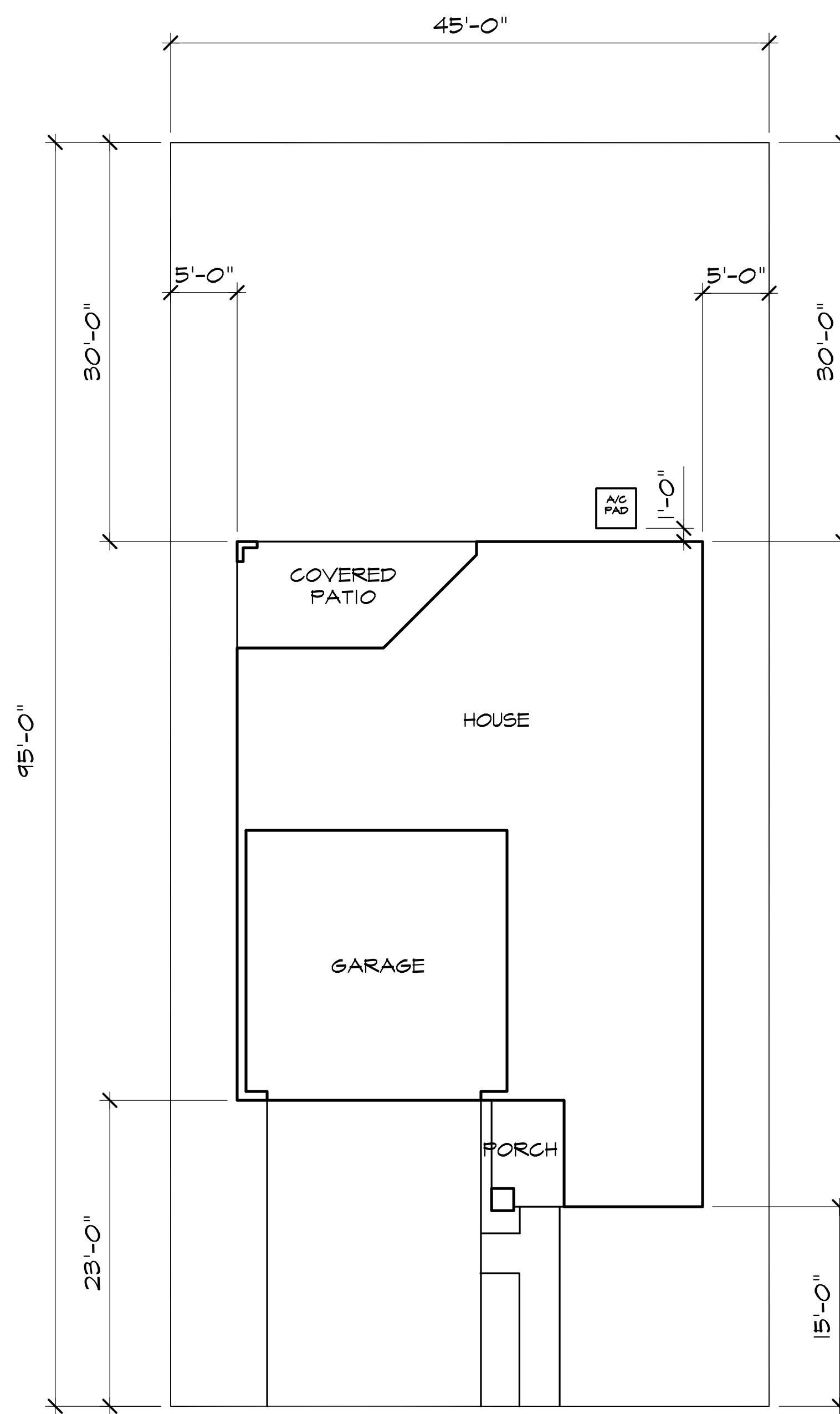
KB Home Central California
3005 Douglas Blvd, Suite 250
Roseville, CA 95661
(916) 945-3880
CITY OF ROSEVILLE

WESTPARK CADENCE - VILLAGE 13D

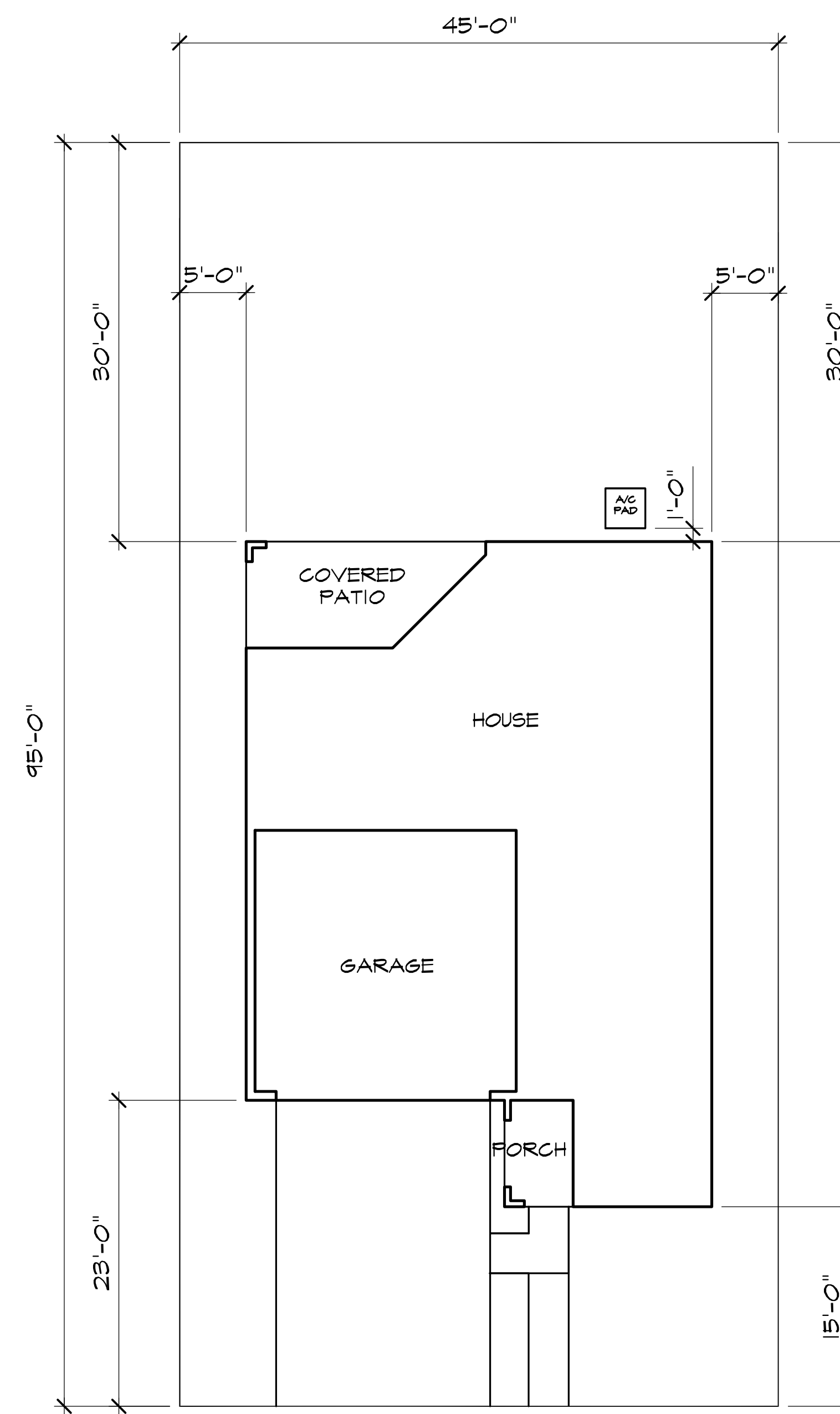
PLAN No. : ALL PLANS
JOB No. : 500-456
STORY: 2-STORY
SEPTEMBER 28, 2018



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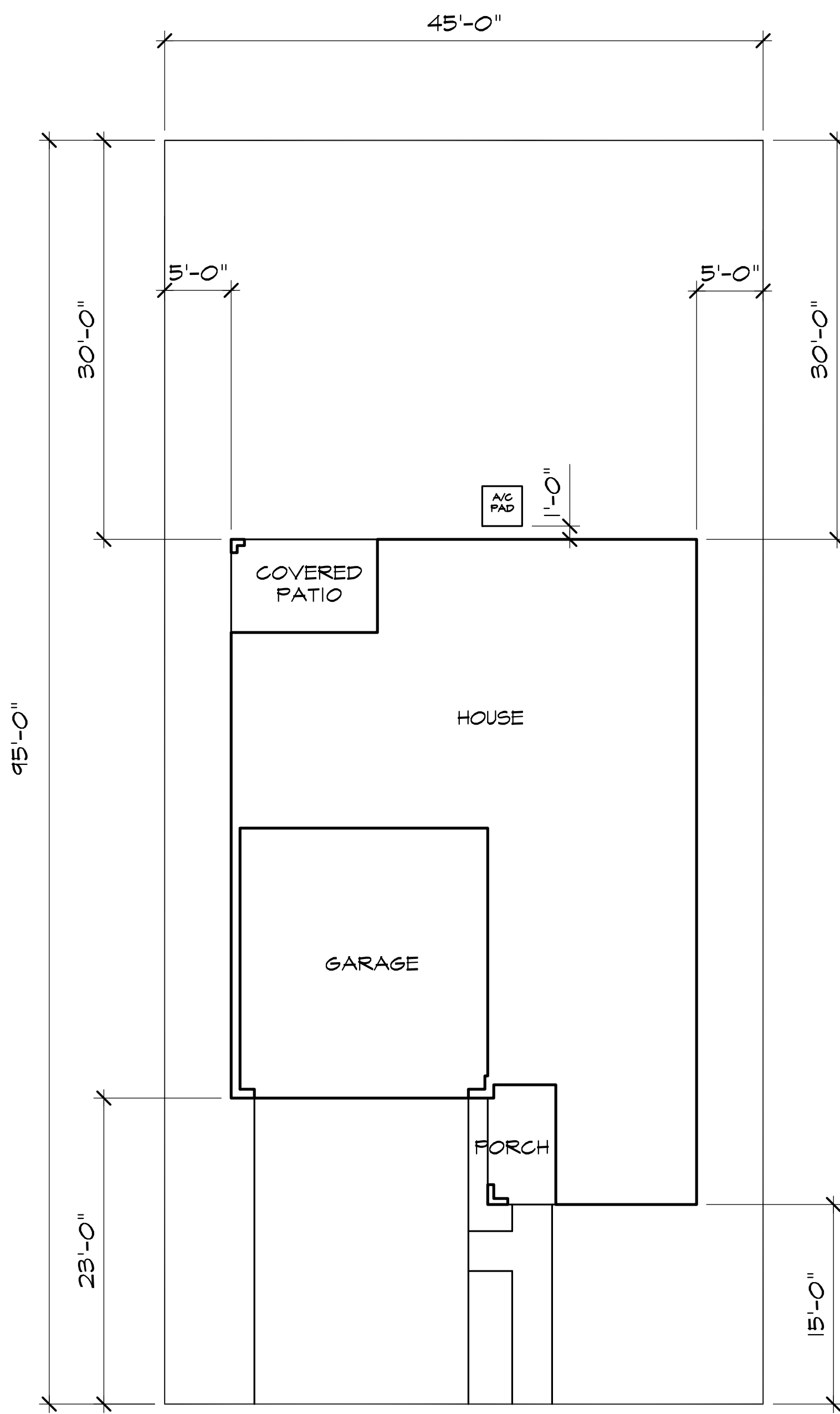
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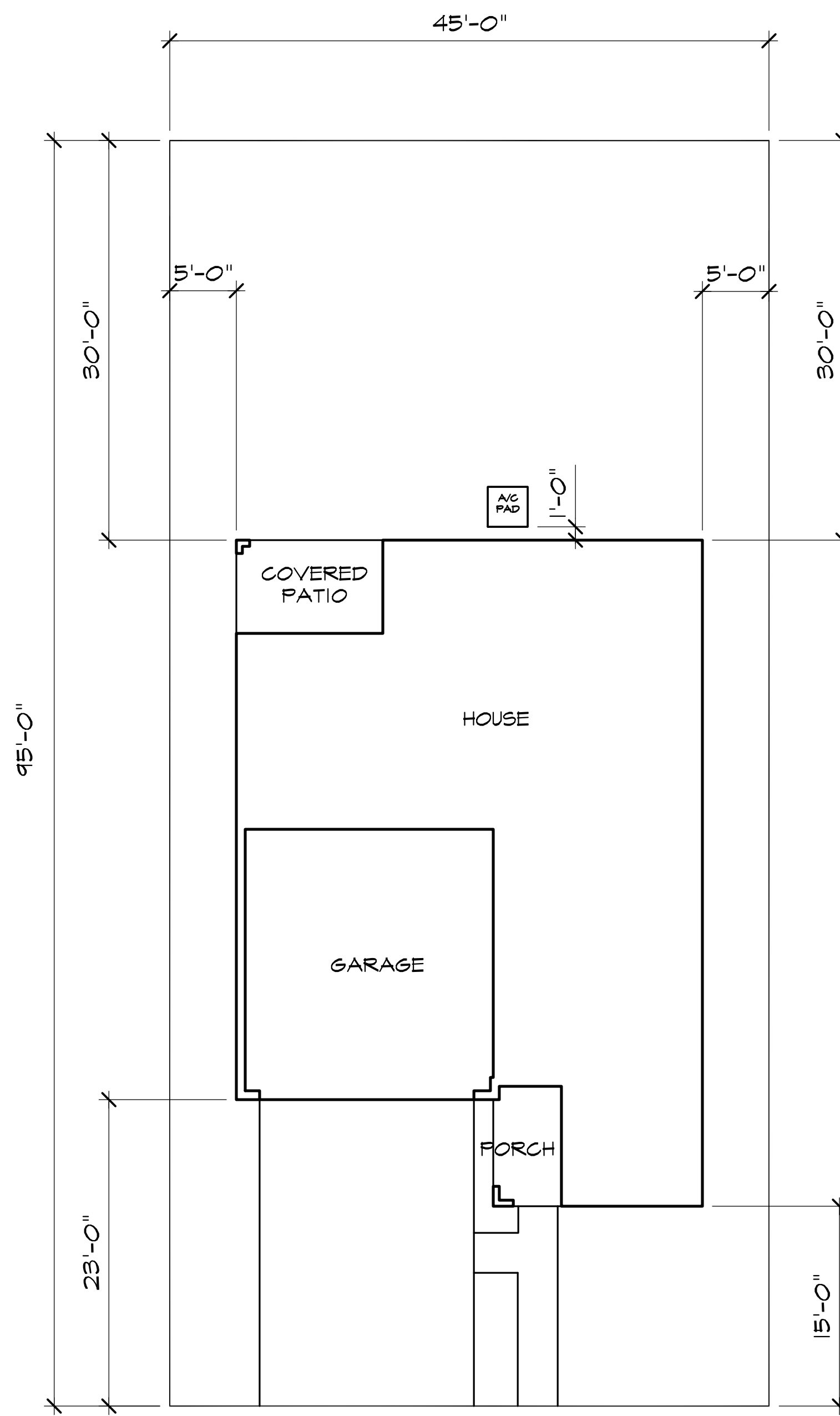
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PLAN 235.2487

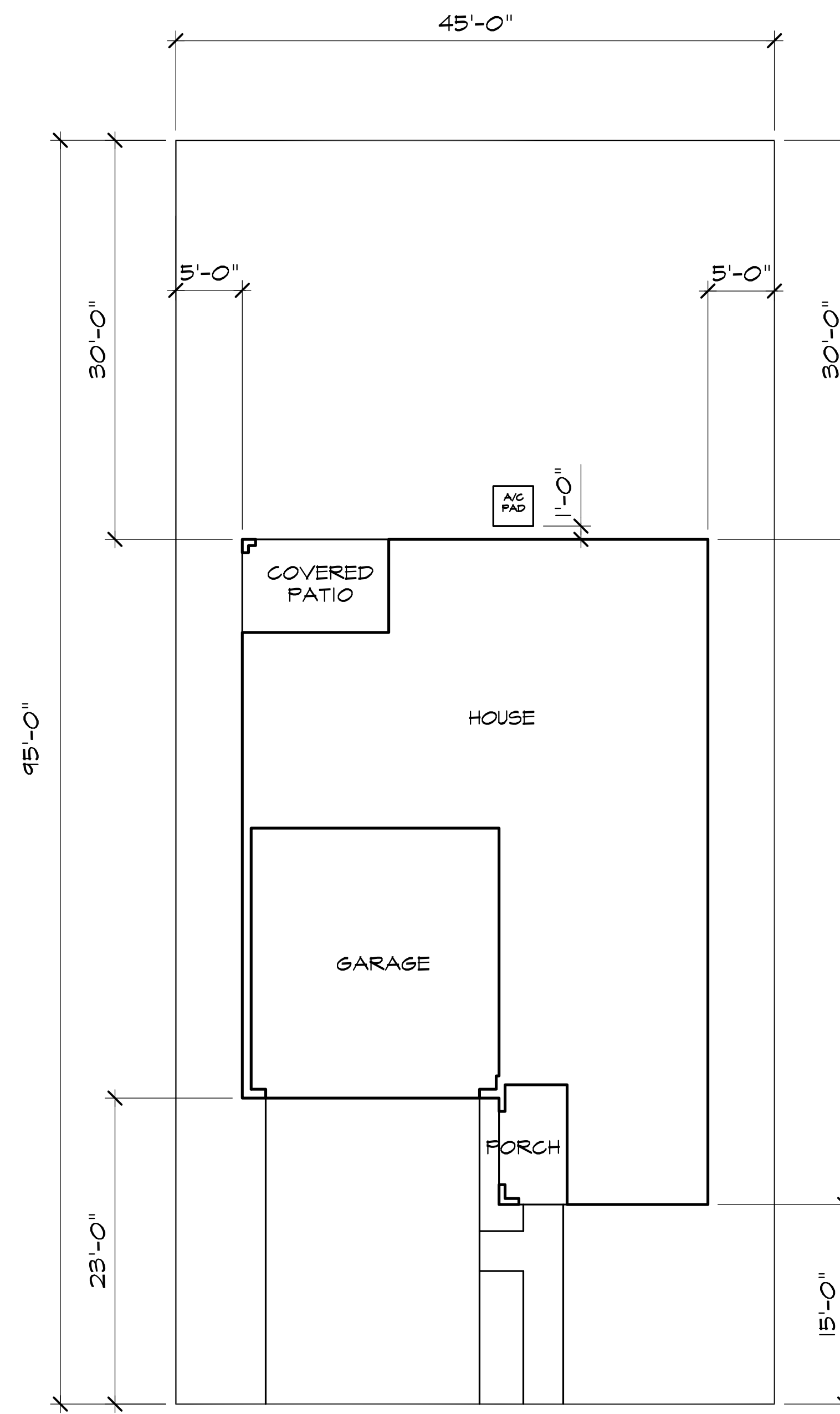
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'A'



'B'



'C'

PLAN 235.2620

PLOT PLANS
SCALE: 1/8" = 1'-0"



KB Home Central California
3005 Douglas Blvd, Suite 250
Roseville, CA 95661
(916) 945-3880
CITY OF ROSEVILLE

WESTPARK CADENCE - VILLAGE 13D

PLAN No. : ALL PLANS
JOB No. : 500-456
STORY: 2-STORY
SEPTEMBER 28, 2018

WESTPARK CADENCE VILLAGE 13D

Central California Division
Project #500456
Rev. September 28, 2018

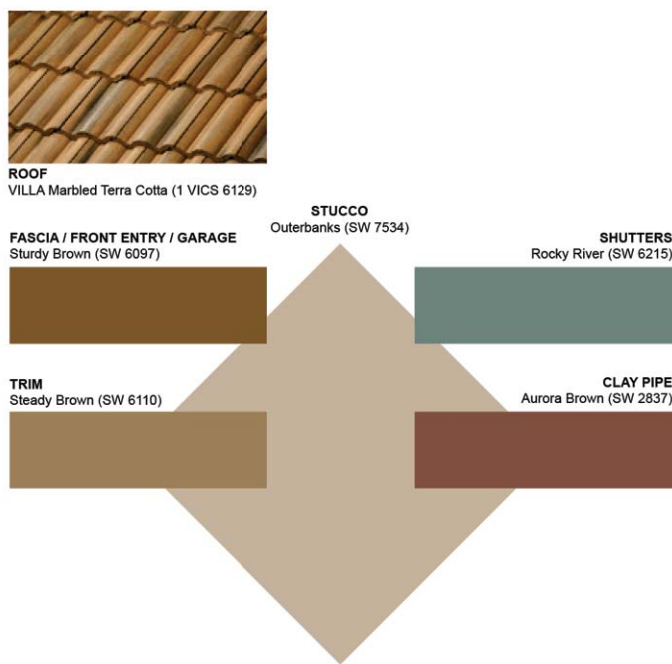


SCHEME 1

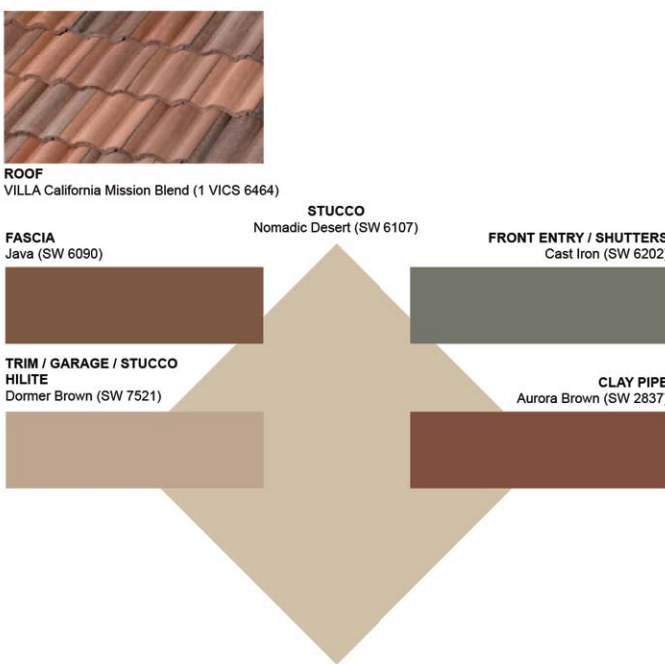


SPANISH 'A' ELEVATIONS

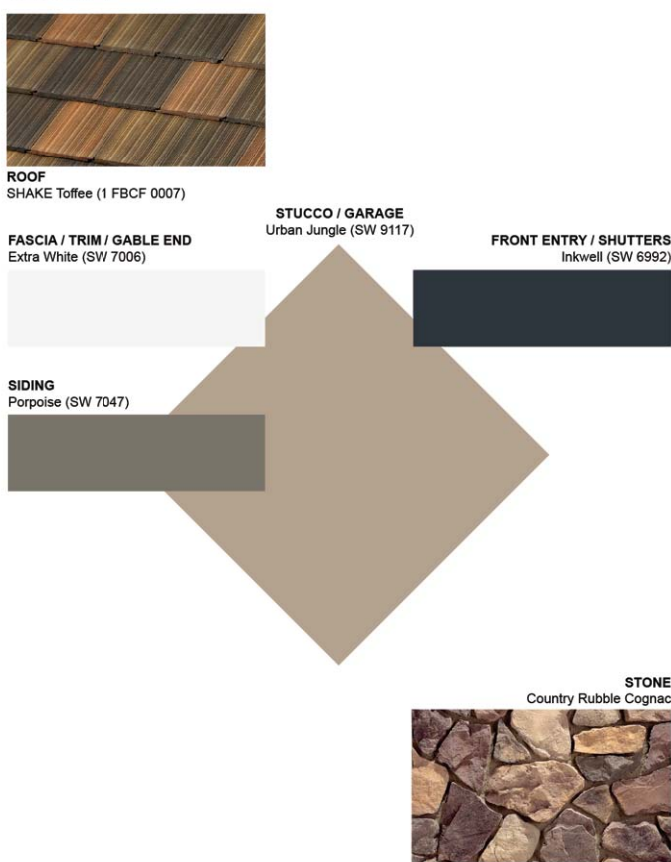
SCHEME 2



SCHEME 3



SCHEME 4



CRAFTSMAN 'B' ELEVATION

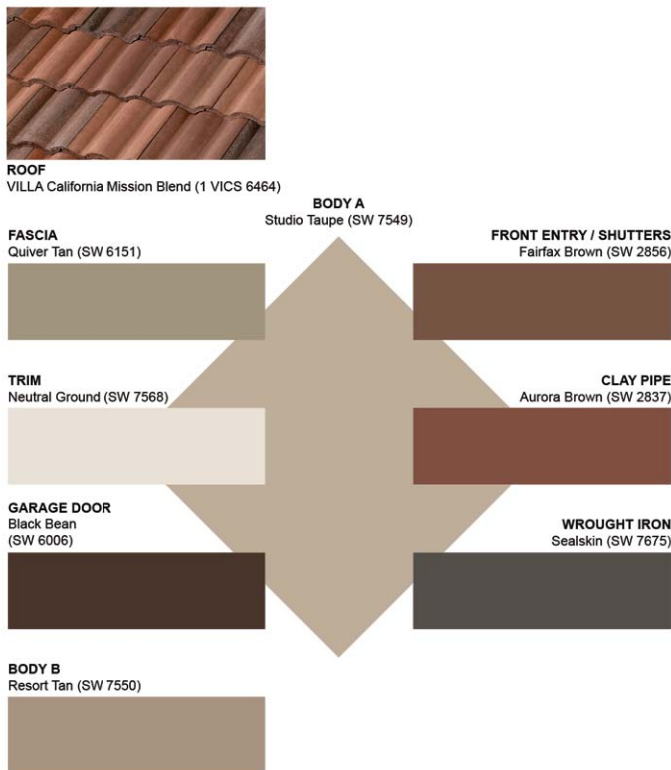
SCHEME 5



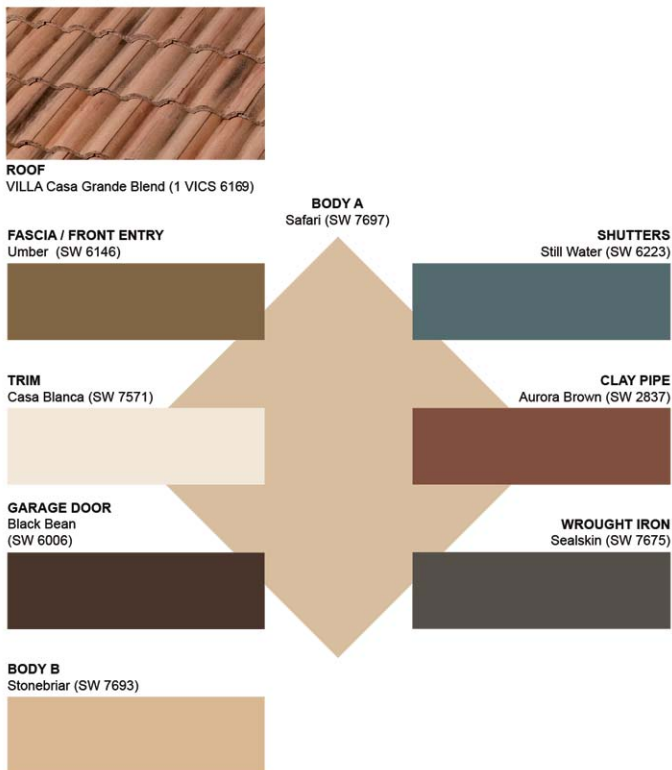
SCHEME 6



SCHEME 7



SCHEME 8



SCHEME 9



Westpark Cadence Village 13D

CENTRAL CALIFORNIA DIVISION
PROJECT # 500456
28 September 2018

SPANISH "A" ELEVATIONS

MATERIALS	MFG.	SCHEME 1	SCHEME 2	SCHEME 3
STUCCO	SHERWIN WILLIAMS	SW 7035	SW 7534	SW 6107
STUCCO HILITE	SHERWIN WILLIAMS	SW 6149	N/A	SW 7521
FRONT ENTRY	SHERWIN WILLIAMS	SW 6174	SW 6097	SW 6202
SHUTTERS	SHERWIN WILLIAMS	SW 6174	SW 6215	SW 6202
FASCIA	SHERWIN WILLIAMS	SW 7523	SW 6097	SW 6090
TRIM	SHERWIN WILLIAMS	SW 6157	SW 6110	SW 7521
GARAGE DOOR	SHERWIN WILLIAMS	SW 6144	SW 6097	SW 7521
CLAY PIPE	SHERWIN WILLIAMS	SW2837	SW2837	SW2837
ROOF TILE	BORAL ROOF TILE	1 VICS 6330	1 VICS 6129	1 VICS 6464

CRAFTSMAN "B" ELEVATIONS

MATERIALS	MFG.	SCHEME 4	SCHEME 5	SCHEME 6
STUCCO	SHERWIN WILLIAMS	SW 9117	SW 6136	SW 7549
LAP SIDING	SHERWIN WILLIAMS	SW 7047	SW 6139	SW 6159
GABLE END	SHERWIN WILLIAMS	SW 7006	SW 6385	SW 6159
FRONT ENTRY	SHERWIN WILLIAMS	SW 6992	SW 6013	SW 7062
SHUTTERS	SHERWIN WILLIAMS	SW 6992	SW 6013	SW 7062
FASCIA	SHERWIN WILLIAMS	SW 7006	SW 6385	SW 7054
TRIM	SHERWIN WILLIAMS	SW 7006	SW 6385	SW 7531
GARAGE DOOR	SHERWIN WILLIAMS	SW 9117	SW 6385	SW 7054
ROOF TILE	BORAL ROOF TILE	1 FBCF 0007	1 FBCF 3233	1 FBCF 1132
STONE	EL DORADO STONE	COUNTRY RUBBLE COGNAC	BARLEY CLIFFSTONE	SIERRA MOUNTAIN LEDGESTONE

ITALIANATE "C" ELEVATIONS

MATERIALS	MFG.	SCHEME 7	SCHEME 8	SCHEME 9
BODY A	SHERWIN WILLIAMS	SW 7549	SW 7697	SW 6109
BODY B	SHERWIN WILLIAMS	SW 7550	SW 7693	SW 6110
FRONT ENTRY	SHERWIN WILLIAMS	SW 2856	SW 6146	SW 6188
SHUTTERS	SHERWIN WILLIAMS	SW 2856	SW 6223	SW 6188
FASCIA	SHERWIN WILLIAMS	SW 6151	SW 6146	SW 7536
TRIM	SHERWIN WILLIAMS	SW 7568	SW 7571	SW 7536
GARAGE DOOR	SHERWIN WILLIAMS	SW 6006	SW 6006	SW 6006
CLAY PIPE	SHERWIN WILLIAMS	SW 2837	SW 2837	SW 2837
WROUGHT IRON	SHERWIN WILLIAMS	SW 7675	SW 7675	SW 7675
ROOF TILE	BORAL ROOF TILE	1 VICS 6464	1 VICS 6169	1 VICS 6129

NOTES:

**ALL COLOR LOCATIONS TO BE DETERMINED BY COLOR KEYS, GENERATED BY KB HOME ARCHITECTURE.

Color Material Board

WESTPARK CADENCE - VILLAGE 13D



KB Home Central California
3005 Douglas Blvd, Suite 250
Roseville, CA 95661
(916) 945-3880
CITY OF ROSEVILLE

PLAN No. : ALL PLANS
JOB No. : 500-456
STORY: 2-STORY
September 28, 2018



Elevation 'B' - Craftsman



Elevation 'C' - Italianate

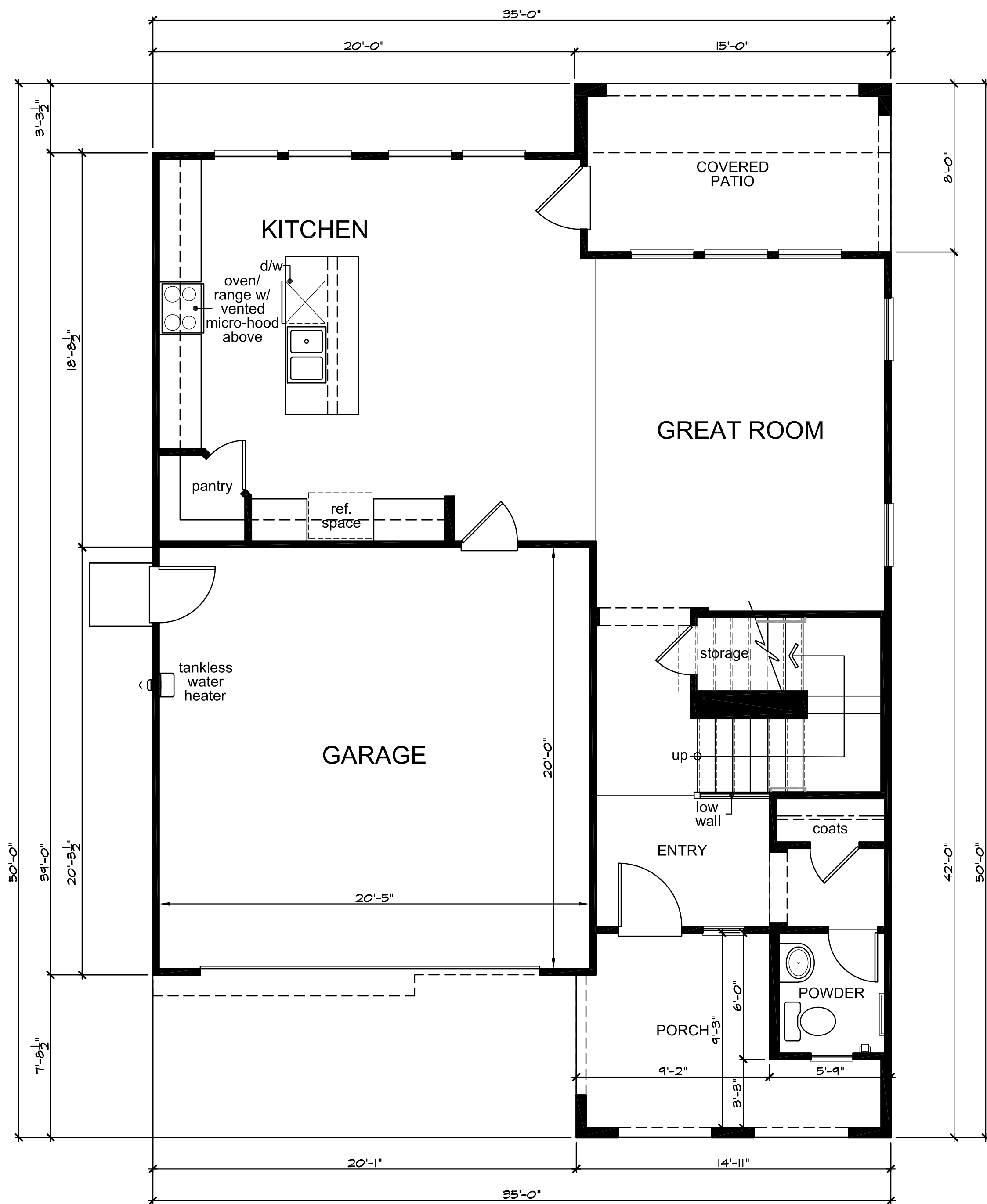


Elevation 'A' - Spanish

ELEVATION LEGEND

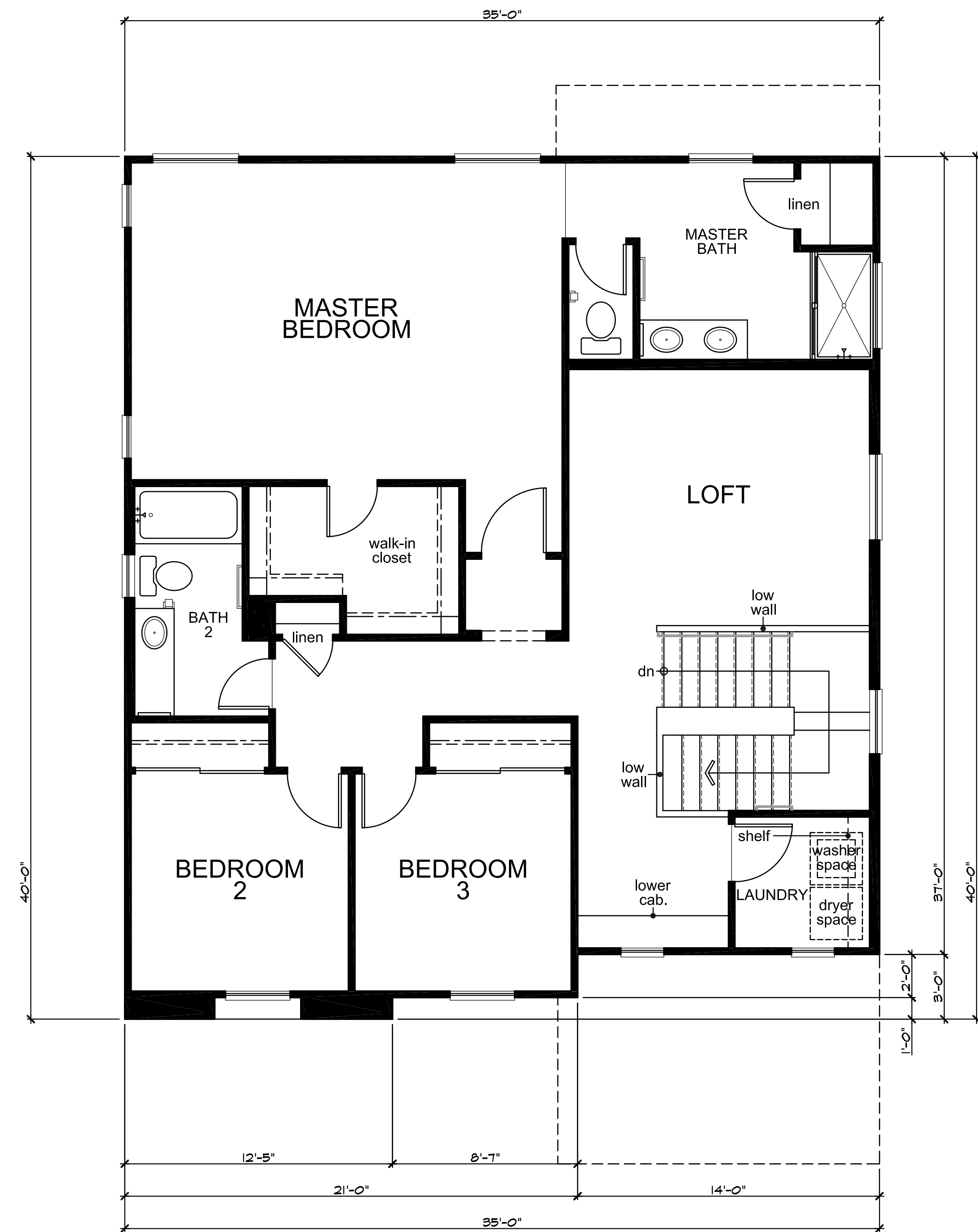
- | | |
|----|--|
| 1 | CONCRETE 'S' TILE ROOFING |
| 2 | CONCRETE FLAT TILE ROOFING |
| 3 | WOOD FASCIA BOARD |
| 4 | STUCCO FINISH |
| 5 | STUCCO OVER FOAM TRIM |
| 6 | STUCCO OVER FOAM CORBELS/SHAPED FOAM TRIM |
| 7 | DECORATIVE STUCCO COLUMNS (STUCCO OVER WOOD FRAMING) |
| 8 | PRE-FAB WINDOW SYSTEM |
| 9 | COMPOSITE ENTRY DOOR |
| 10 | METAL ROLL-UP GARAGE DOOR |
| 11 | DECORATIVE FOAM SHUTTERS |
| 12 | DECORATIVE CLAY PIPES |
| 13 | DECORATIVE WROUGHT IRON |
| 14 | WOOD SIDING |
| 15 | WOOD POST |
| 16 | DECORATIVE ACCENT |
| 17 | WOOD CORBEL |
| 18 | POT SHELF & CORBEL |
| 19 | BOARD & BATTEN |
| 20 | STONE VENEER |
| 21 | BRICK VENEER |
| 22 | DECORATIVE BRACE |
| 23 | WOOD TRIM |
| 24 | DECORATIVE FOAM VENTS |
| 25 | VINYL RAILING |
| 26 | WROUGHT IRON RAILING |





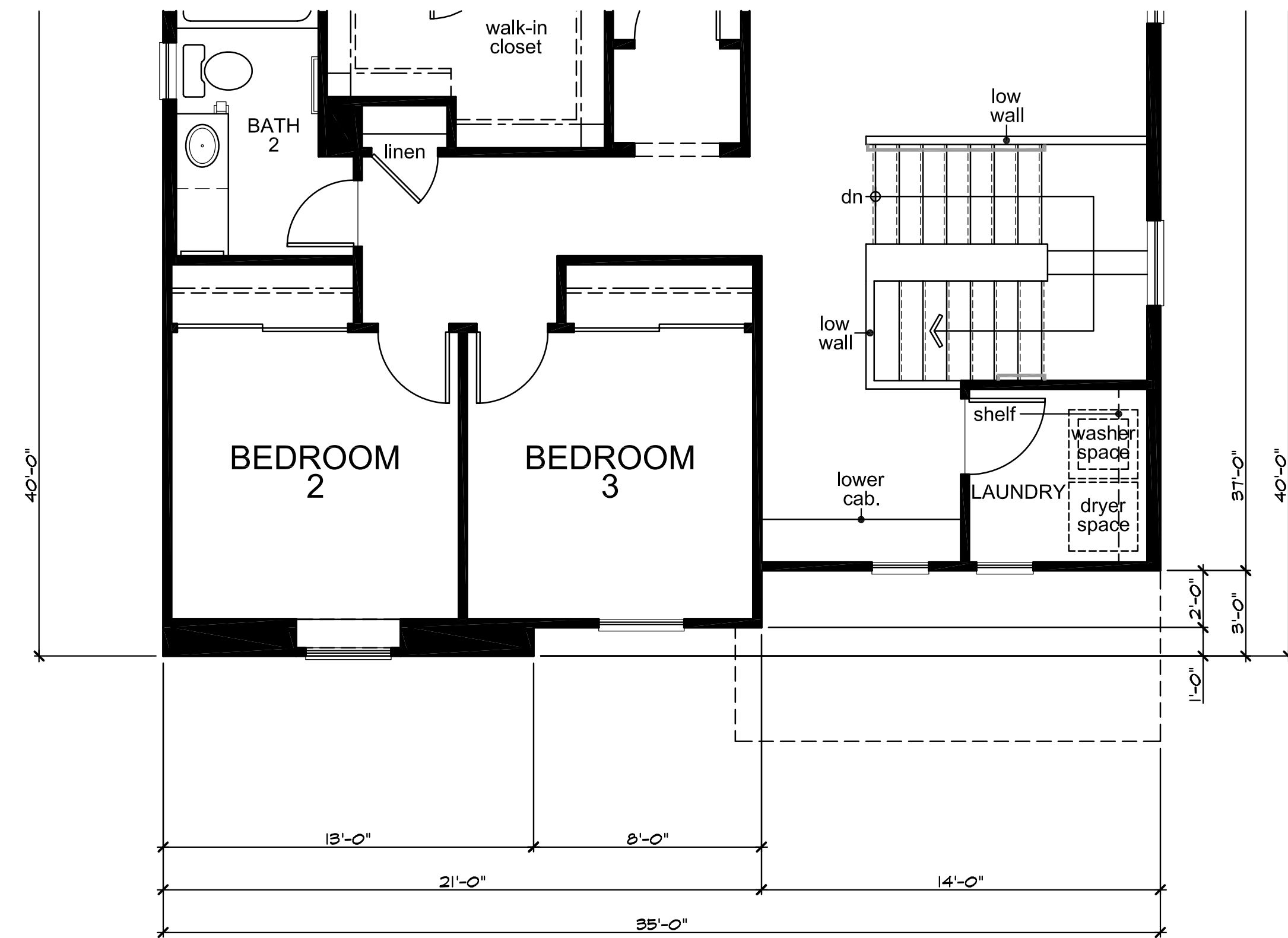
First Floor Plan 'A'

PLAN 235.2137			
FIRST FLOOR AREA	885	SQ. FT.	
SECOND FLOOR AREA	1254	SQ. FT.	
TOTAL AREA	2137	SQ. FT.	
GARAGE AREA	421	SQ. FT.	
PORCH AREA			
	ELEVATION 'A'	108	SQ. FT.
	ELEVATION 'B'	55	SQ. FT.
	ELEVATION 'C'	108	SQ. FT.
PATIO	117	SQ. FT.	

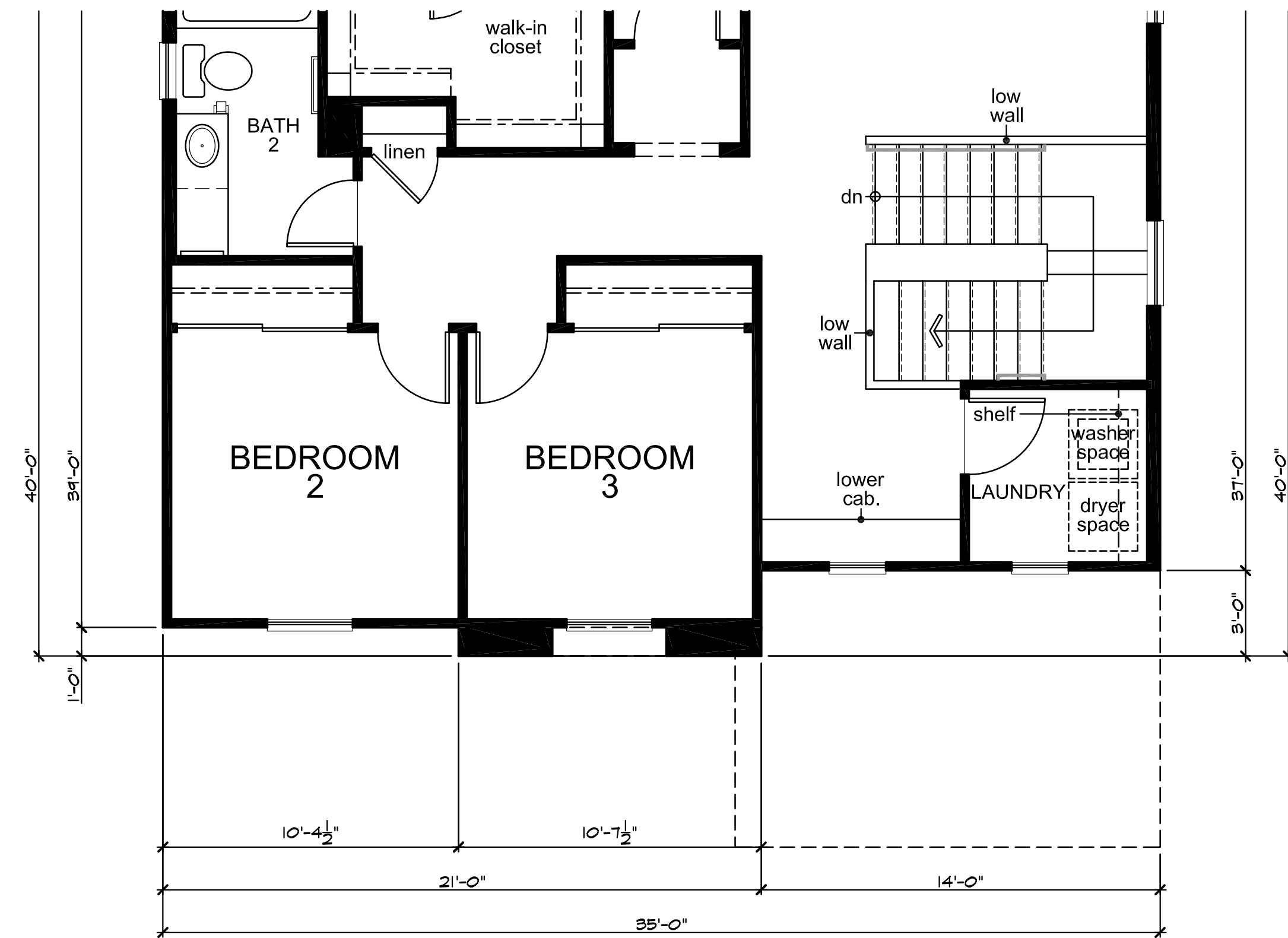


First Floor Plan 'A'

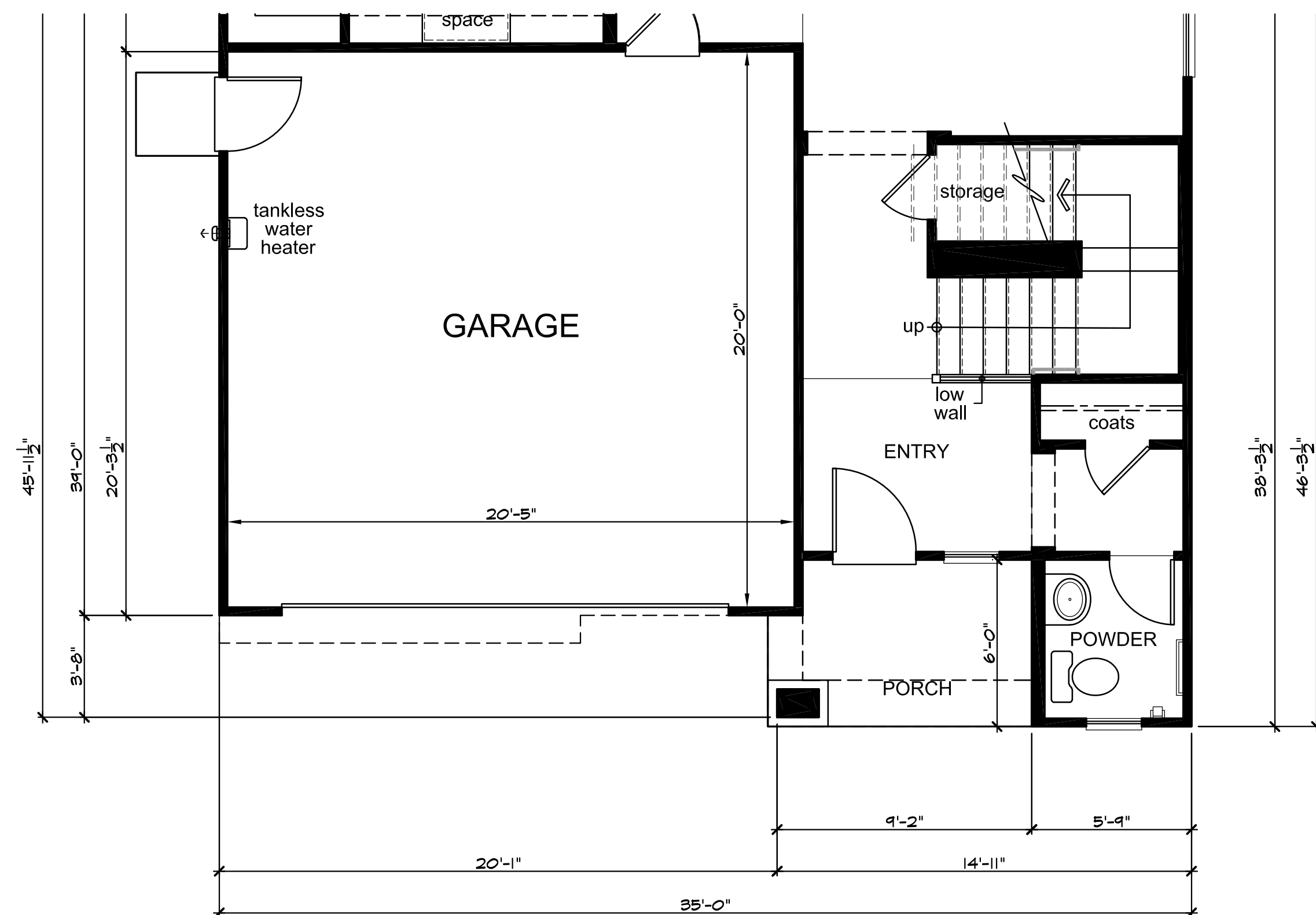




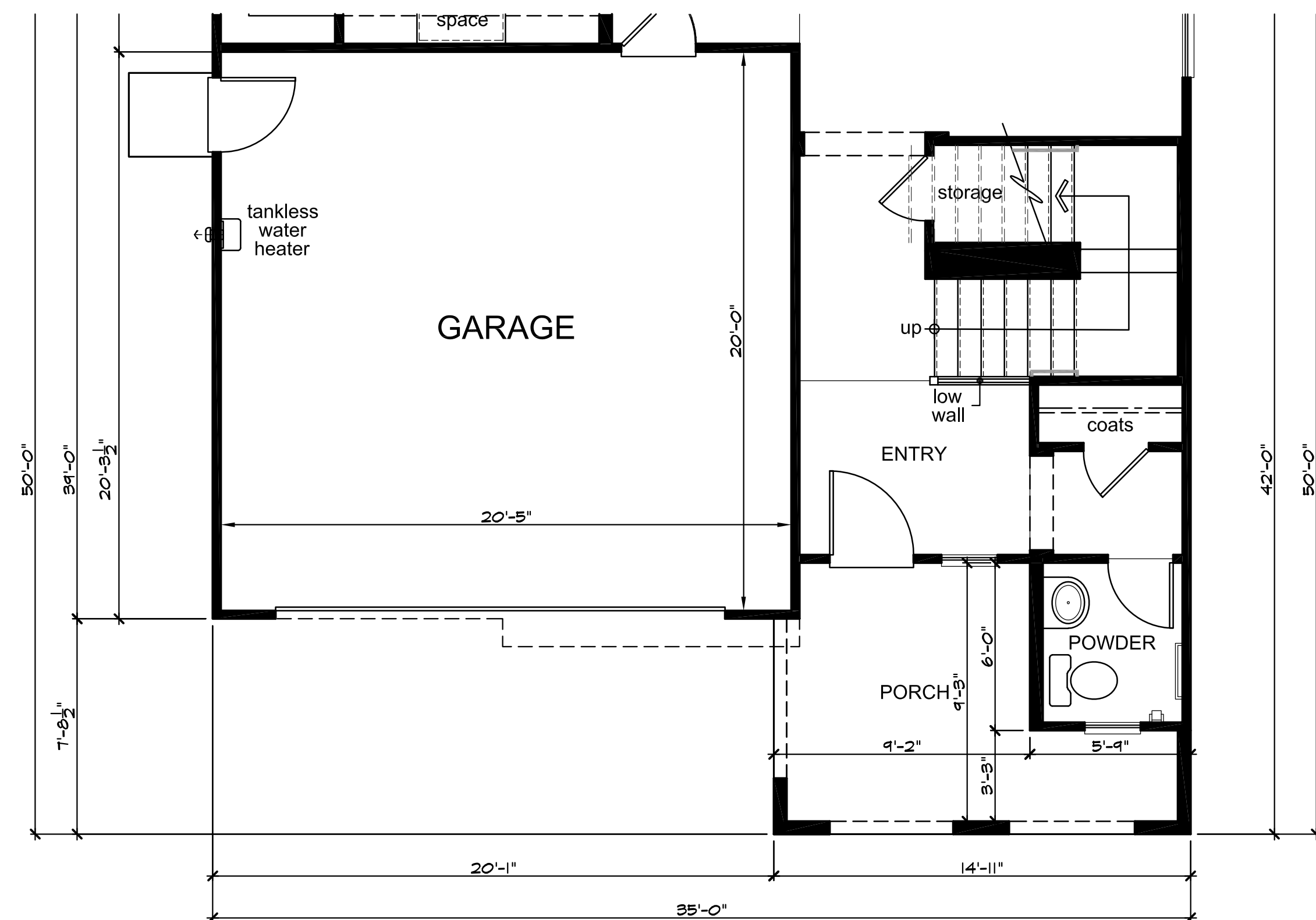
Partial Second Floor Plan 'B'



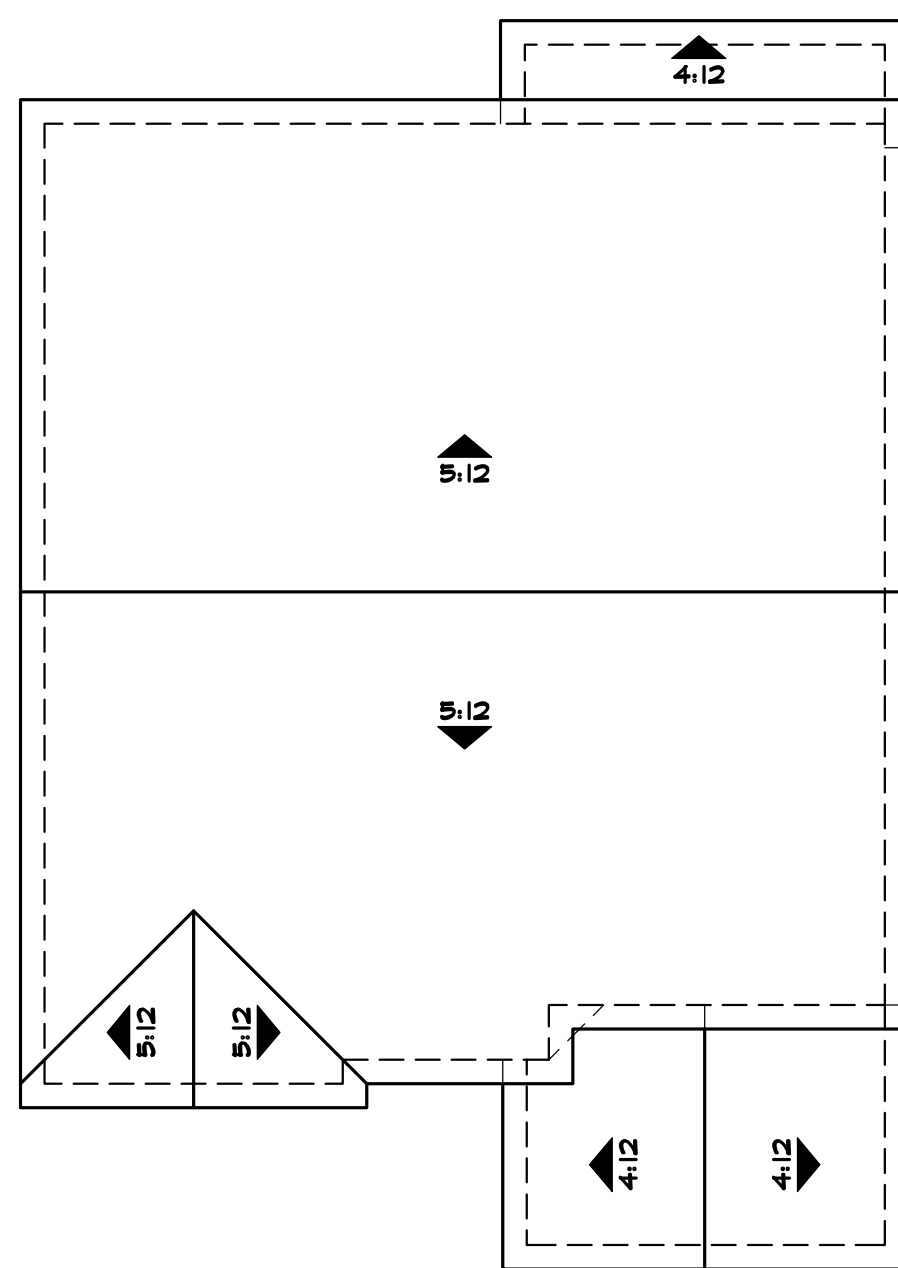
Partial Second Floor Plan 'C'



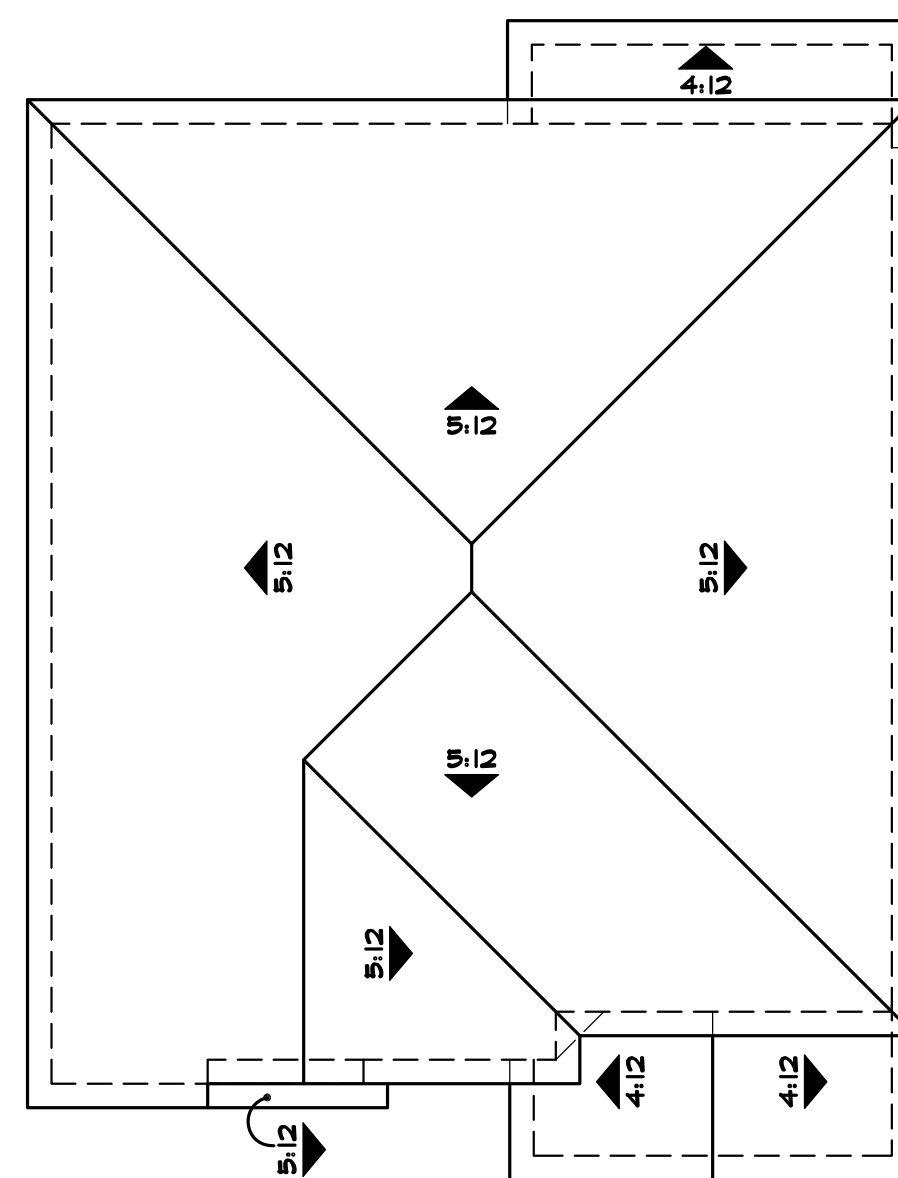
Partial First Floor Plan 'B'



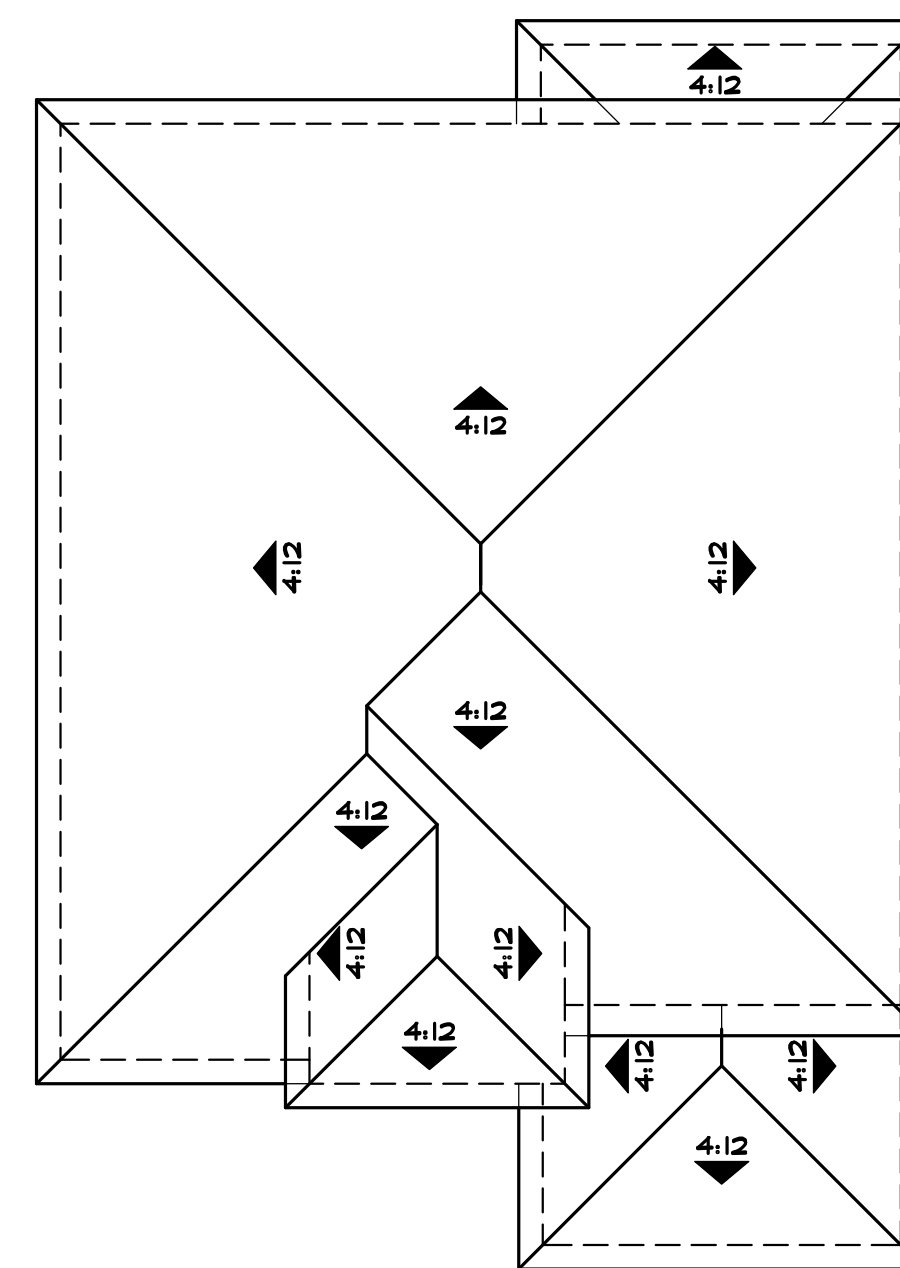
Partial First Floor Plan 'C'



'A'



'B'



'C'

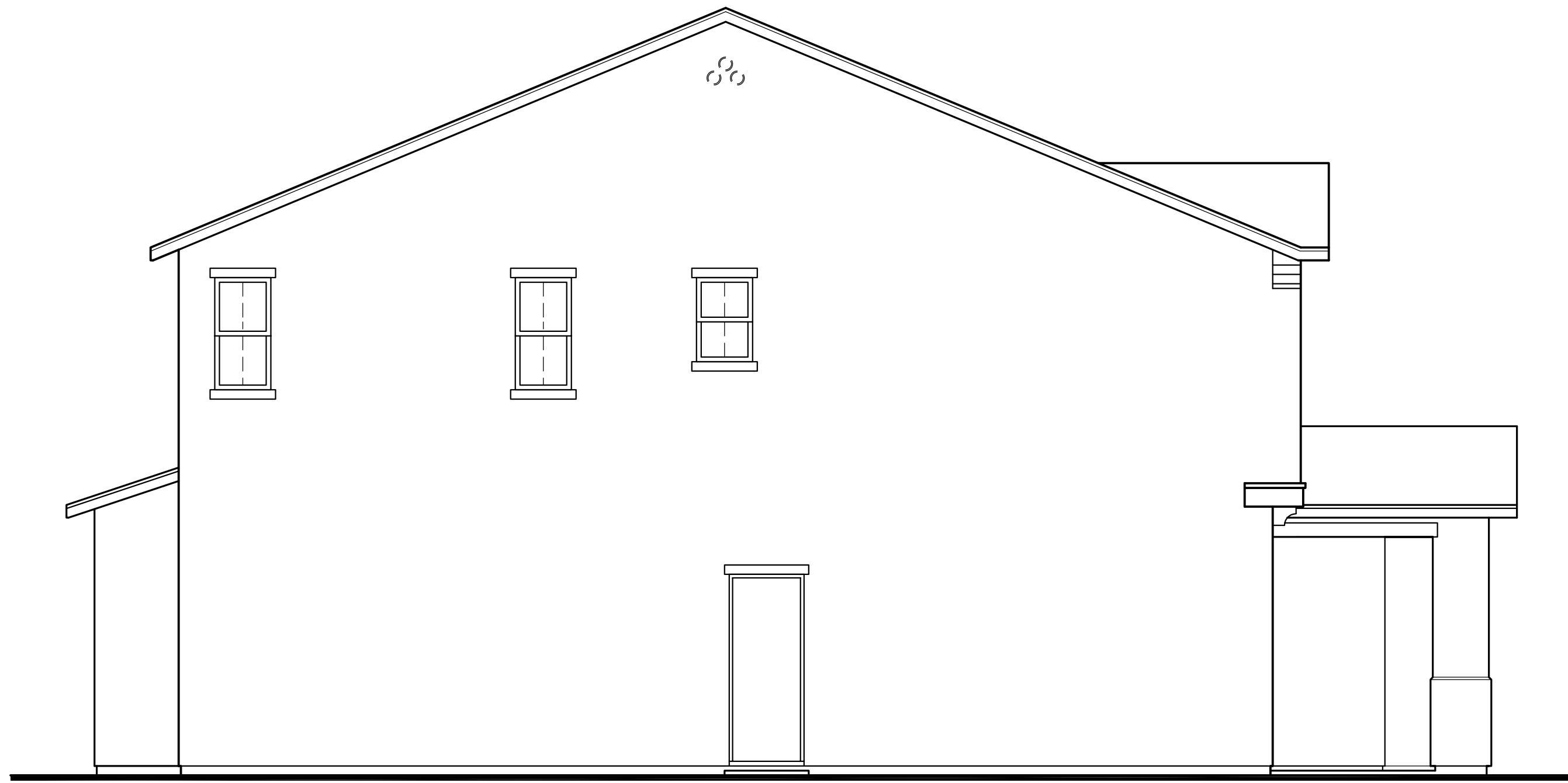
Roof Plans

WESTPARK CADENCE - VILLAGE 13D



KB Home Central California
3005 Douglas Blvd. Suite 250
Roseville, CA 95661
(916) 945-3880
CITY OF ROSEVILLE

PLAN No. : 235.2137
JOB No. : 500-456
STORY: 2-STORY
SEPTEMBER 28, 2018



Left Elevation 'A'



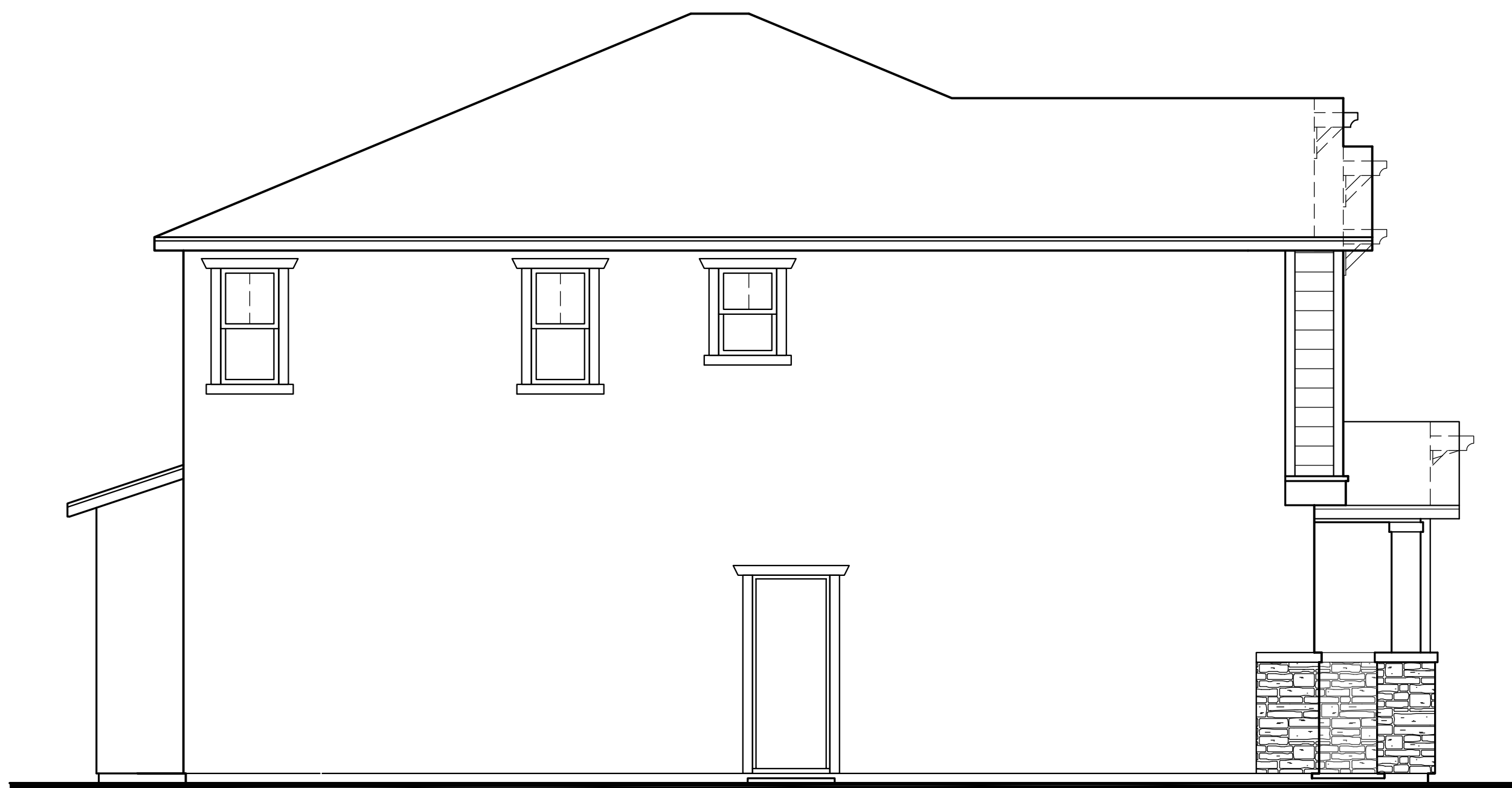
Right Elevation 'A'



Front Elevation 'A' - Spanish



Rear Elevation 'A'



Left Elevation 'B'



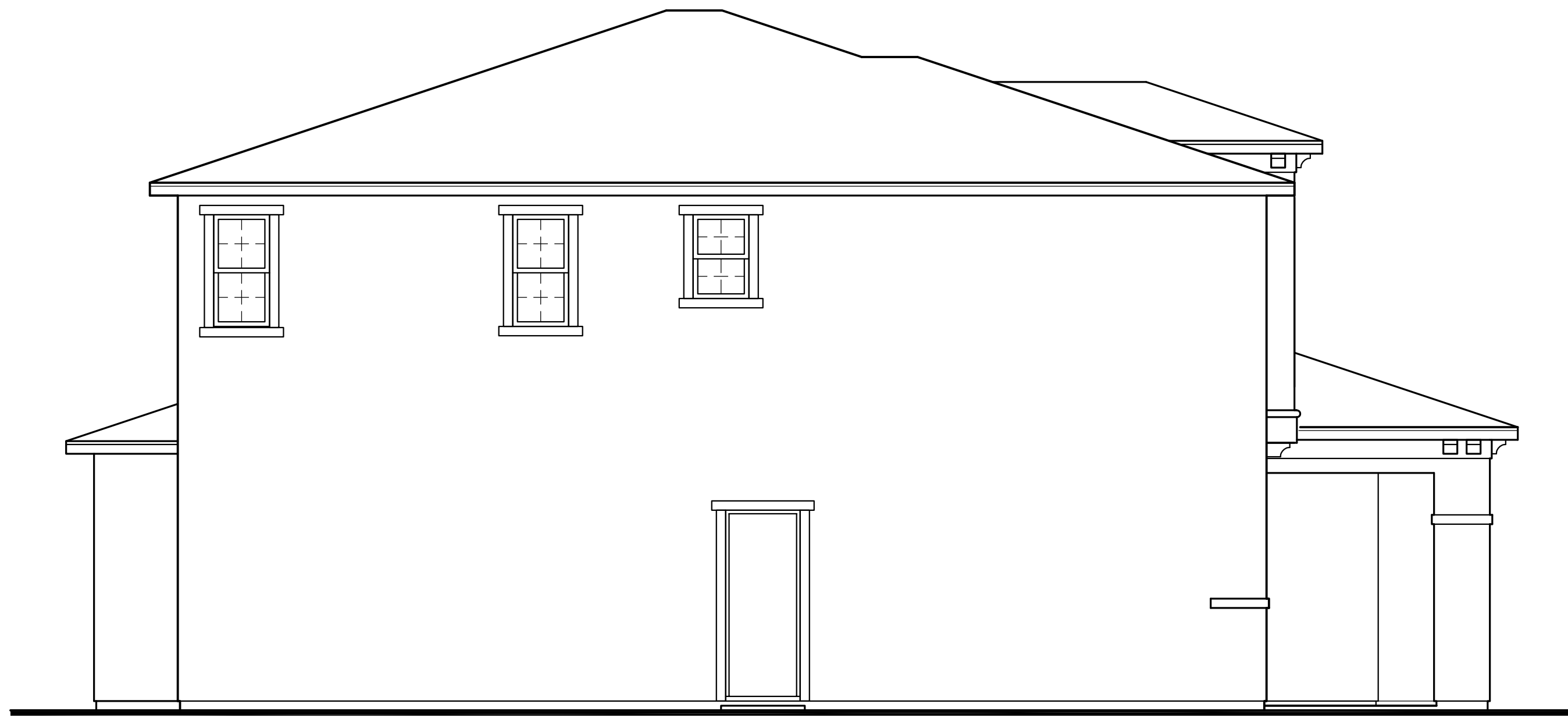
Right Elevation 'B'



Front Elevation 'B' - Spanish



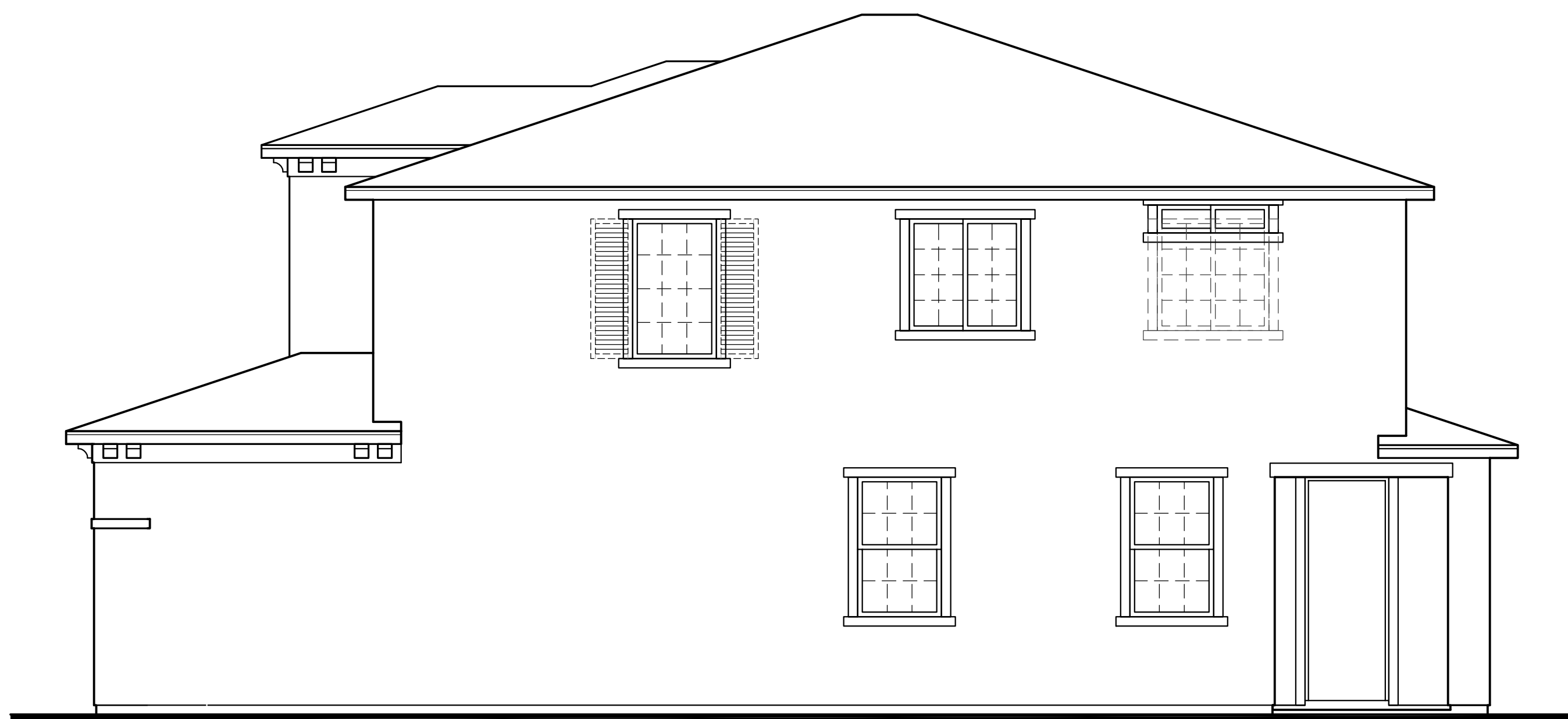
Rear Elevation 'B'



Left Elevation 'C'



Front Elevation 'C' - Spanish

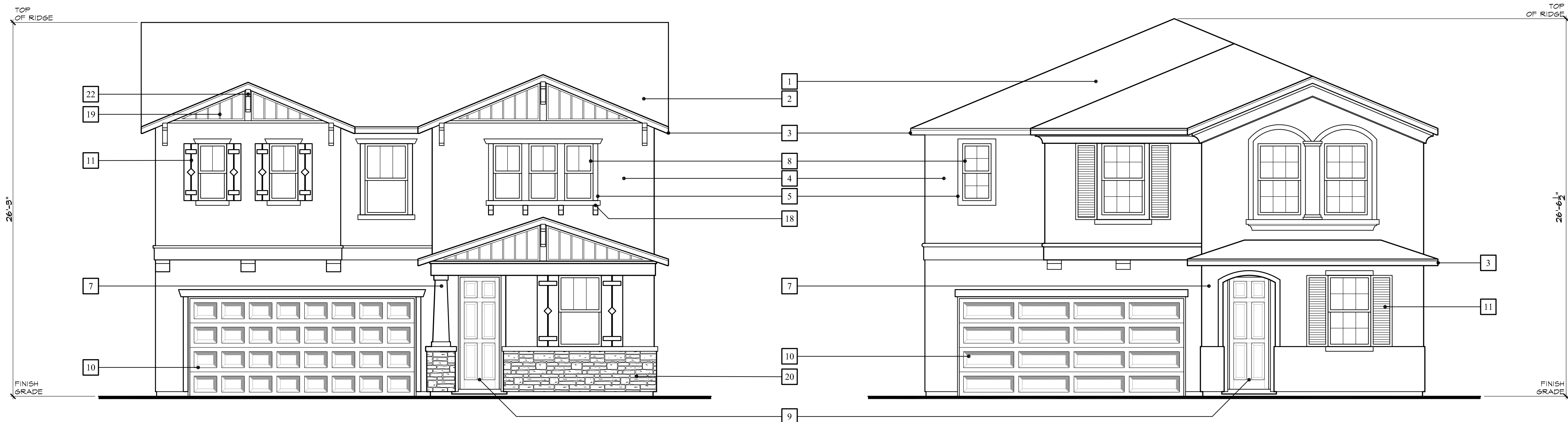


Right Elevation 'C'



Rear Elevation 'C'





Elevation 'B' - Craftsman

Elevation 'C' - Italianate

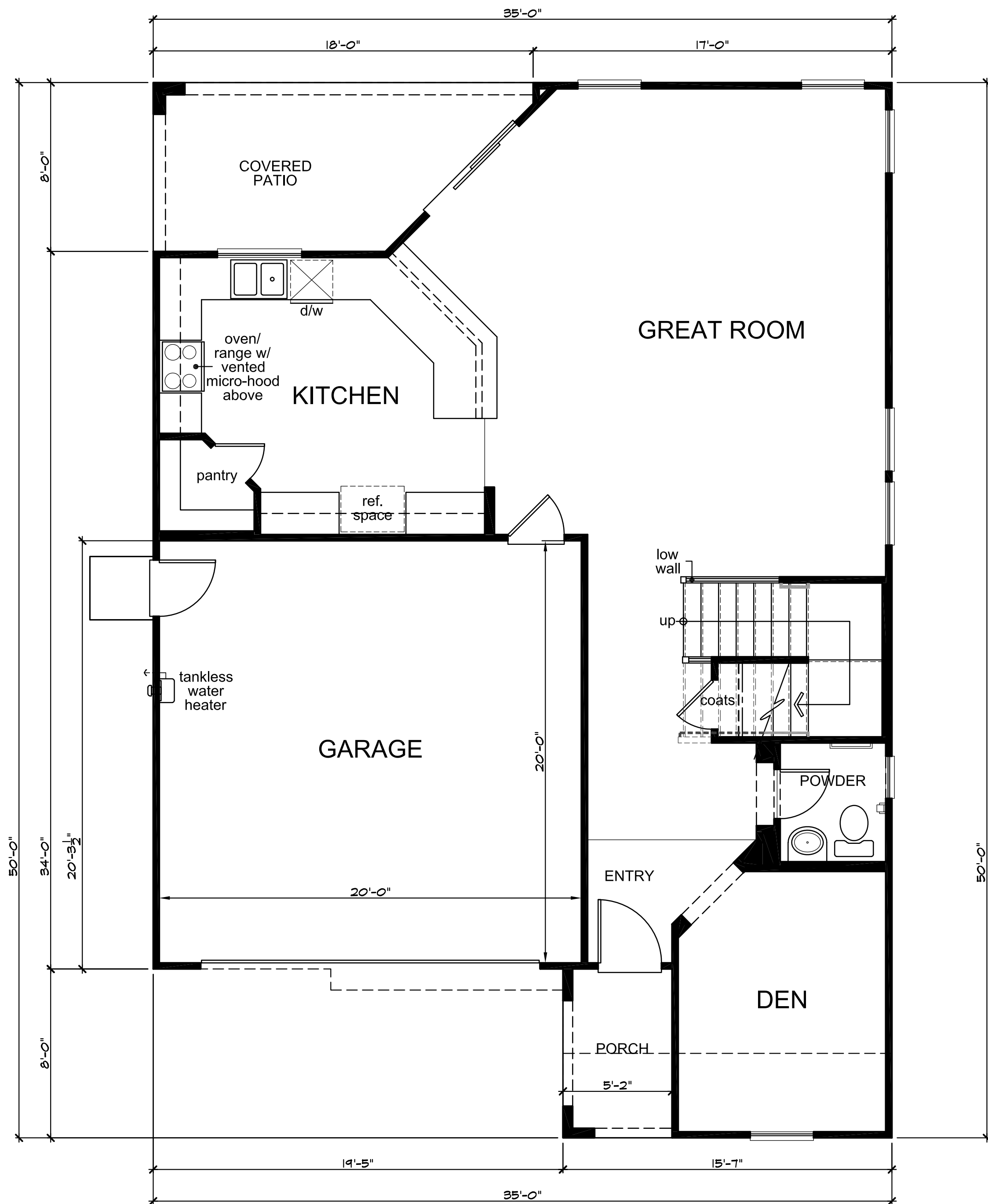


Elevation 'A' - Spanish

ELEVATION LEGEND

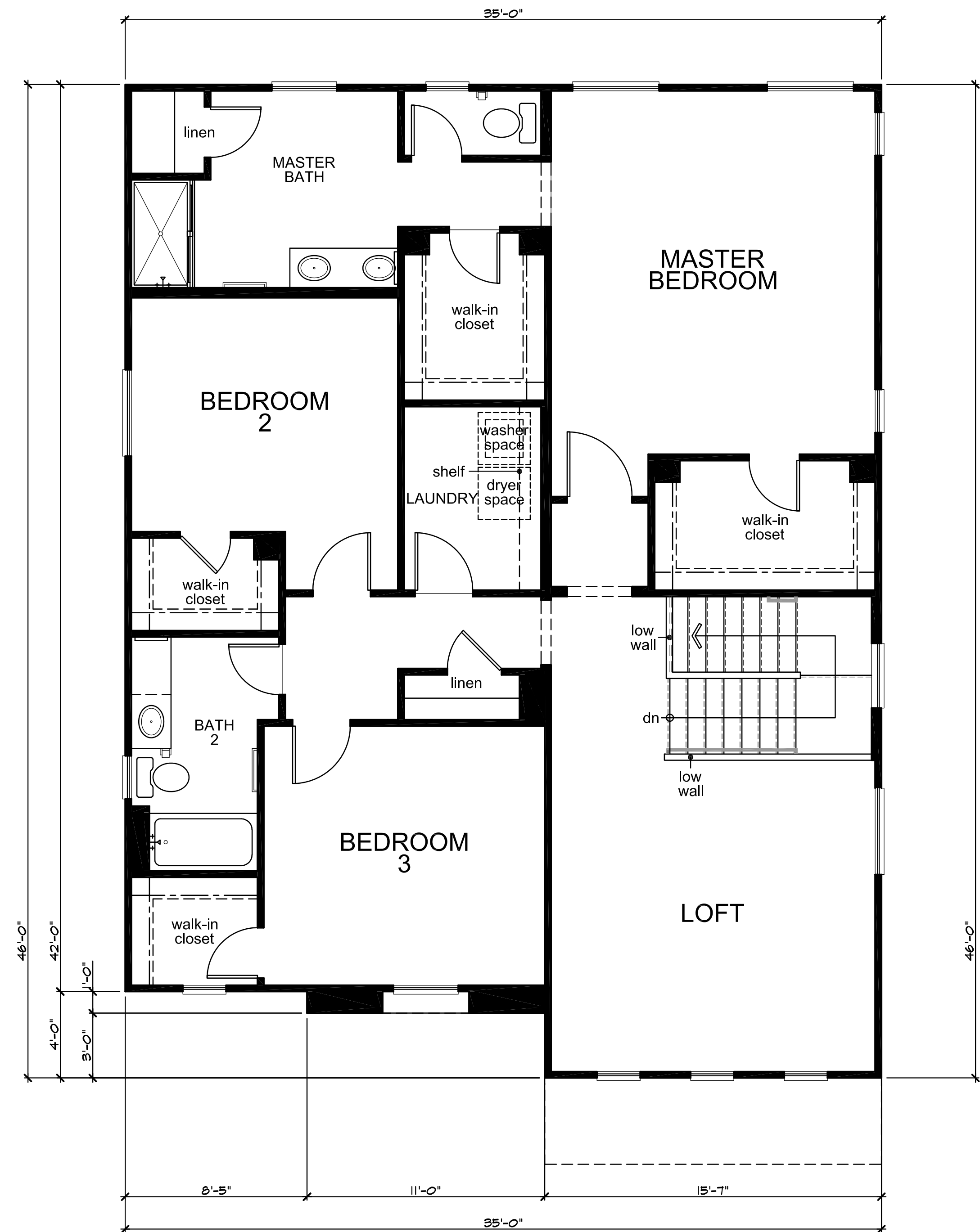
- 1 CONCRETE 'S' TILE ROOFING
- 2 CONCRETE FLAT TILE ROOFING
- 3 WOOD FASCIA BOARD
- 4 STUCCO FINISH
- 5 STUCCO OVER FOAM TRIM
- 6 STUCCO OVER FOAM CORBELS/SHAPED FOAM TRIM
- 7 DECORATIVE STUCCO COLUMNS (STUCCO OVER WOOD FRAMING)
- 8 PRE-FAB WINDOW SYSTEM
- 9 COMPOSITE ENTRY DOOR
- 10 METAL ROLL-UP GARAGE DOOR
- 11 DECORATIVE FOAM SHUTTERS
- 12 DECORATIVE CLAY PIPES
- 13 DECORATIVE WROUGHT IRON
- 14 WOOD SIDING
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- 17 WOOD CORBEL
- 18 POT SHELF & CORBEL
- 19 BOARD & BATTEN
- 20 STONE VENEER
- 21 BRICK VENEER
- 22 DECORATIVE BRACE
- 23 WOOD TRIM
- 24 DECORATIVE FOAM VENTS
- 25 VINYL RAILING
- 26 WROUGHT IRON RAILING





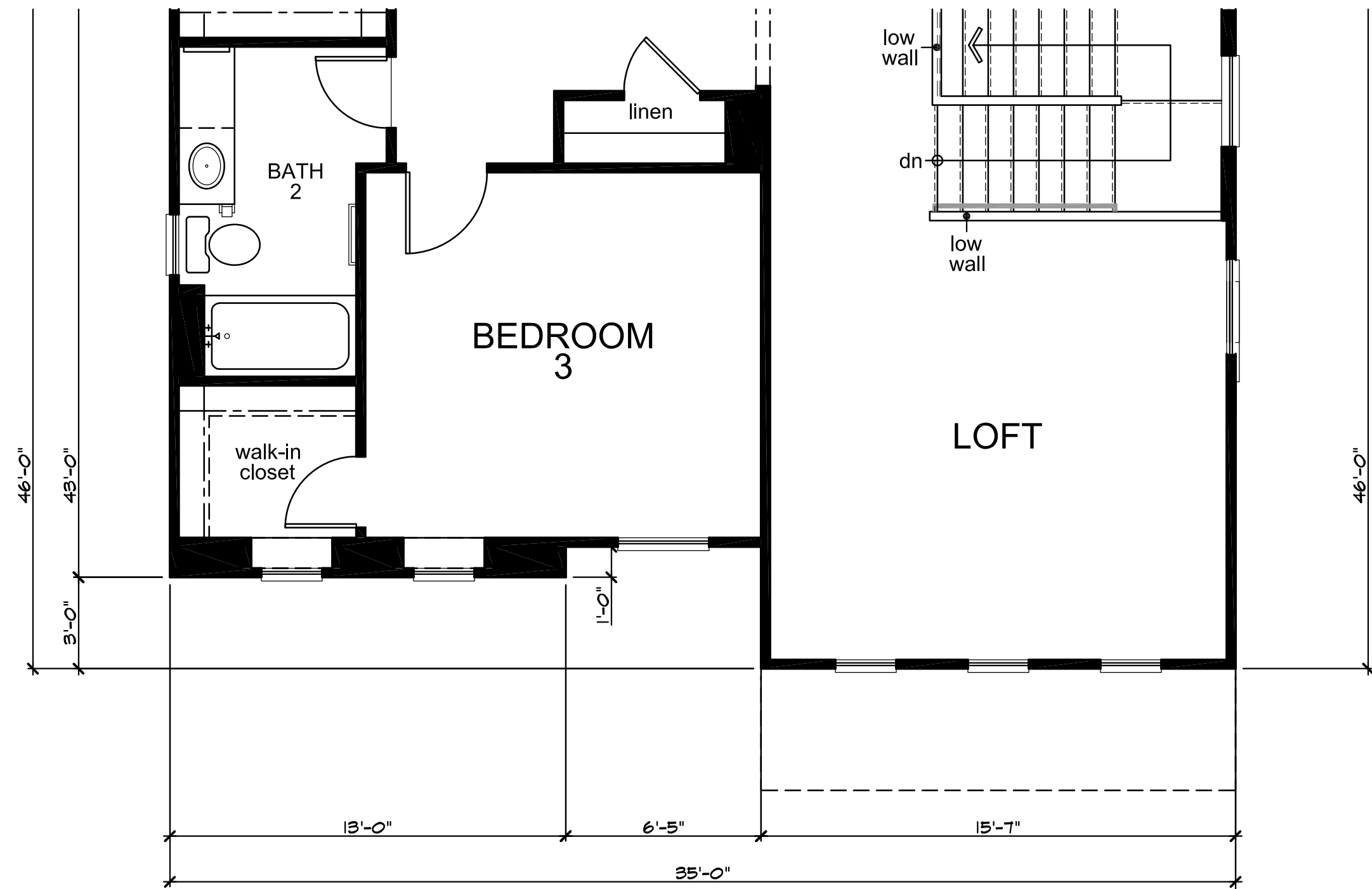
First Floor Plan 'A'

PLAN 235.2487			
FIRST FLOOR AREA	1022	SQ. FT.	
SECOND FLOOR AREA	1466	SQ. FT.	
TOTAL AREA	2487	SQ. FT.	
GARAGE AREA	412	SQ. FT.	
PORCH AREA			
	ELEVATION 'A'	41	SQ. FT.
	ELEVATION 'B'	41	SQ. FT.
	ELEVATION 'C'	41	SQ. FT.
PATIO	120	SQ. FT.	

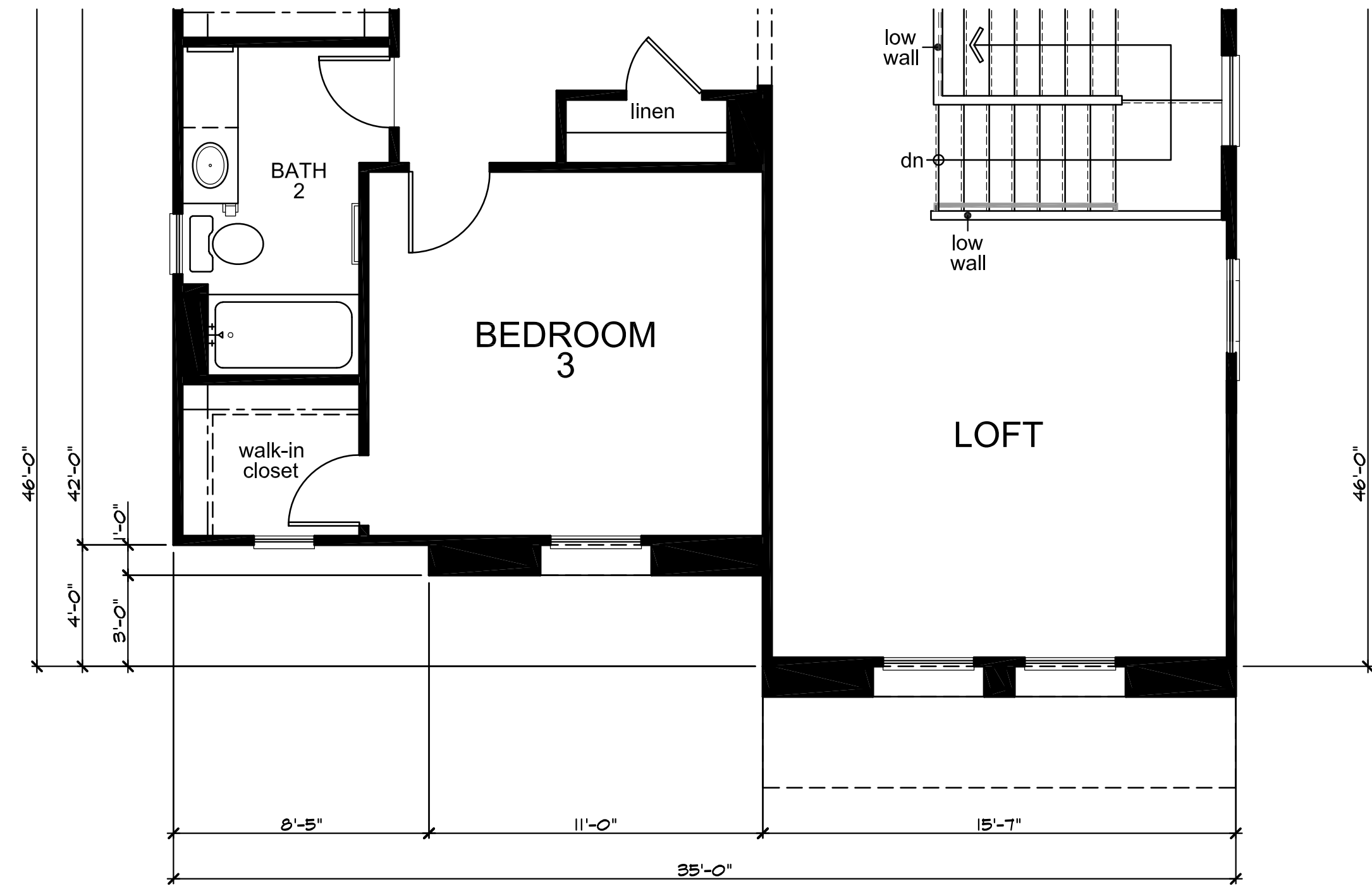


Second Floor Plan 'A'

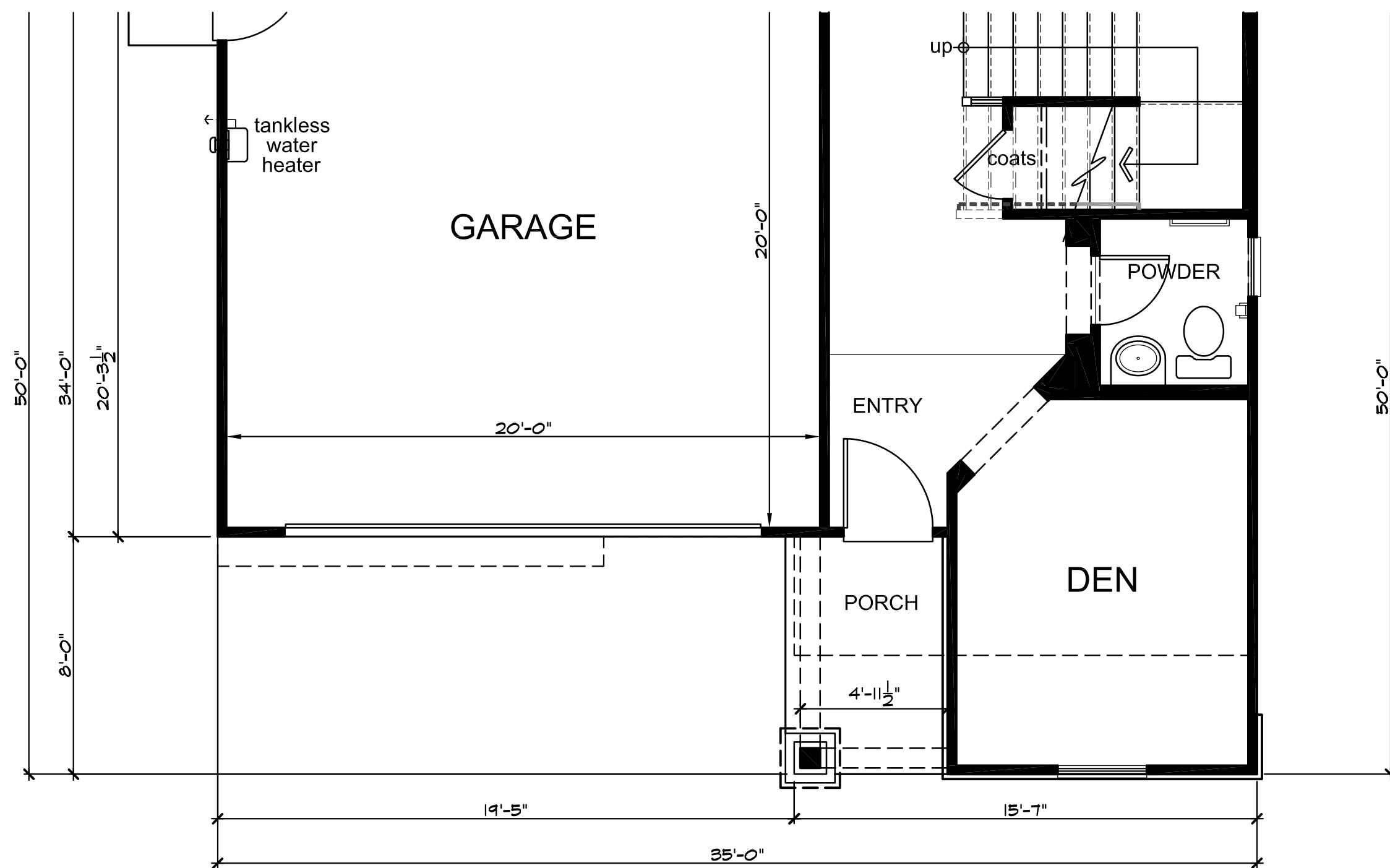




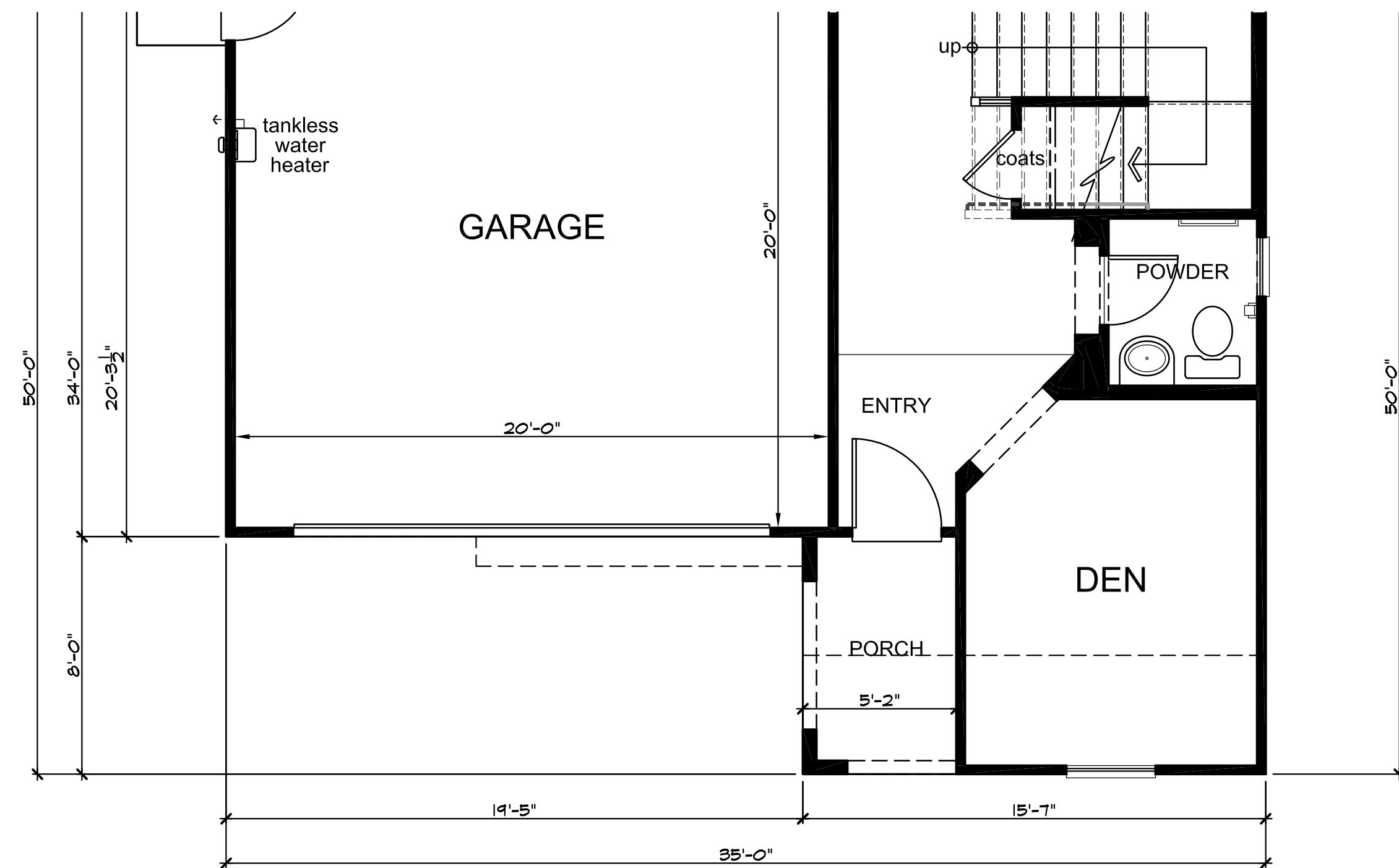
Partial Second Floor Plan 'B'



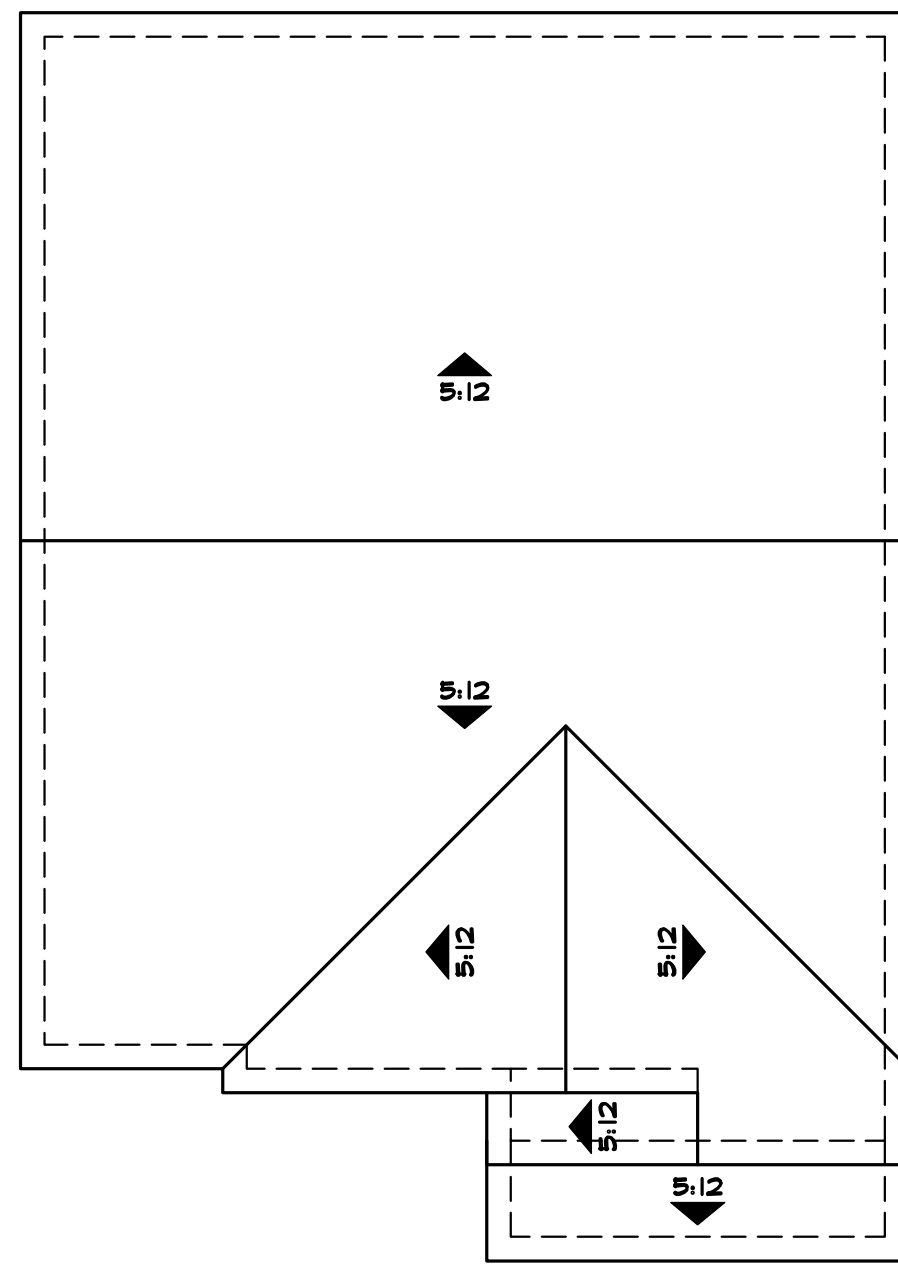
Partial Second Floor Plan 'C'



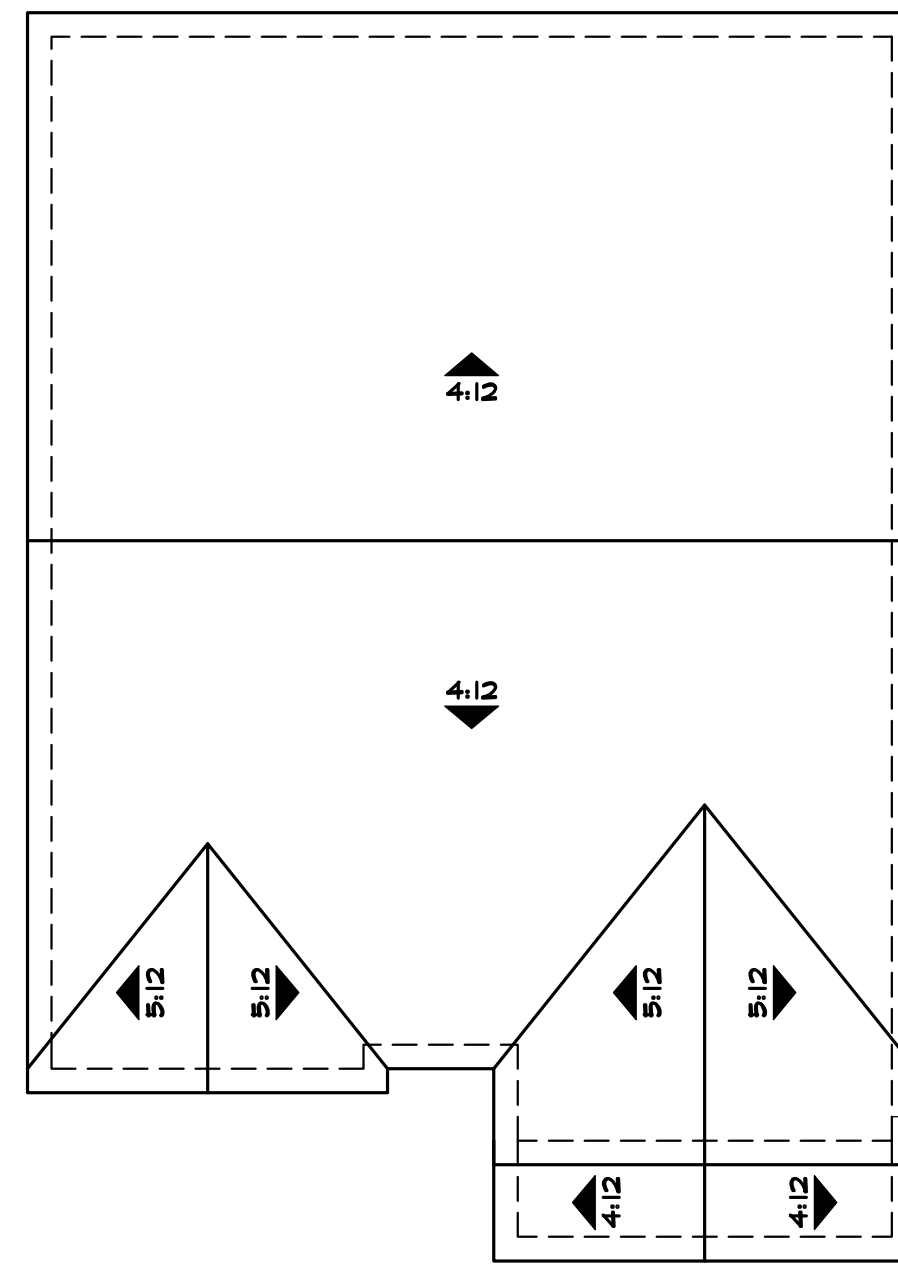
Partial First Floor Plan 'B'



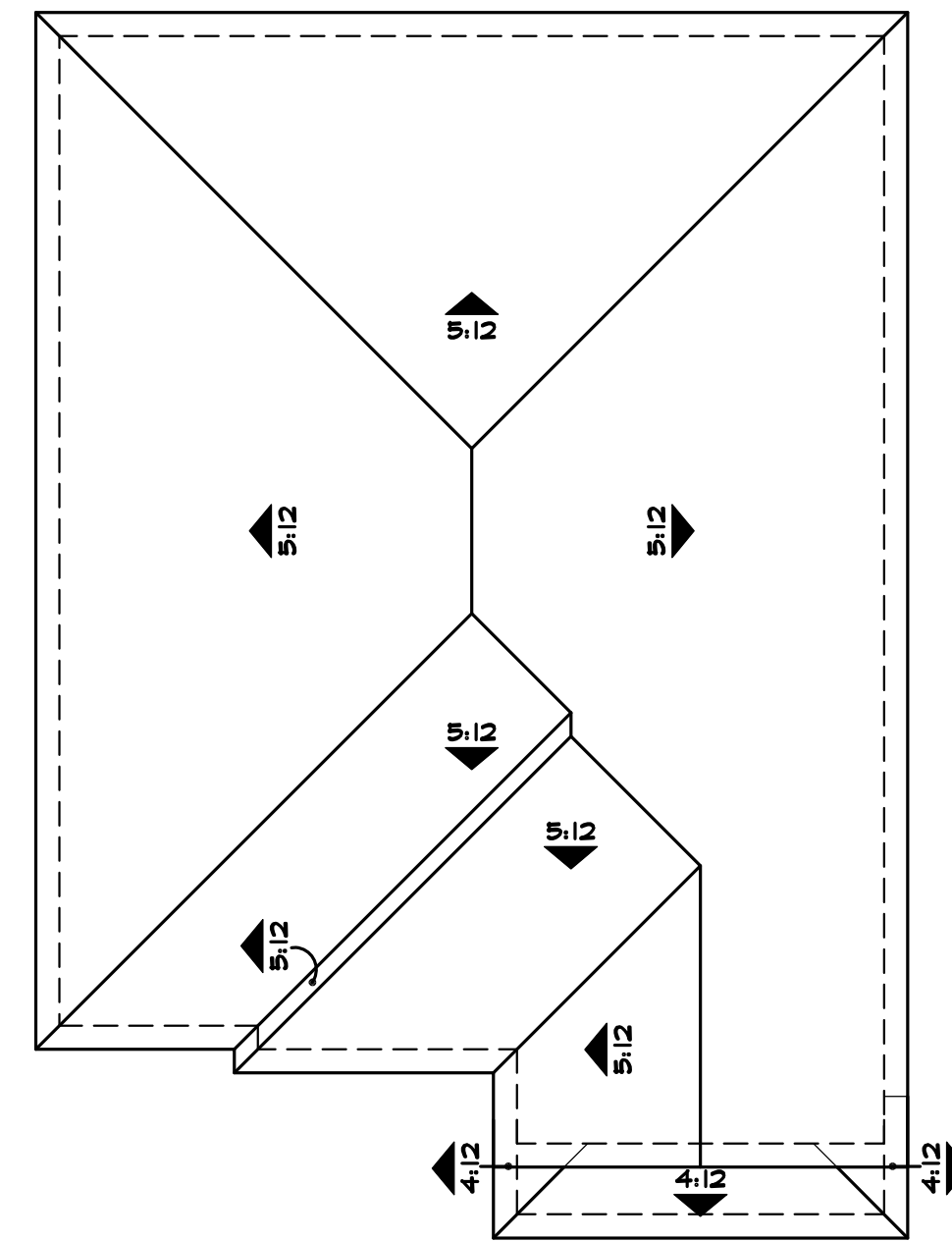
Partial First Floor Plan 'C'



'A'



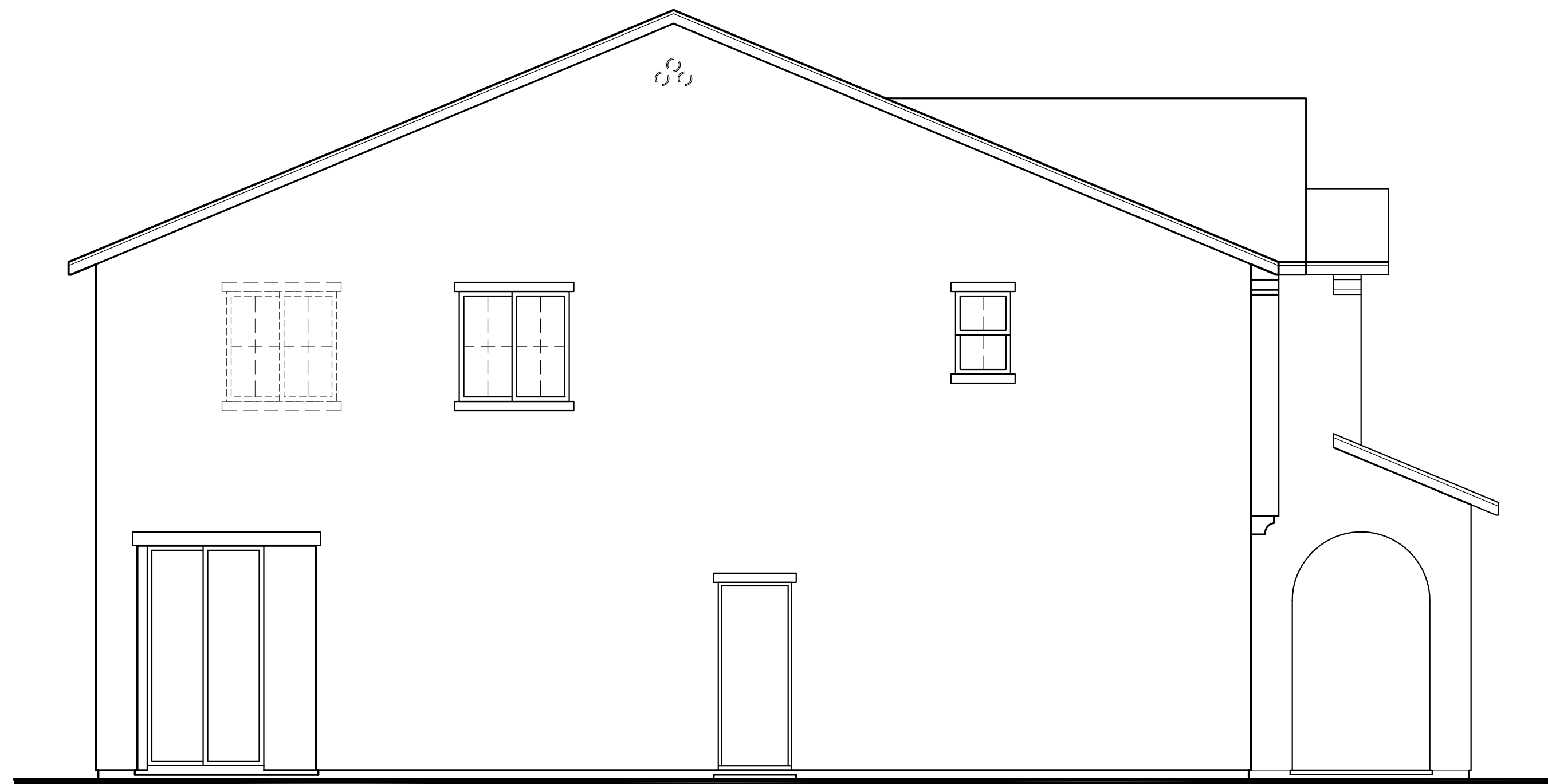
'B'



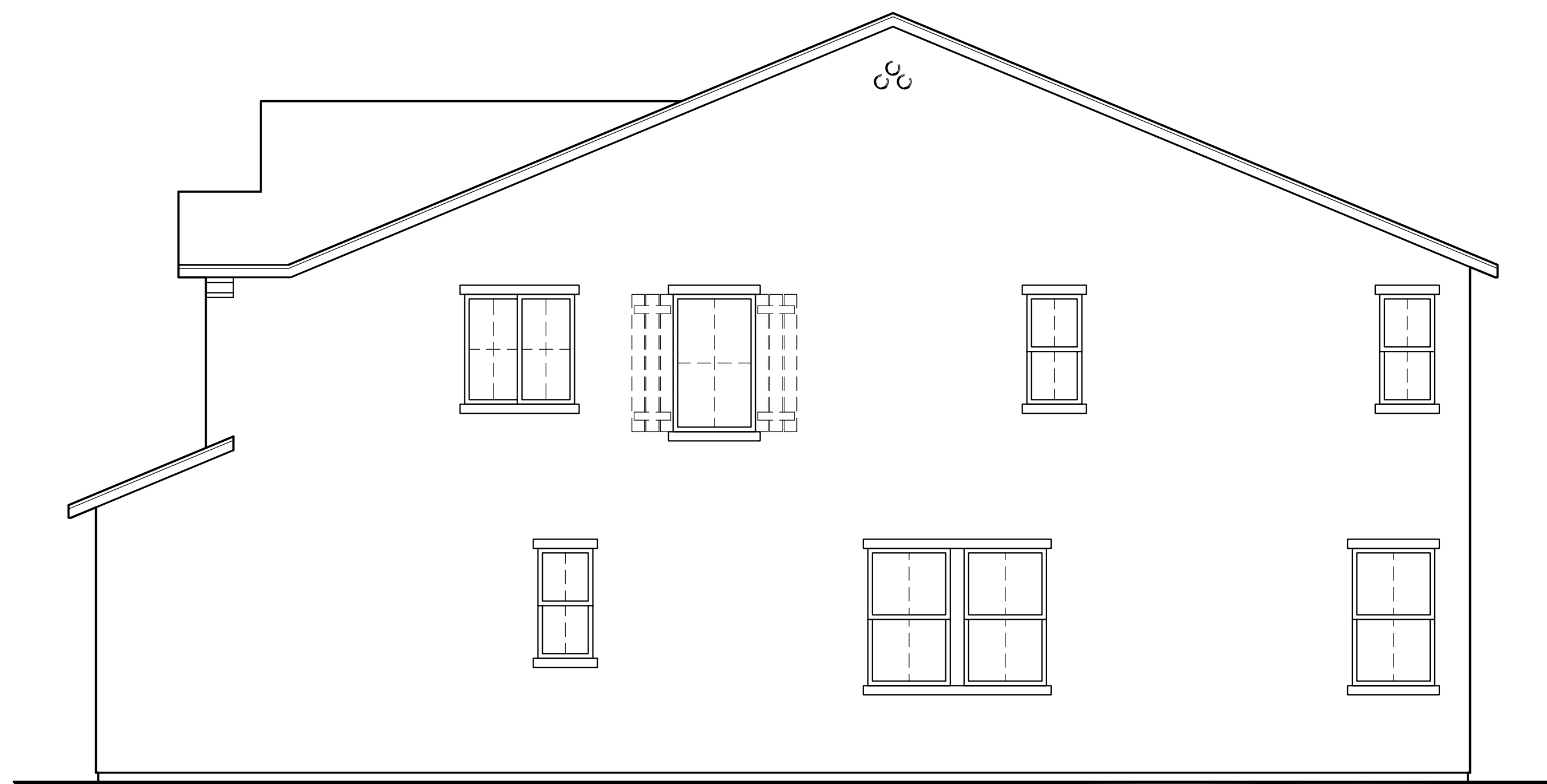
'C'

Roof Plans





Left Elevation 'A'



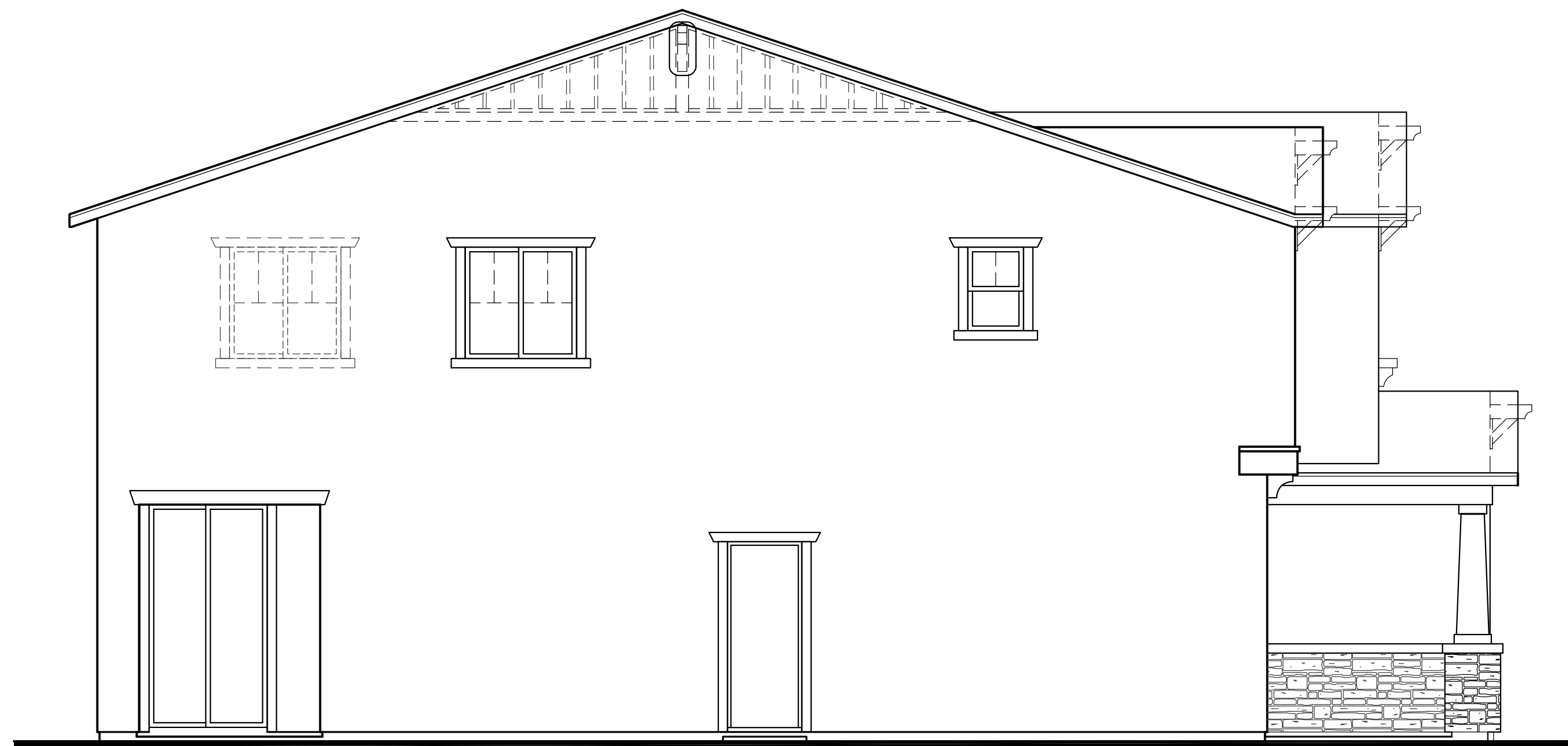
Right Elevation 'A'



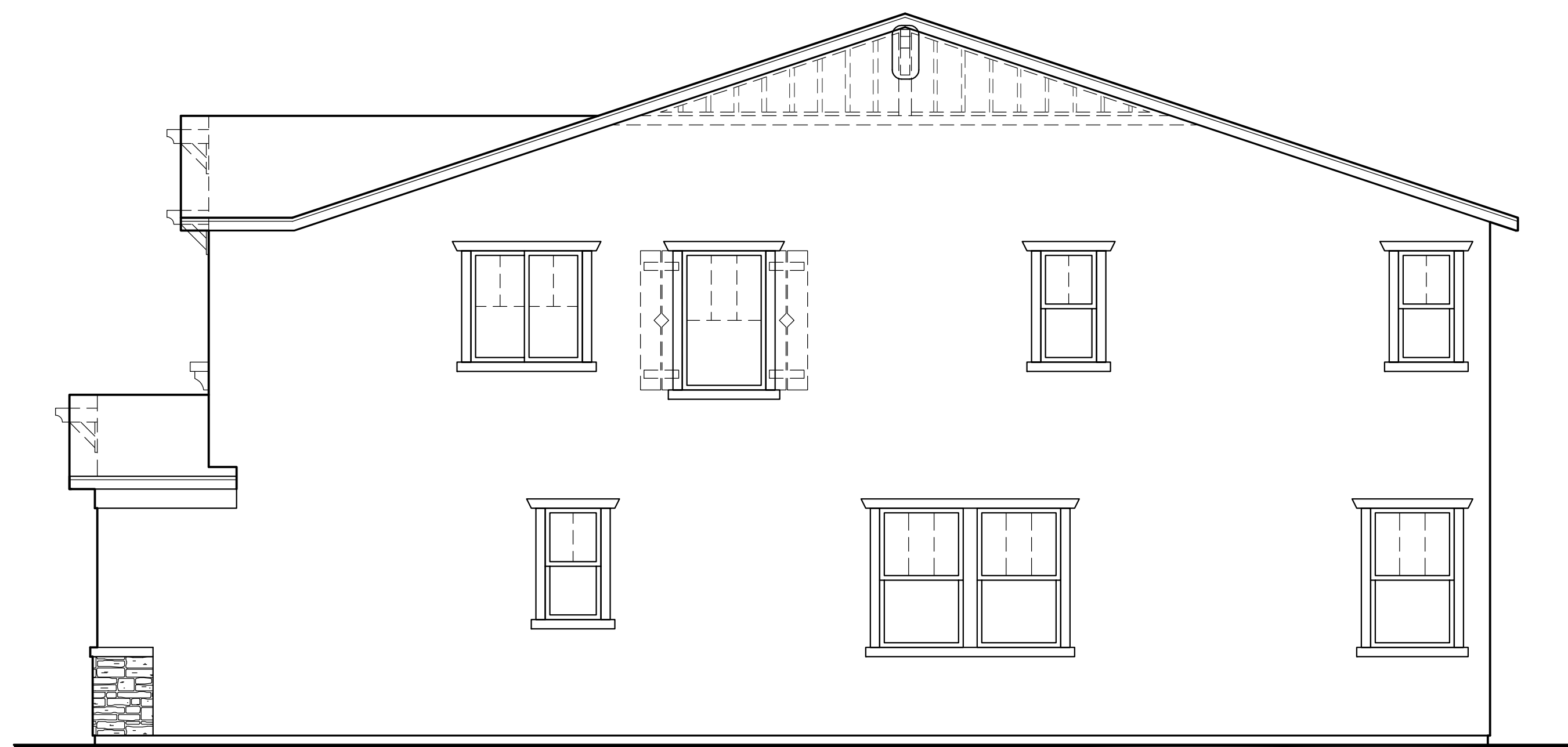
Front Elevation 'A' - Spanish



Rear Elevation 'A'



Left Elevation 'B'



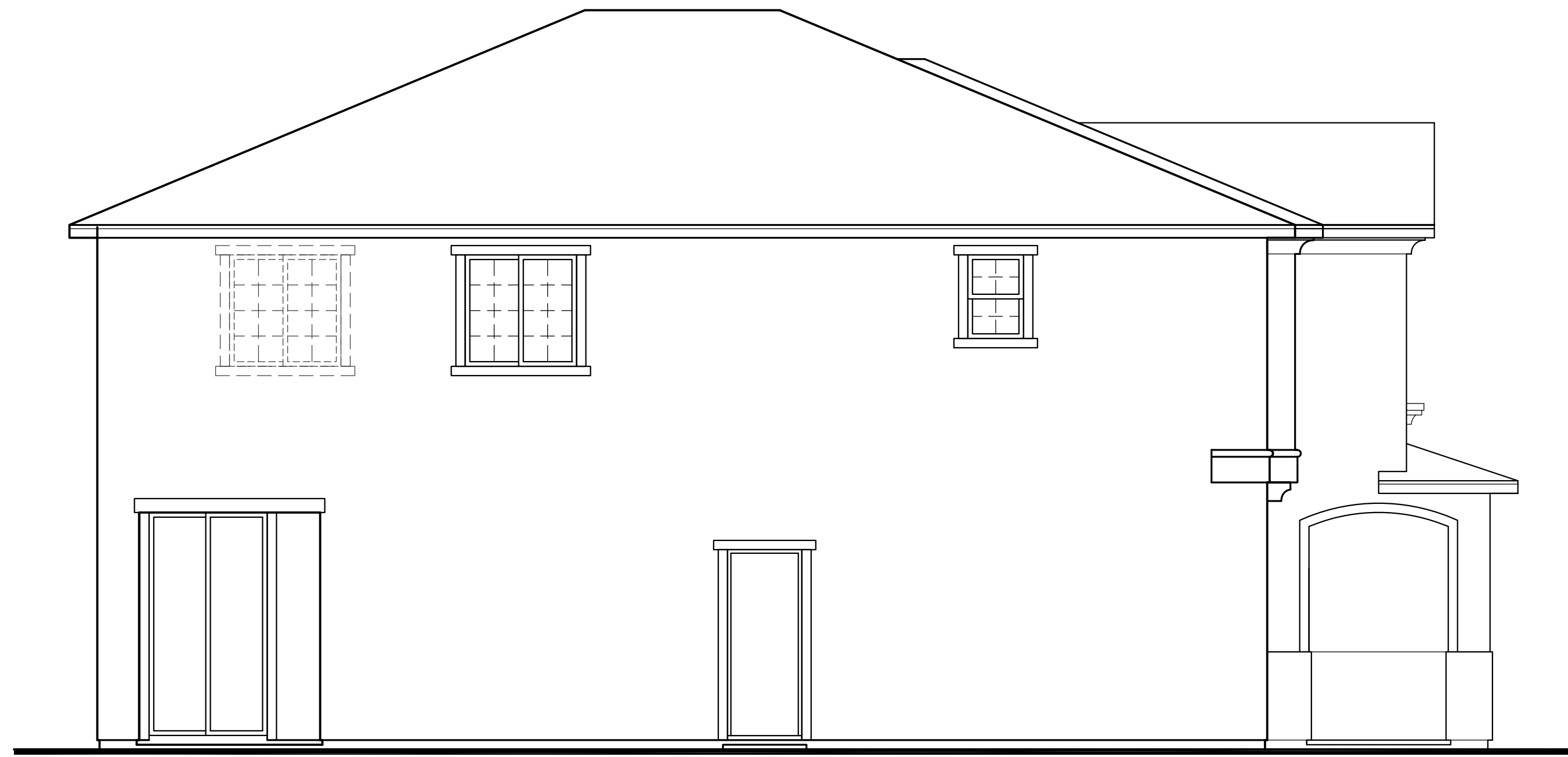
Right Elevation 'B'



Front Elevation 'B' - Spanish



Rear Elevation 'B'



Left Elevation 'C'



Front Elevation 'C' - Spanish

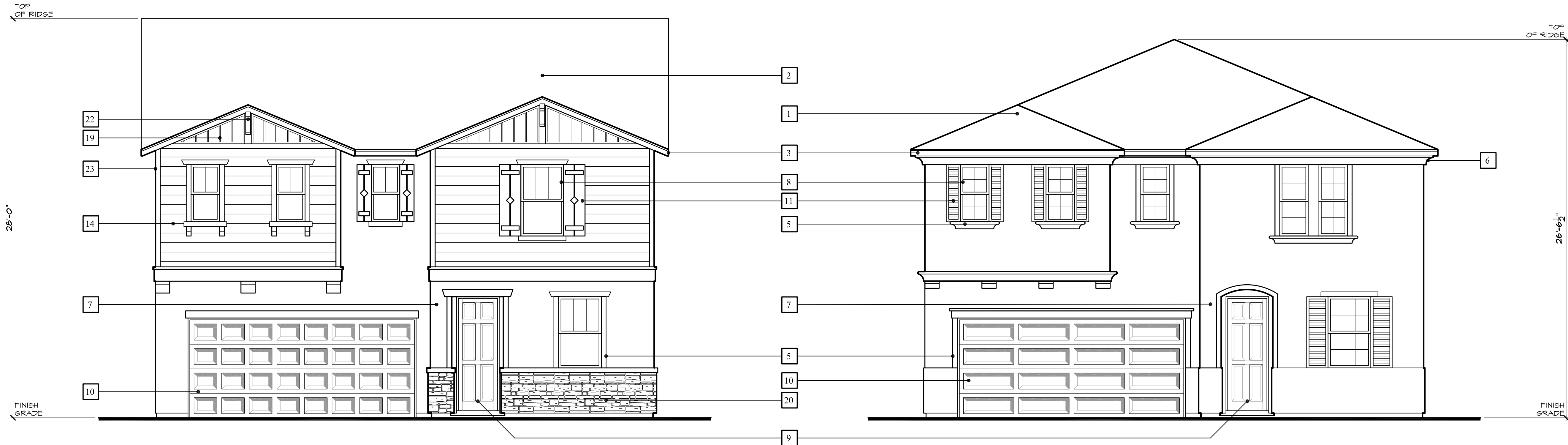


Right Elevation 'C'



Rear Elevation 'C'





Elevation 'B' - Craftsman

Elevation 'C' - Italianate

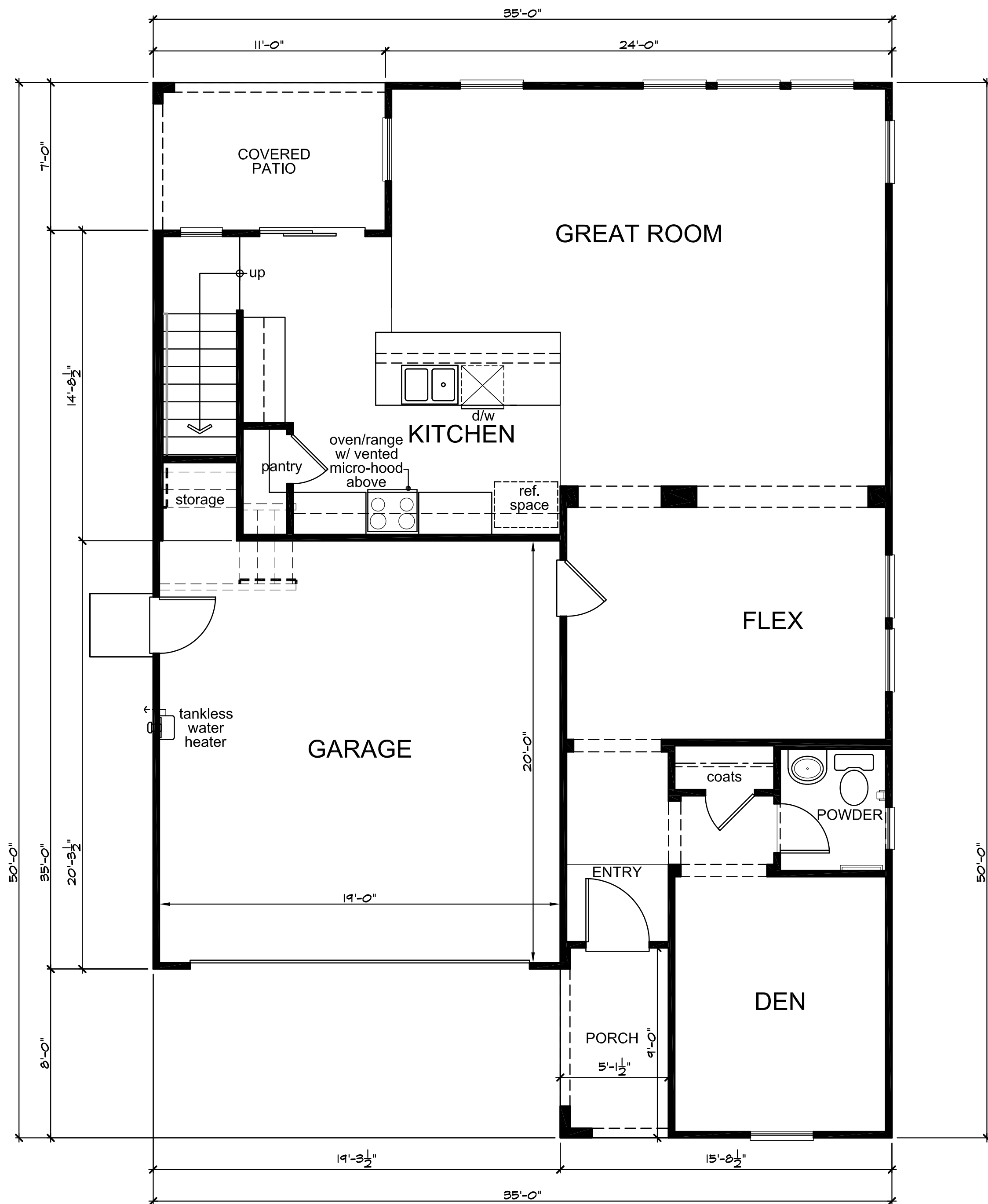


Elevation 'A' - Spanish

ELEVATION LEGEND

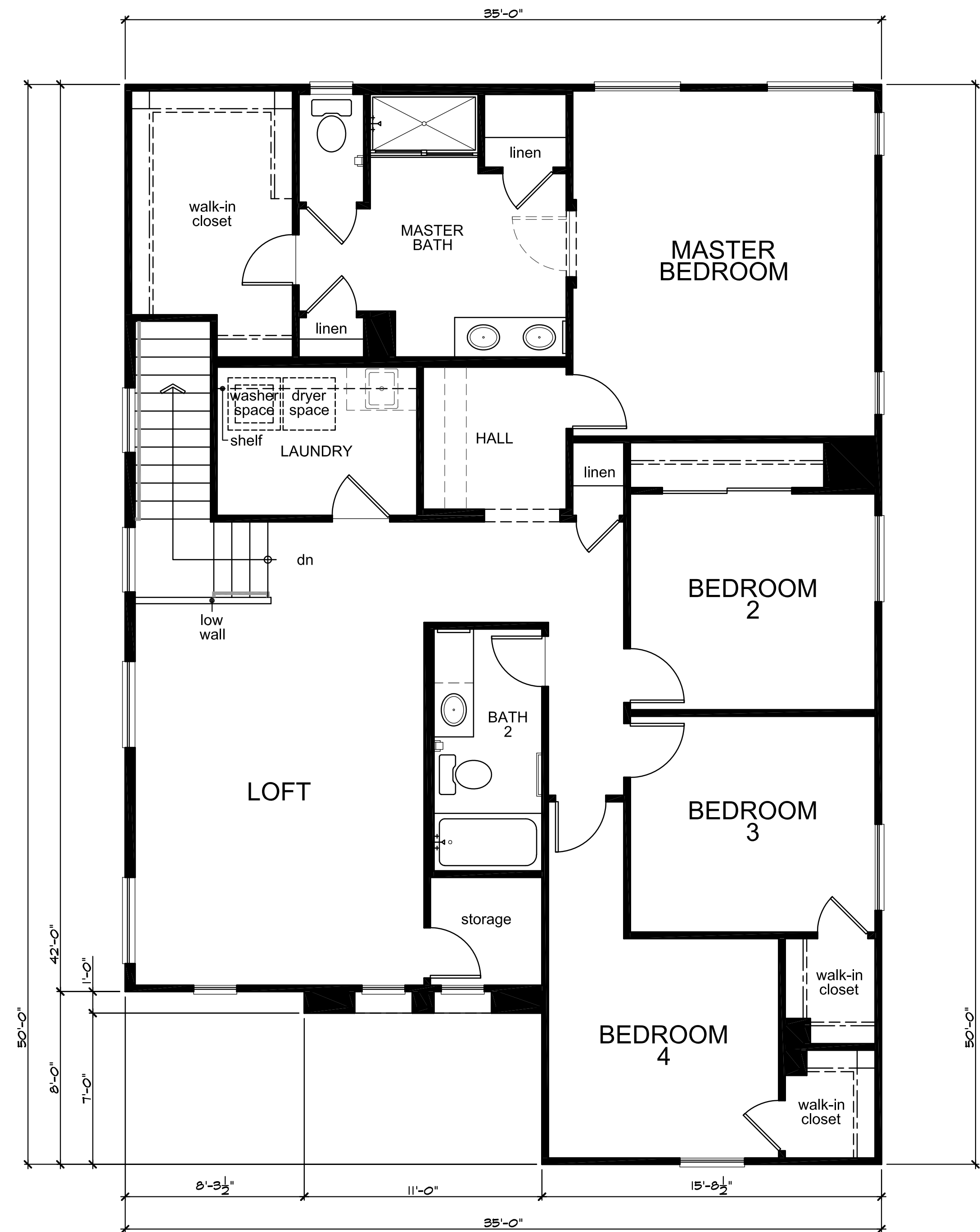
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|----|--|
| 1 | CONCRETE 'S' TILE ROOFING |
| 2 | CONCRETE FLAT TILE ROOFING |
| 3 | WOOD FASCIA BOARD |
| 4 | STUCCO FINISH |
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| 23 | WOOD TRIM |
| 24 | DECORATIVE FOAM VENTS |
| 25 | VINYL RAILING |
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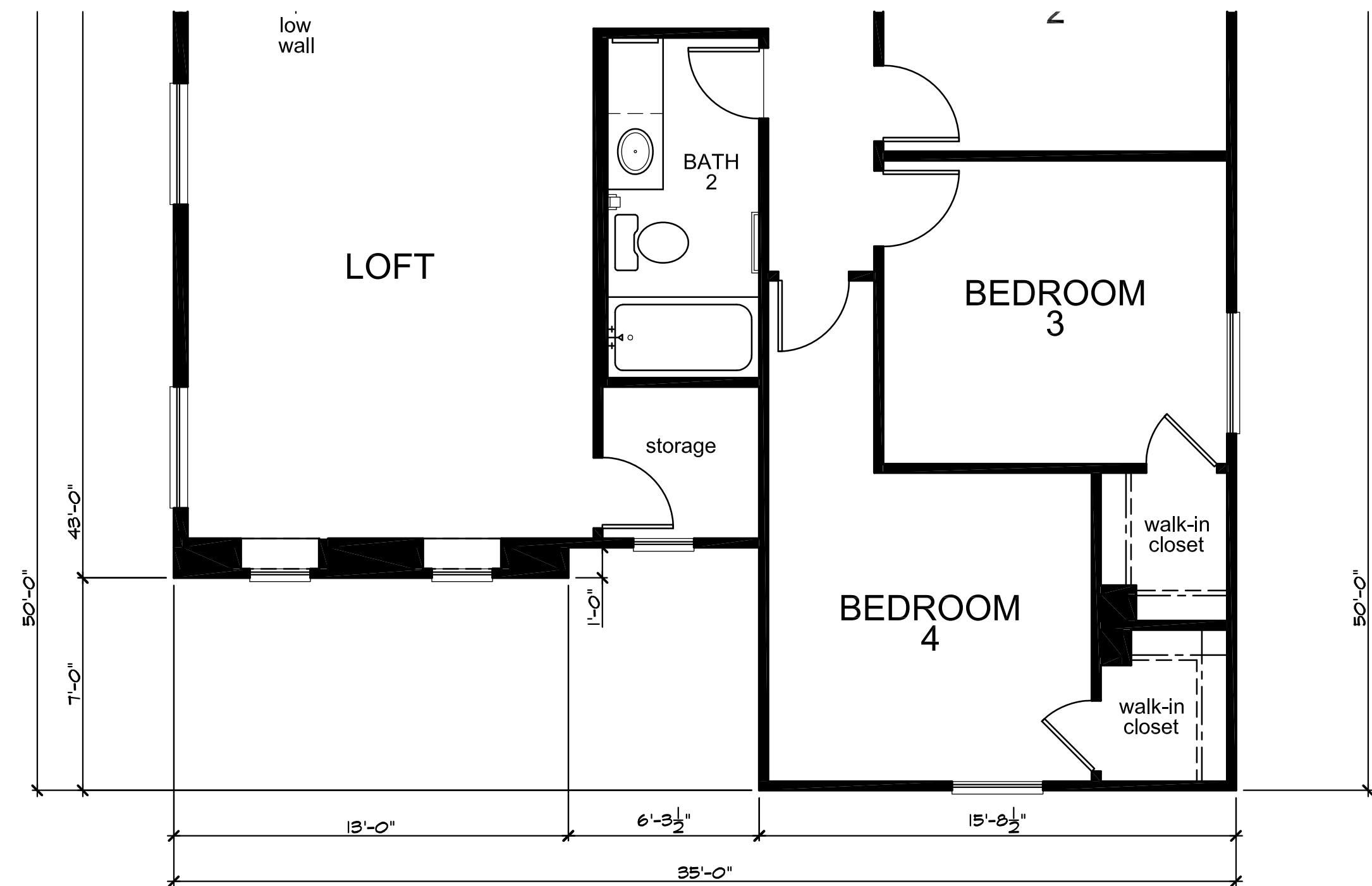
First Floor Plan 'A'

PLAN 2352620			
FIRST FLOOR AREA	1081	SQ. FT.	
SECOND FLOOR AREA	1539	SQ. FT.	
TOTAL AREA	2620	SQ. FT.	
GARAGE AREA	342	SQ. FT.	
PORCH AREA			
	ELEVATION 'A'	46	SQ. FT.
	ELEVATION 'B'	46	SQ. FT.
	ELEVATION 'C'	46	SQ. FT.
PATIO	77	SQ. FT.	

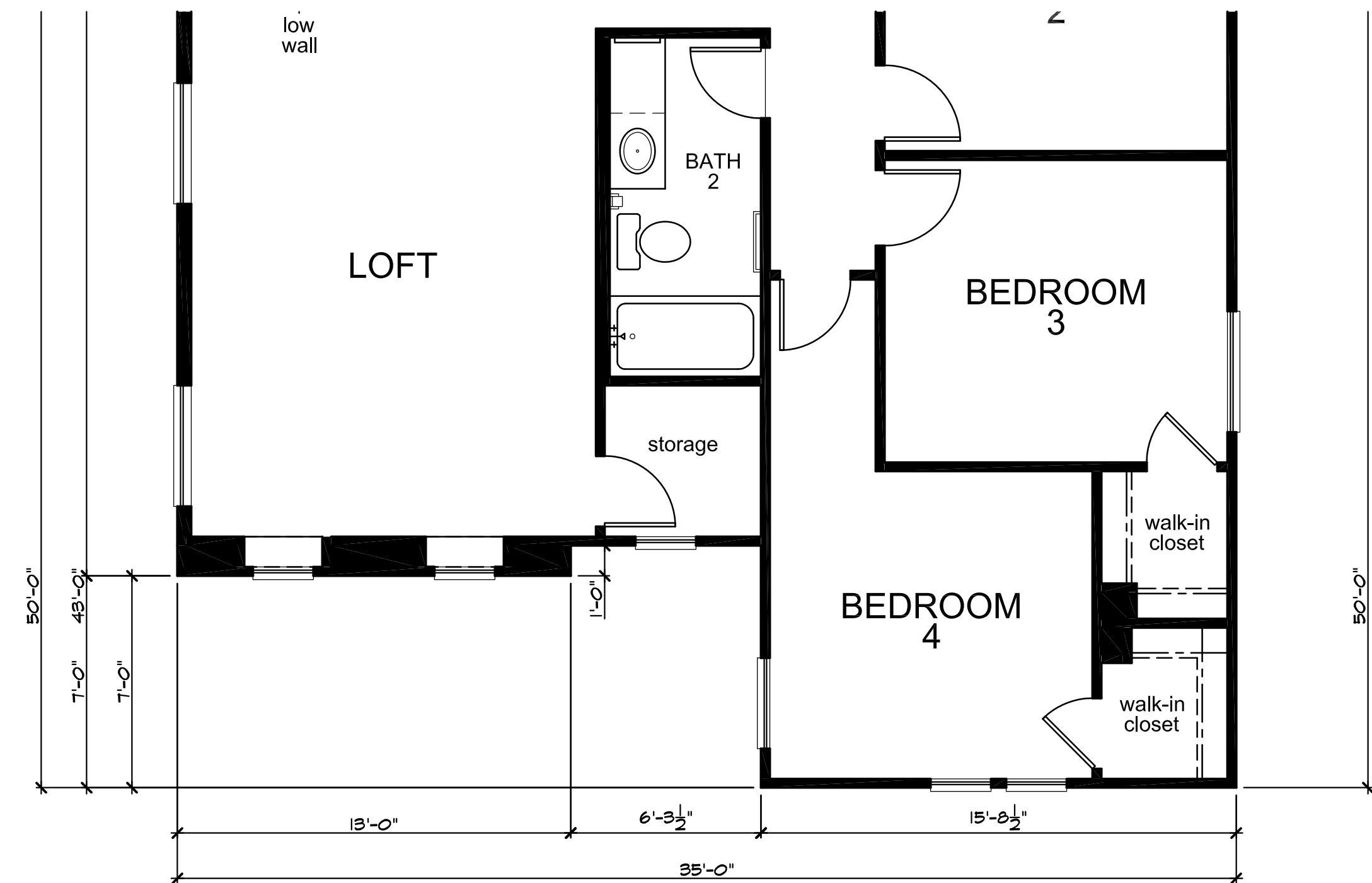


Second Floor Plan 'A'

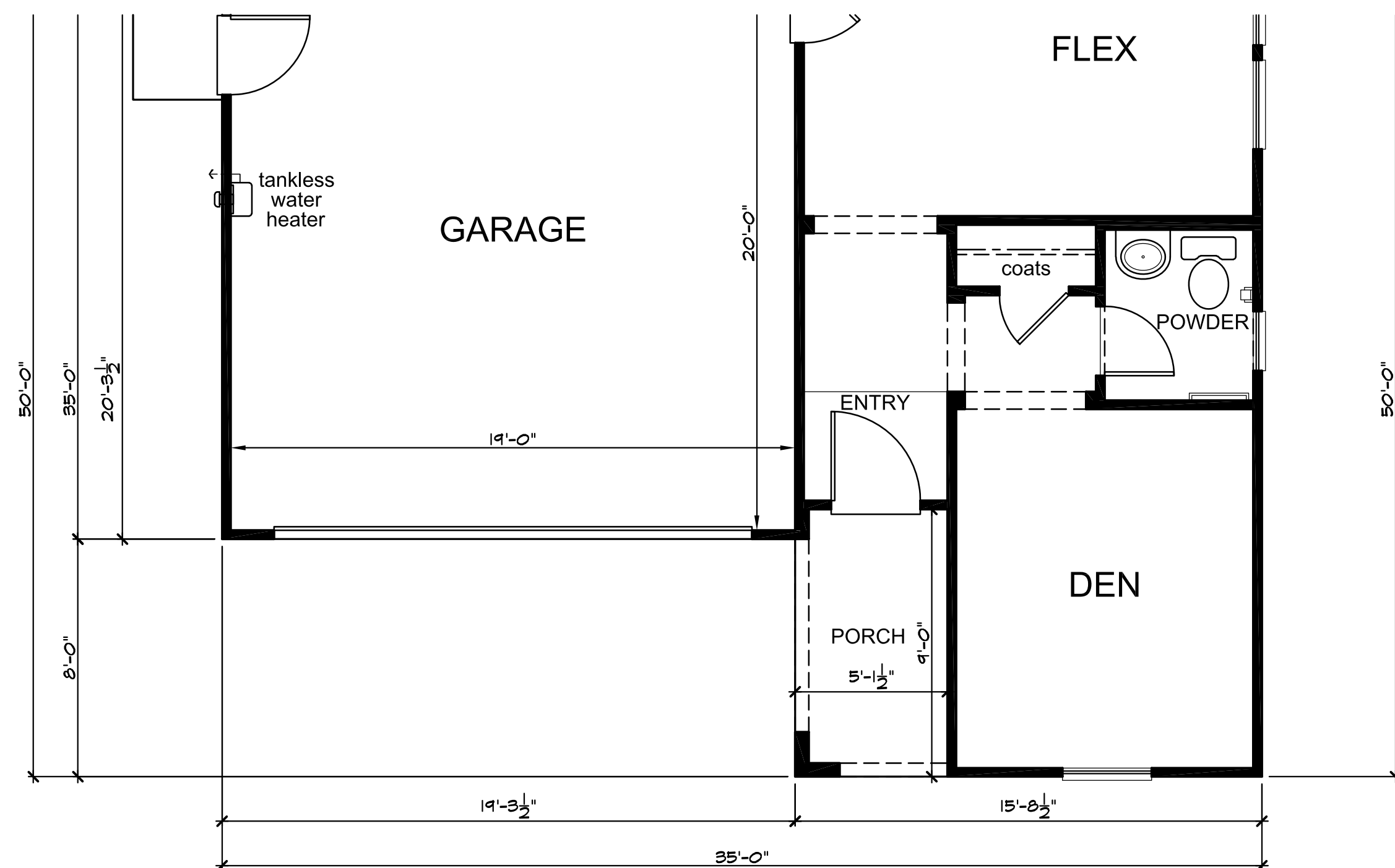




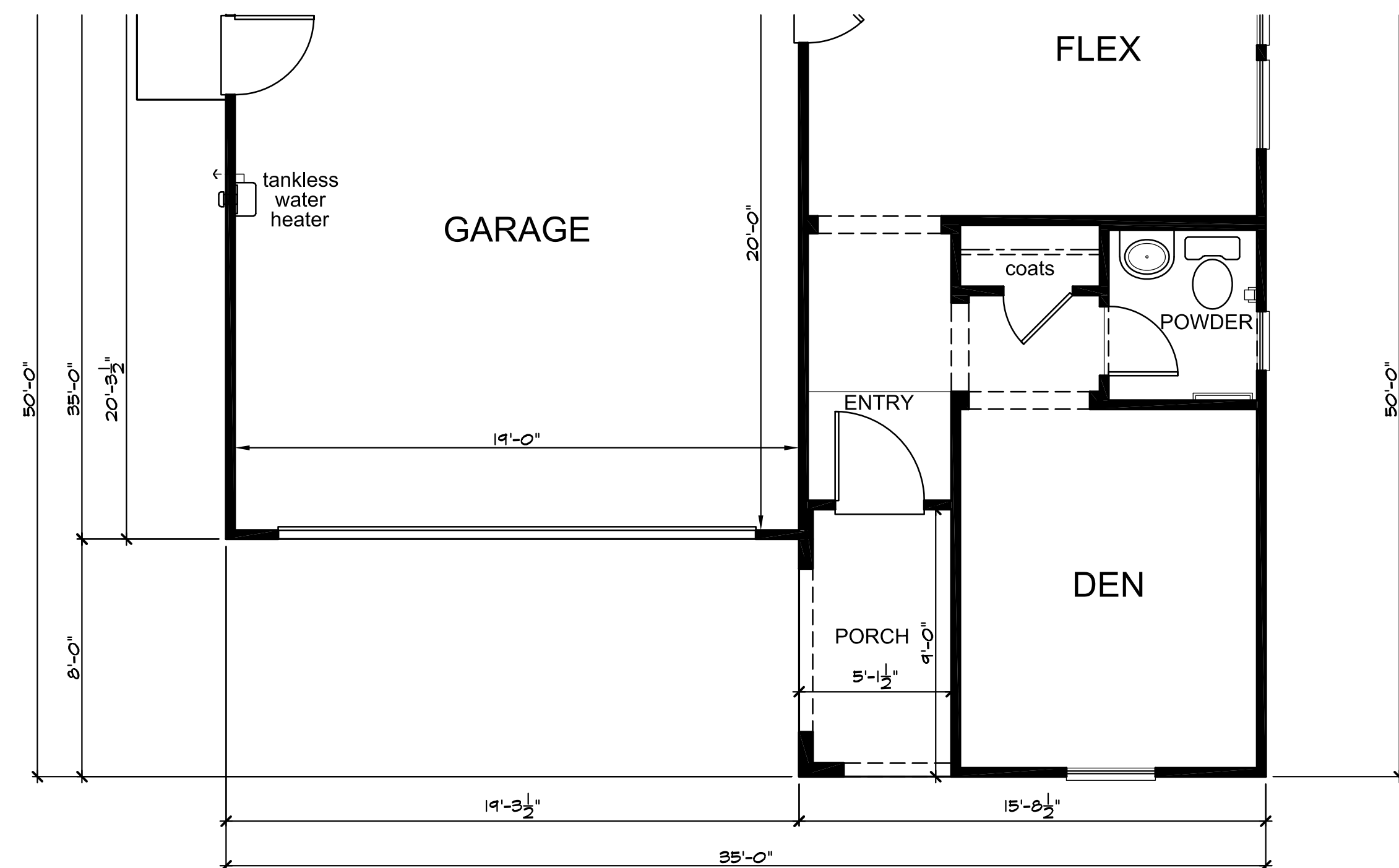
Partial Second Floor Plan 'B'



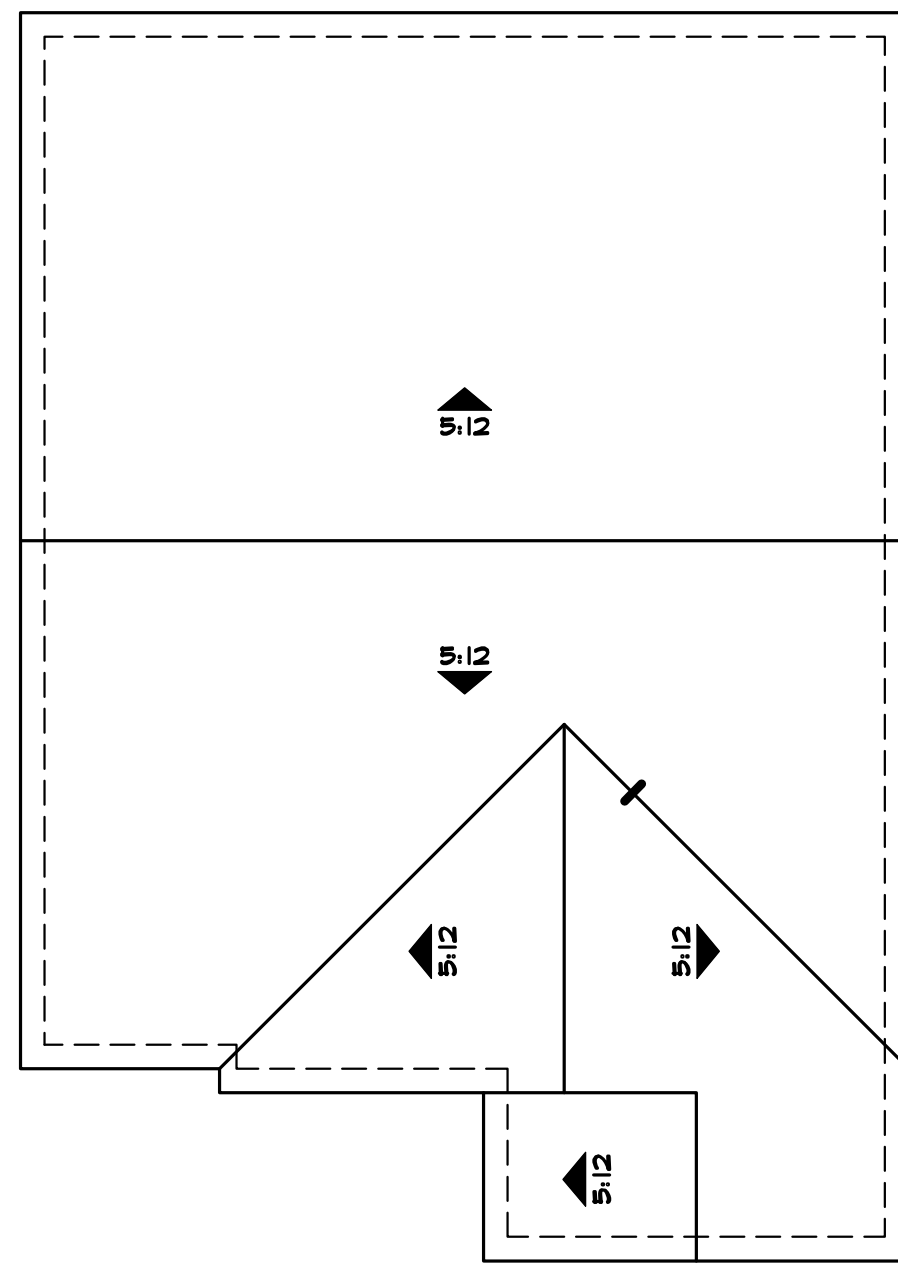
Partial Second Floor Plan 'C'



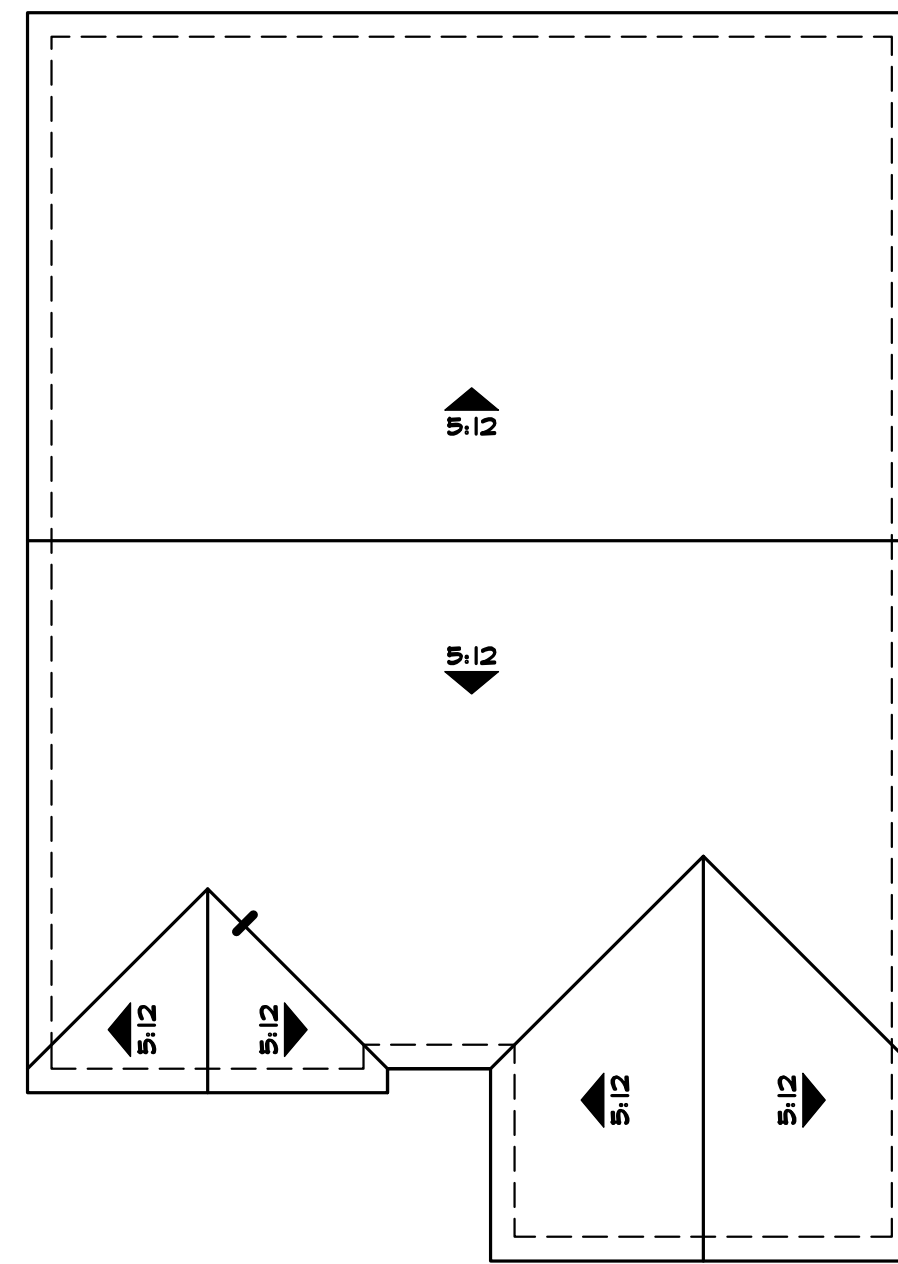
Partial First Floor Plan 'B'



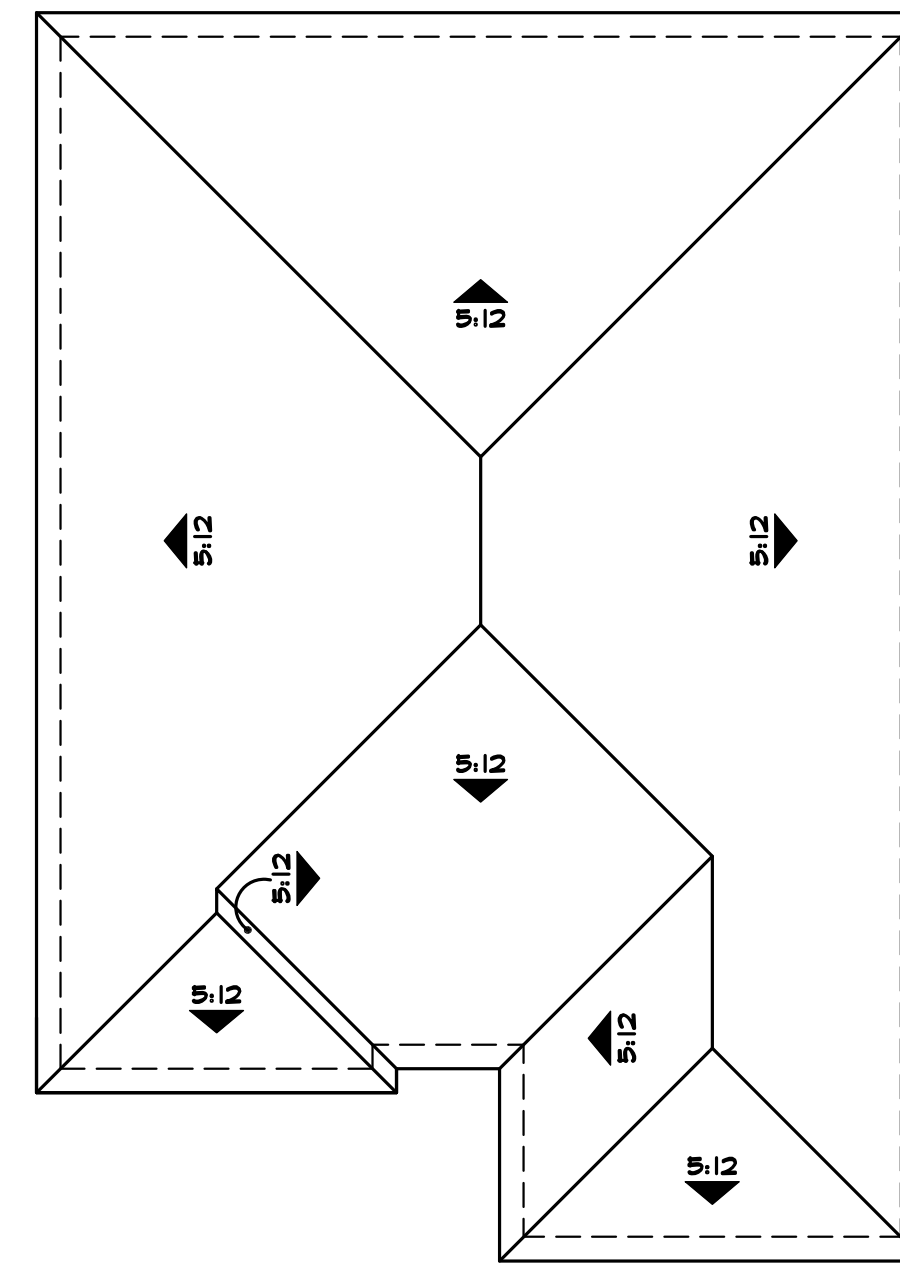
Partial First Floor Plan 'C'



'A'



'B'



'C'

Roof Plans

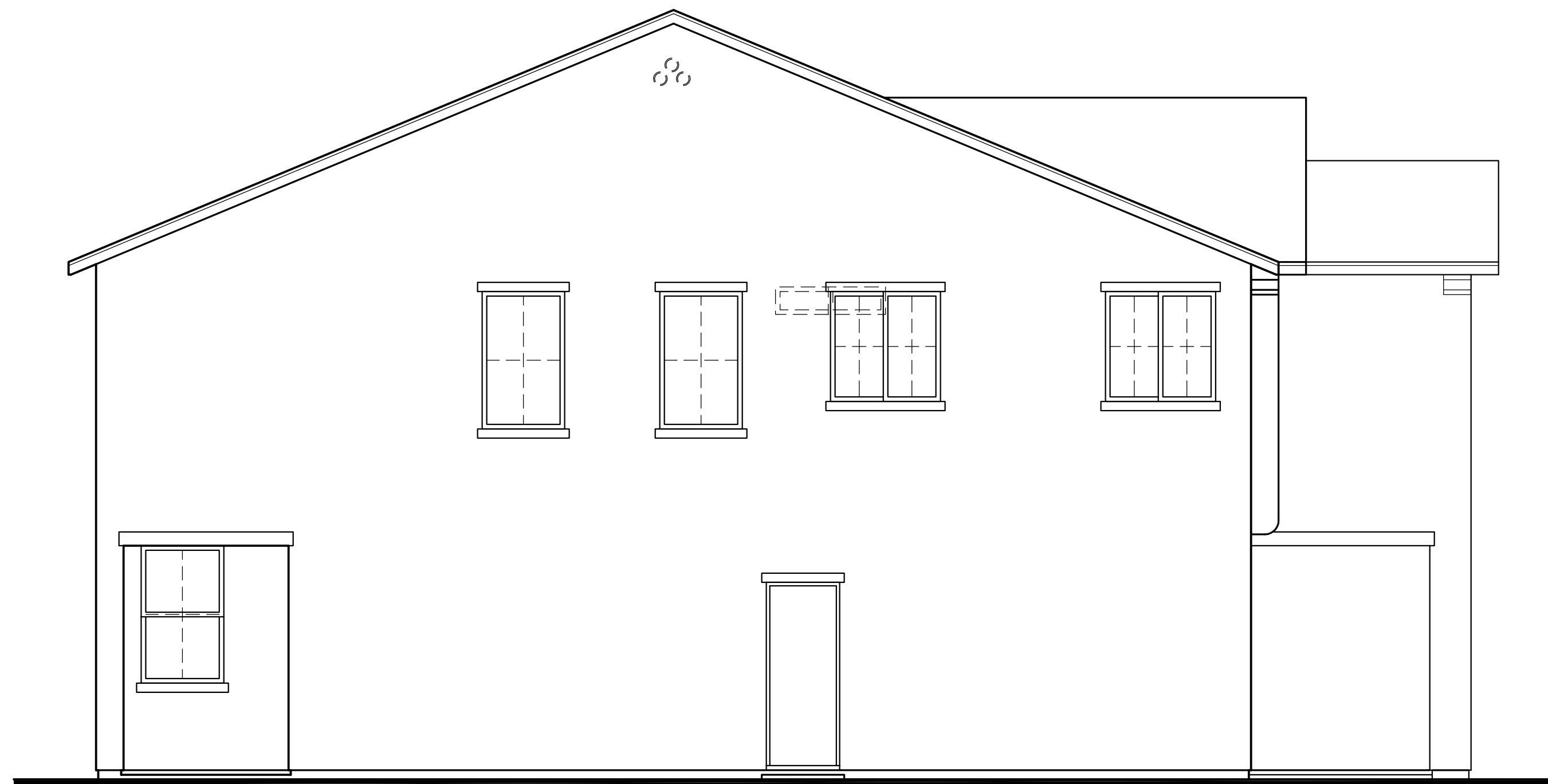
WESTPARK CADENCE - VILLAGE 13D



KB Home Central California
3005 Douglas Blvd, Suite 250
Roseville, CA 95661
(916) 945-3880

CITY OF ROSEVILLE

PLAN No. : 235.2620
JOB No. : 500-456
STORY: 2-STORY
SEPTEMBER 28, 2018



Left Elevation 'A'



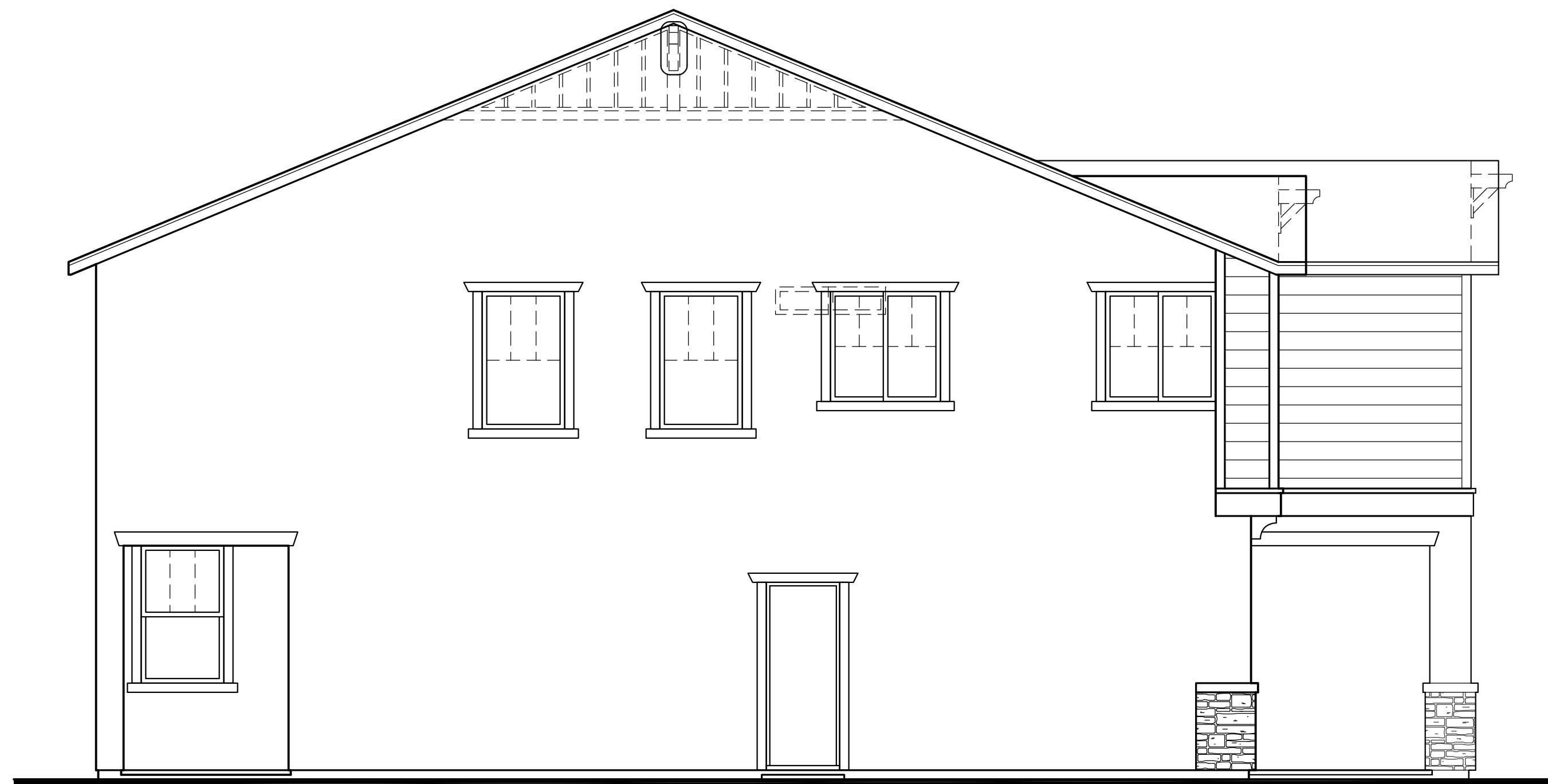
Right Elevation 'A'



Front Elevation 'A' - Spanish



Rear Elevation 'A'



Left Elevation 'B'



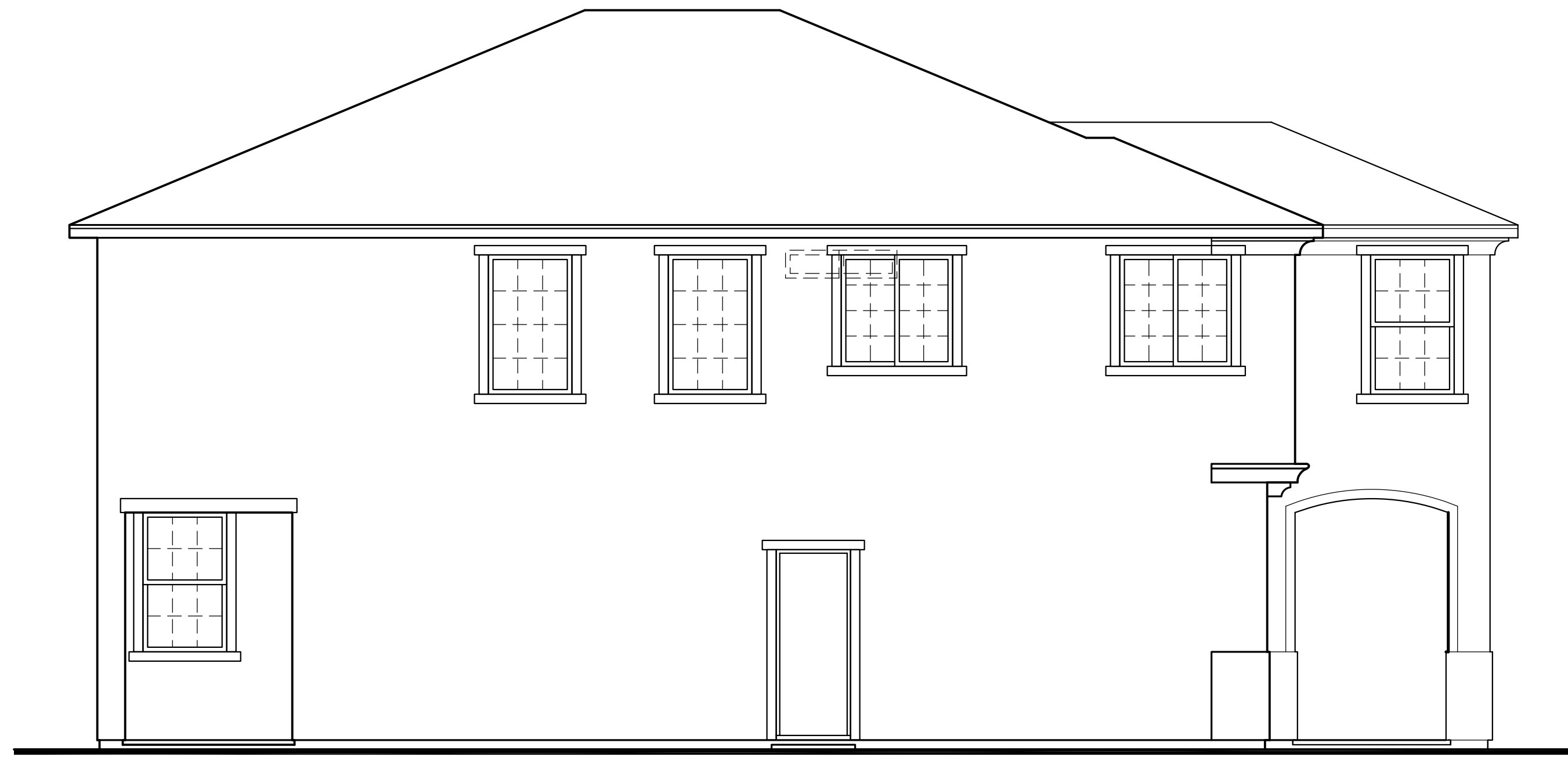
Right Elevation 'B'



Front Elevation 'B' - Spanish



Rear Elevation 'B'



Left Elevation 'C'



Right Elevation 'C'



Front Elevation 'C' - Spanish



Rear Elevation 'C'

LANDSCAPE IMPROVEMENT PLANS FOR

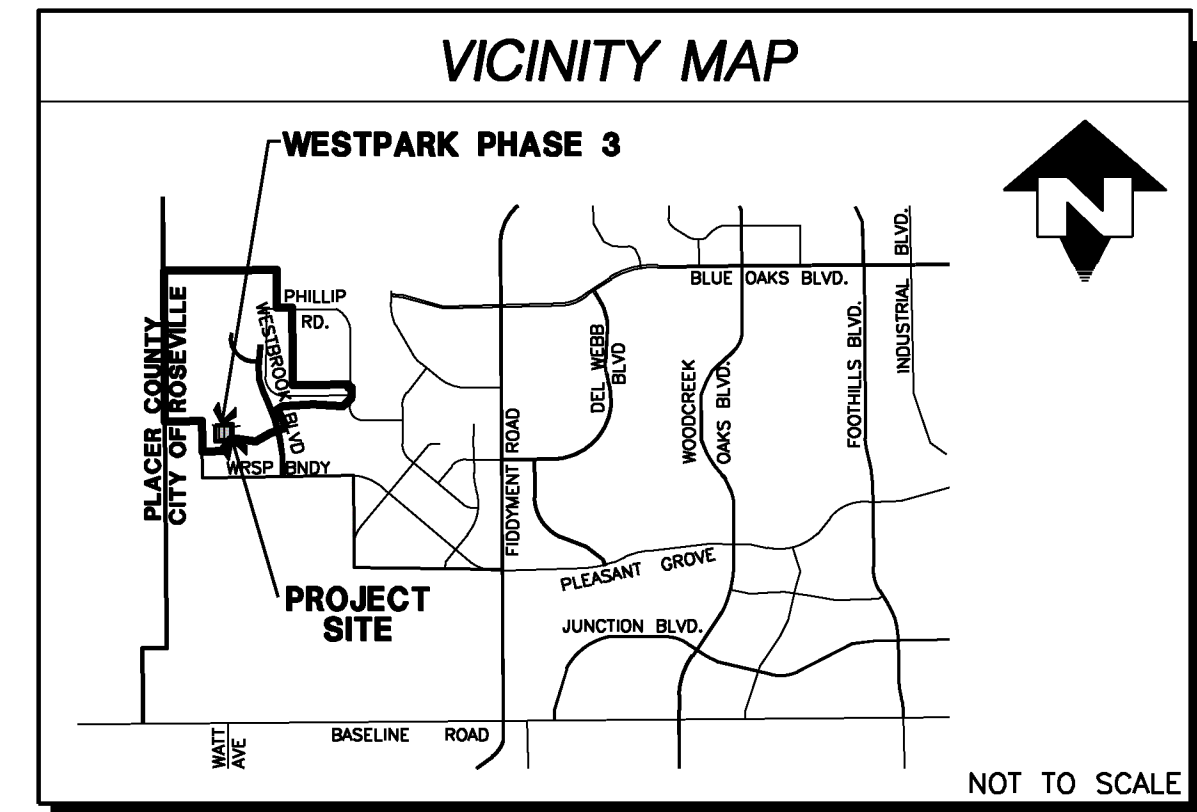
"CADENCE" - WESTPARK VILLAGE 13D

PRODUCTION LANDSCAPES

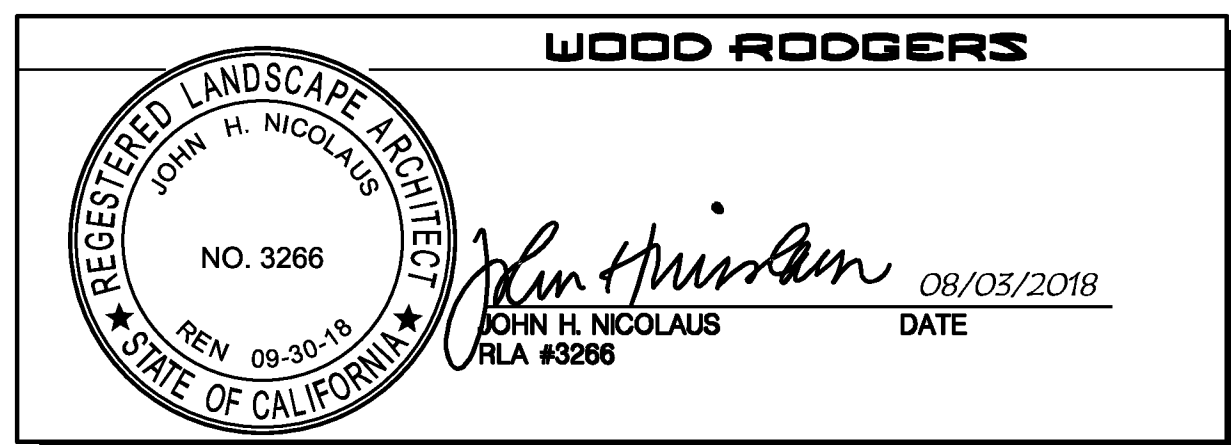
CITY OF ROSEVILLE, CALIFORNIA

SHEET INDEX

L-1.00	COVER SHEET
L-1.01	LANDSCAPE NOTES
L-1.02	M.W.E.L.O. CALCULATIONS
L-2.00	DRAINAGE PLAN - CORNER LOTS & DETAILS
L-2.01	DRAINAGE PLAN - IN-LINE LOTS
L-3.00	IRRIGATION DETAILS & CONTROLLER SCHEDULE
L-3.01	IRRIGATION PLAN - CORNER LOTS
L-3.02	IRRIGATION PLAN - IN-LINE LOTS
L-4.00	PLANTING DETAILS
L-4.01	PLANTING PLAN - CORNER LOTS
L-4.02	PLANTING PLAN - IN-LINE LOTS



IMPORTANT NOTE REGARDING CERTIFICATE OF COMPLETION REQUIREMENTS:
AFTER INSTALLATION OF THESE PLANS THE OWNER/DEVELOPER SHALL SUBMIT A CERTIFICATE OF COMPLETION AND ASSOCIATED DOCUMENTS PER CITY OF ROSEVILLE WATER EFFICIENT LANDSCAPE REQUIREMENTS CODE SECTION



OWNER/DEVELOPER: KB HOME 3005 DOUGLAS BOULEVARD, SUITE 250 ROSEVILLE, CA 95661 CONTACT: DAVID JUDY (916) 945-3875 DAJUDY@KBHOME.COM	LANDSCAPE ARCHITECT: WOOD RODGERS, INC. 3301 C STREET, BLDG. #100-B SACRAMENTO, CALIFORNIA 95816 CONTACT: JOHN NICOLAUS (916) 503-5084 JNICOLAUS@WOODRODGERS.COM
--	---

LANDSCAPE DOCUMENT PACKAGE	
PROJECT INFORMATION: DATE: AUGUST 3, 2018 APPLICANT: WOOD RODGERS, INC. PROJECT ADDRESS: PLACER COUNTY, TRACT NO. 342 (LOTS 222-308) PROJECT TYPE: NEW; DEVELOPER INSTALLED, PRIVATE MAINTAINED WATER SUPPLY TYPE: POTABLE PROJECT CONTACTS: JOHN NICOLAUS - LANDSCAPE ARCHITECT (916) 503-5084 JNICOLAUS@WOODRODGERS.COM	
WATER EFFICIENT LANDSCAPE WORKSHEET: HYDROZONE INFORMATION TABLE SEE IRRIGATION SHEET L3.15 WATER BUDGET CALCULATIONS: SEE IRRIGATION SHEET L3.15	
LANDSCAPE DESIGN PLAN: SEE PLANTING SHEETS L4.00 IRRIGATION DESIGN PLAN: SEE IRRIGATION SHEETS L3.00 GRADING DESIGN PLAN: SEE GRADING AND DRAINAGE SHEETS L2.00	
WATER EFFICIENT LANDSCAPE ORDINANCE STATEMENT: I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENT PACKAGE.	
SIGNATURE:	DATE: 08/03/2018

CITY OF ROSEVILLE	
PROJECT NO. 1828.034	
DRAWING L1.00	
DATE: _____	

LANDSCAPE IMPROVEMENT PLANS FOR WESTPARK CADENCE VILLAGE 13D PRODUCTION LANDSCAPES COVER SHEET		DATE: AUGUST 3, 2018 SCALE: _____ DRAWN BY: Y. XU DESIGNED BY: J. NICOLAUS CHECKED BY: J. NICOLAUS	
COUNTY OF PLACER		NO.	
PROJECT NO. 1828.034		NO.	
DRAWING L1.00		NO.	
SHT 1 OF 11		NO.	

3. WORK SHALL CONFORM TO THESE PLANS AND THE SPECIFICATIONS.
2. ALL WORK SHALL BE PERFORMED BY A LICENSED LANDSCAPE CONTRACTOR.
3. ALL ROADS USED FOR CONSTRUCTION TRAFFIC SHALL BE KEPT CLEAN AND FREE OF DEBRIS. ANY ROADS THAT DO NOT MEET THESE REQUIREMENTS ARE SUBJECT TO FINES AS PER LOCAL CODES.
4. ANY EXISTING FACILITIES SHOWN ON THESE PLANS ARE INFORMATIONAL ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND STAKING ALL SEWER, UTILITY AND WATER MAIN LINES PRIOR TO THE START OF WORK. CONTACT USA ALERT AT 1800.6422444 TO AND ALL NECESSARY UTILITY AGENCIES TO IDENTIFY AND LOCATE UNDERGROUND UTILITIES. ALL AREAS TO BE EXCAVATED SHALL BE MARKED WITH WHITE PAINT PRIOR TO CONTACTING USA.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION STAKING, SITE LAYOUT AND DIMENSIONS TO CONSTRUCT THE WORK AS DESCRIBED IN THESE PLANS.
6. THE CONTRACTOR MUST FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, FENCES, HARDSCAPE AND OTHER EXISTING STRUCTURES. ANY EXISTING ITEMS NOT SPECIFICALLY NOTED ON THE PLANS FOR REMOVAL SHALL BE PROTECTED IN PLACE. ALL EXISTING ITEMS TO REMAIN THAT ARE DAMAGED BY THE WORK SHALL BE REPLACED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
7. THE CONTRACTOR IS RESPONSIBLE FOR TEMPORARY EROSION CONTROL AT ALL TIMES. THE CONTRACTOR MUST TAKE NECESSARY PRECAUTIONS TO PROTECT ADJACENT PROPERTIES FROM ANY DAMAGE, WATER AND/OR SEDIMENT RUN-OFF. CONTRACTOR SHALL ASSURE THAT ANY DEBRIS GENERATED FROM THE WORK DESCRIBED IN THIS PLAN SET IS COLLECTED AND LEGALLY DISPOSED OF OFF THE SITE.
8. THE CONTRACTOR IS RESPONSIBLE FOR ALL FINE GRADING AND POSITIVE SURFACE GRADING IN ALL LANDSCAPE AREAS. THE CONTRACTOR SHALL VERIFY ALL ROUGH GRADES IN THE FIELD AND BRING ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND THE PLANS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY.
9. THE CONTRACTOR MUST SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE LANDSCAPE ARCHITECT AND THE CITY INSPECTOR A MINIMUM OF ONE WEEK PRIOR TO THE START OF WORK. CONTRACTOR MUST COORDINATE THE PRE-CONSTRUCTION MEETING DATE WITH THE LANDSCAPE ARCHITECT AND CITY INSPECTOR A MINIMUM OF TWO (2) WORKING DAYS PRIOR TO THE MEETING DATE.
10. ANY EXISTING HARDSCAPE (CONCRETE, ASPHALT, ETC) SHALL BE SAW CUT AND REMOVED IN A NEAT AND STRAIGHT LINE.
11. ALL CONCRETE SHALL BE A 6 SACK MIX.
12. COMPACTION OF BACKFILL BY METHOD OF "JETTING" SHALL NOT BE PERMITTED.
13. ALL ENGINES USED FOR CONSTRUCTION SHALL USE NOISE SUPPRESSION DEVICES TO MINIMIZE NOISE TO THE SURROUNDING AREAS.
14. DUST SHALL BE CONTROLLED AT ALL TIMES DURING CONSTRUCTION PERIOD BY APPLICATION OF WATER TO THE SITE, INCLUDING DAYS WHEN CONSTRUCTION ACTIVITY DOES NOT OCCUR.
15. ALL USA MARKINGS SHALL BE COMPLETELY REMOVED PRIOR TO FINAL ACCEPTANCE OF THE PROJECT.
16. ALL AS-BUILT PLANS SHALL BE SUBMITTED TO THE CITY PRIOR TO FINAL ACCEPTANCE OF THE PROJECT.
17. HOURS OF CONSTRUCTION ACTIVITIES SHALL ADHERE TO LOCAL JURISDICTIONAL REQUIREMENTS. NO WORK IS ALLOWED ON SUNDAY.

1. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER SURFACE DRAINAGE TO DRAIN INLETS OR CURBS IN ALL LANDSCAPED AREAS.
2. THE LOCATION OF ALL CATCH BASINS, AREAS DRAINS, PIPE, ETC. SHALL BE LOCATED TO AVOID ANY SITE FEATURES NOT SPECIFICALLY SHOWN ON THE PLANS. CONTRACTOR IS RESPONSIBLE FOR MINOR FIELD ADJUSTMENTS TO ENSURE PROPER DRAINAGE.
3. DRAIN ALL PAVEMENT AREAS A MINIMUM OF 1%, AND ALL LANDSCAPE AREAS A MINIMUM OF 2%.
4. ALL DRAINAGE MATERIALS SHALL BE FREE OF DEBRIS TO ENSURE PROPER FLOW. THE MINIMUM SLOPE OF DRAINAGE PIPE SHALL BE 5%.
5. GRADES ARE TO BE CONSTANT AND UNIFORM WITHIN SWALES AND BETWEEN SPOT ELEVATIONS.
6. TOP OF DRAINAGE SWALES SHALL BE LOCATED A MINIMUM OF 3' AWAY FROM WALKS.
7. VERIFY ALL WALL, STEP AND FINISH FLOOR ELEVATIONS WITH CIVIL ENGINEERING DRAWINGS. IN CASE OF DISCREPANCY, CALL BOTH CIVIL ENGINEER AND LANDSCAPE ARCHITECT.
8. FILL AREAS SHALL BE COMPACTED THROUGHOUT TO A MINIMUM OF 90% RELATIVE COMPACTION.
9. THE GRADING CONTRACTOR SHALL SUBMIT A WRITTEN STATEMENT VERIFYING THAT THE GRADING WORK WAS PERFORMED UNDER HIS DIRECTION AND IN CONFORMANCE WITH THESE PLANS AND IN CONFORMANCE WITH ALL LOCAL CODES.
10. EROSION CONTROL MEASURES SHALL BE IN PLACE IN ACCORDANCE WITH LOCAL CODES DURING ALL PHASES OF GRADING. SUCH EROSION CONTROL MEASURES SHALL NOT BE MOVED OR MODIFIED WITHOUT THE APPROVAL BY THE CITY INSPECTOR.
11. AFTER A RAINSTORM, ALL SILT AND DEBRIS SHALL BE REMOVED FROM STREETS, GUTTERS, SIDEWALKS AND CATCH BASINS. STANDING WATER SHALL BE REMOVED FROM DRAINAGE OPEN TRENCHES. THIS REQUIREMENTS SHALL REMAIN IN EFFECT UNTIL FINAL ACCEPTANCE OF THE PROJECT.

1. UPON AWARD OF CONTRACT, CONTRACTOR SHALL IMMEDIATELY CONTACT LANDSCAPE ARCHITECT IF ANY PLANT MATERIAL IS NOT AVAILABLE AND NOTIFY LANDSCAPE ARCHITECT OF PROPOSED PLANT SUBSTITUTES. FINAL PLANT SUBSTITUTES SHALL BE APPROVED IN WRITING BY LANDSCAPE ARCHITECT PRIOR TO ORDERING. ANY PLANT SUBSTITUTES SHALL NOT ALTER THE CONTRACTORS BID UNLESS A CREDIT IS DUE TO THE OWNER.
2. PLANT SYMBOL, LOCATIONS ARE INFORMATIONAL AND SUBJECT TO MINOR FIELD REVISIONS BASED ON ACTUAL CONDITIONS. CONTRACTOR MUST REVIEW FIELD CONDITIONS AND NOTIFY LANDSCAPE ARCHITECT IF ANY MAJOR REVISIONS ARE REQUIRED.
3. THE CONTRACTOR MUST CONTACT LANDSCAPE ARCHITECT A MINIMUM OF 48 HOURS IN ADVANCE OF PLANT DELIVERY TO THE PROJECT SITE TO SCHEDULE A PLANT INSPECTION FOR WRITTEN APPROVAL OF PLANT MATERIAL. ANY PLANT MATERIAL INSTALLED PRIOR TO WRITTEN APPROVAL BY LANDSCAPE ARCHITECT IS SUBJECT TO REMOVAL AND REPLACEMENT AT NO COST TO THE OWNER.
4. EXCAVATED PLANT PITS SHALL PROVIDE ADEQUATE DRAINAGE FOR PLANT SURVIVAL. CONTRACTOR SHALL FILL EXCAVATED PLANT PITS WITH WATER AND ENSURE THAT ALL PLANT PITS DRAIN WITHIN ONE HOUR.
5. AFTER PLANTING IS COMPLETE, A PRE-EMERGENT WEED KILLER SHALL BE USED TO CONTROL WEEDS ON ALL NON-TURF AREAS.
6. PLANTER AREAS SHALL HAVE A MINIMUM SLOPE OF 15-2% AND A MAXIMUM SLOPE OF 2:1.
7. A 3" LAYER OF WALK-ON FIR BARK MULCH IS REQUIRED IN ALL PLANTER AREAS.
8. CONTRACTOR TO LOCATE ALL TREES NO CLOSER THAN 5' FROM BUILDING AND 3' FROM CURBS OR WALKS.
9. CONTRACTOR SHALL INSTALL LINEAR ROOT BARRIERS ADJACENT TO ANY HARDSCAPE LOCATED WITHIN 5' OF A TREE PLANTING.
10. ALL NURSERY STAKES SHALL BE REMOVED PRIOR TO THE START OF THE MAINTENANCE PERIOD.
11. SOIL TESTING:
 - A. COORDINATE SOIL TESTING IN AN EXPEDITIOUS AND TIMELY MANNER AS REQUIRED FOR ON-SITE MATERIALS. RESPONSIBILITY OF CONTRACTING WITH A SOIL LABORATORY SHALL BE BORNE BY CONTRACTOR. COST OF SAMPLING AND TESTING SHALL BE INCLUDED IN CONTRACT PRICE. CONTRACTOR SHALL COLLECT SAMPLES IN THE PRESENCE OF OWNERS REPRESENTATIVE. SAMPLE LOCATION TO BE IDENTIFIED ON THE PLAN BY THE CONTRACTOR.
 - B. A SOIL FERTILITY ANALYSIS FOR EVERY 1 IN 7 LOTS SHALL BE PERFORMED FOR THIS PROJECT.
 - C. EACH SAMPLE SHALL BE SUBMITTED TO A LABORATORY. THE LABORATORY MUST BE APPROVED BY THE OWNER. SUBMIT SAMPLE SIZES AS REQUIRED BY LABORATORY.
 - D. AS A MINIMUM, SOIL SAMPLES SHALL BE ANALYZED FOR: PH, SALINITY, AMMONIA, PHOSPHATE, POTASSIUM, CALCIUM, MAGNESIUM, BORON, AND SODIUM LEVELS. LABORATORY TO PROVIDE APPRAISAL OF CHEMICAL PROPERTIES, INCLUDING PARTICLE SIZE AND RECOMMENDATIONS FOR TYPES AND QUANTITIES OF AMENDMENTS AND FERTILIZERS.
 - E. RESULTS OF SOIL TESTING SHALL BE PROVIDED TO LANDSCAPE ARCHITECT, WITH AMENDMENT RECOMMENDATIONS APPROVED BY LANDSCAPE ARCHITECT AND OWNERS REPRESENTATIVE.
 - F. SOIL TESTING FOR PRODUCTION LANDSCAPES SHALL COMPLY WITH MWELO AB1881 SECTION 4925

1. THE DESIGN OF THE IRRIGATION SYSTEM IS DIAGRAMMATIC. CONTRACTOR MUST MAKE NECESSARY FIELD ADJUSTMENTS TO GUARANTEE HEAD-TO-HEAD COVERAGE FOR ALL PLANTER AREAS. CONTRACTOR MUST ALSO MAKE MINOR ADJUSTMENTS TO ACCOMMODATE FIELD CONDITIONS NOT SPECIFICALLY NOTED ON THE PLANS AND TO MINIMIZE OVSERSPRAY ONTO AREAS ADJACENT TO THE IRRIGATION SYSTEM.
2. THE IRRIGATION SYSTEM IS DESIGNED WITH A MINIMUM OPERATING PRESSURE STATED ON THE DRAWINGS. CONTRACTOR SHALL TEST THE AVAILABLE STATIC WATER PRESSURE AND NOTIFY THE LANDSCAPE ARCHITECT OF A ANY CONFLICTS BETWEEN STATED PRESSURE AND ACTUAL PRESSURE. CONTRACTOR IS RESPONSIBLE FOR MODIFICATIONS TO THE SYSTEM DESIGN IN THE EVENT OF INADEQUATE PRESSURE.
3. IRRIGATION POINT OF CONNECTION SHALL BE MADE OFF THE WATER LINE GOING INTO THE HOUSE.
4. THE IRRIGATION CONTROLLER SHALL BE WALL MOUNTED IN GARAGE.
5. ALL IRRIGATION MAINLINES LATERAL LINES SHALL BE FLUSHED PRIOR TO INSTALLATION OF SPRINKLERS.
6. CONTRACTOR MUST CONTACT LANDSCAPE ARCHITECT TO SCHEDULE AN IRRIGATION COVERAGE TEST A MINIMUM OF 48 HOURS PRIOR TO THE MEETING DATE. LANDSCAPE ARCHITECT WILL PROVIDE CONTRACTOR WRITTEN APPROVAL OF THE IRRIGATION COVERAGE PRIOR TO INSTALLATION OF PLANT MATERIAL. ANY PLANT MATERIAL INSTALLED PRIOR TO IRRIGATION COVERAGE APPROVAL BY LANDSCAPE ARCHITECT IS SUBJECT TO REMOVAL PENDING MODIFICATIONS TO THE IRRIGATION SYSTEM.
7. THE IRRIGATION CONTRACTOR SHALL NOT WILLFULLY INSTALL THE SYSTEM AS DESIGNED WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTION OR GRADE DIFFERENCES EXIST THAT WERE NOT KNOWN DURING THE DESIGN PROCESS. SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNERS' AUTHORIZED REPRESENTATIVE. OTHERWISE THE IRRIGATION CONTRACTOR MUST ASSUME FULL RESPONSIBILITY FOR ANY NECESSARY REVISIONS.
8. THE IRRIGATION CONTROLLER SHALL BE SET TO OPERATE THE IRRIGATION SYSTEM WATERING SCHEDULE BETWEEN THE HOURS OF 7:00 PM AND 9:00 AM.

PROJECT NO.
1828.034

DRAWING
L1.01

SHT **2** OF **11**

WATER EFFICIENT LANDSCAPE WORKSHEET PER TYPICAL PLAN 2137 - IN-LINE LOT								
(AS REQUIRED BY THE M.W.E.L.O.)								
REFERENCE EVAPOTRANSPIRATION (ETO)			52.2		MAWA ETAF		0.55	
HYDROZONE / PLANT TYPE	VALVE #	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF/IE)	LANDSCAPE AREA (SQ.FT.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)
REGULAR LANDSCAPE AREAS								
ZONE 1 / LOW WATER USE SHRUBS	1	0.3	DRIP EMITTERS	0.81	0.37	354	130.97	4,238.73
ZONE 2 / MED. WATER USE VINES	2	0.5	FLOOD BUBBLERS	0.75	0.67	25	16.67	539.40
ZONE 3 / LOW-MED. WATER USE TREES	3	0.5	ROOT ZONE BUBBLERS	0.75	0.67	50	33.33	1,078.80
TOTALS						429	180.97	
SPECIAL LANDSCAPE AREAS								
					1		-	-
					1		-	-
TOTALS						-	-	-
TOTAL LANDSCAPE AREA							429	
ETWU TOTAL							5,856.93	
MAXIMUM ALLOWED WATER ALLOWANCE (MAWA)							7,629.52	

WATER EFFICIENT LANDSCAPE WORKSHEET PER TYPICAL PLAN 2137 - CORNER LOT								
(AS REQUIRED BY THE M.W.E.L.O.)								
REFERENCE EVAPOTRANSPIRATION (ETO)			52.2		MAWA ETAF		0.55	
HYDROZONE / PLANT TYPE	VALVE #	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF/IE)	LANDSCAPE AREA (SQ.FT.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)
REGULAR LANDSCAPE AREAS								
ZONE 1 / LOW WATER USE SHRUBS	1	0.3	DRIP EMITTERS	0.81	0.37	946	350.23	11,334.83
ZONE 2 / LOW-MED. WATER USE VINES	2	0.5	FLOOD BUBBLERS	0.75	0.67	63	41.67	1,348.50
ZONE 3 / LOW-MED. WATER USE TREES	3	0.5	ROOT ZONE BUBBLERS	0.75	0.67	50	33.33	1,078.80
TOTALS						1,058	425.23	
SPECIAL LANDSCAPE AREAS								
					1		-	-
					1		-	-
TOTALS						-	-	-
TOTAL LANDSCAPE AREA							1,058	
ETWU TOTAL							13,762.13	
MAXIMUM ALLOWED WATER ALLOWANCE (MAWA)							18,834.75	

WATER EFFICIENT LANDSCAPE WORKSHEET PER TYPICAL PLAN 2487 - IN-LINE LOT								
(AS REQUIRED BY THE M.W.E.L.O.)								
REFERENCE EVAPOTRANSPIRATION (ETO)			52.2		MAWA ETAF		0.55	
HYDROZONE / PLANT TYPE	VALVE #	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF/IE)	LANDSCAPE AREA (SQ.FT.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)
REGULAR LANDSCAPE AREAS								
ZONE 1 / LOW WATER USE SHRUBS	1	0.3	DRIP EMITTERS	0.81	0.37	488	180.80	5,851.53
ZONE 2 / MED. WATER USE VINES	2	0.5	FLOOD BUBBLERS	0.75	0.67	25	16.67	539.40
ZONE 3 / MED. WATER USE TREES	3	0.5	ROOT ZONE BUBBLERS	0.75	0.67	50	33.33	1,078.80
TOTALS						563	230.80	
SPECIAL LANDSCAPE AREAS								
					1		-	-
					1		-	-
TOTALS						-	-	-
TOTAL LANDSCAPE AREA							563	
ETWU TOTAL							7,469.73	
MAXIMUM ALLOWED WATER ALLOWANCE (MAWA)							10,024.54	

WATER EFFICIENT LANDSCAPE WORKSHEET PER TYPICAL PLAN 2487 - CORNER LOT								
(AS REQUIRED BY THE M.W.E.L.O.)								
REFERENCE EVAPOTRANSPIRATION (ETO)			52.2		MAWA ETAF		0.55	
HYDROZONE / PLANT TYPE	VALVE #	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF/IE)	LANDSCAPE AREA (SQ.FT.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)
REGULAR LANDSCAPE AREAS								
ZONE 1 / LOW WATER USE SHRUBS	1	0.3	DRIP EMITTERS	0.81	0.37	1,074	397.75	12,872.72
ZONE 2 / MED. WATER USE VINES	2	0.5	FLOOD BUBBLERS	0.75	0.67	63	41.67	1,348.50
ZONE 3 / MED. WATER USE TREES	3	0.5	ROOT ZONE BUBBLERS	0.75	0.67	50	33.33	1,078.80
TOTALS						1,186	472.75	
SPECIAL LANDSCAPE AREAS								
					1		-	-
					1		-	-
TOTALS						-	-	-
TOTAL LANDSCAPE AREA							1,186	
ETWU TOTAL							15,300.02	
MAXIMUM ALLOWED WATER ALLOWANCE (MAWA)							21,118.51	

WATER EFFICIENT LANDSCAPE WORKSHEET PER TYPICAL PLAN 2620 - IN-LINE LOT								
(AS REQUIRED BY THE M.W.E.L.O.)								
REFERENCE EVAPOTRANSPIRATION (ETO)			52.2		MAWA ETAF		0.55	
HYDROZONE / PLANT TYPE	VALVE #	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF/IE)	LANDSCAPE AREA (SQ.FT.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)
REGULAR LANDSCAPE AREAS								
ZONE 1 / LOW WATER USE SHRUBS	1	0.3	DRIP EMITTERS	0.81	0.37	490	181.46	5,872.75
ZONE 2 / MED. WATER USE VINES	2	0.5	FLOOD BUBBLERS	0.75	0.67	25	16.67	539.40
ZONE 3 / MED. WATER USE TREES	3	0.5	ROOT ZONE BUBBLERS	0.75	0.67	50	33.33	1,078.80
TOTALS						565	231.46	
SPECIAL LANDSCAPE AREAS								
					1		-	-
					1		-	-
TOTALS						-	-	-
TOTAL LANDSCAPE AREA							565	
ETWU TOTAL							7,490.95	
MAXIMUM ALLOWED WATER ALLOWANCE (MAWA)							10,056.04	

WATER EFFICIENT LANDSCAPE WORKSHEET PER TYPICAL PLAN 2620 - CORNER LOT								
(AS REQUIRED BY THE M.W.E.L.O.)								
REFERENCE EVAPOTRANSPIRATION (ETO)			52.2		MAWA ETAF		0.55	
HYDROZONE / PLANT TYPE	VALVE #	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF/IE)	LANDSCAPE AREA (SQ.FT.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)
REGULAR LANDSCAPE AREAS								
ZONE 1 / LOW WATER USE SHRUBS	1	0.3	DRIP EMITTERS	0.81	0.37	1,073	397.23	12,855.94
ZONE 2 / MED. WATER USE VINES	2	0.5	FLOOD BUBBLERS	0.75	0.67	63	41.67	1,348.50
ZONE 3 / MED. WATER USE TREES	3	0.5	ROOT ZONE BUBBLERS	0.75	0.67	50	33.33	1,078.80
TOTALS						1,185	472.23	
SPECIAL LANDSCAPE AREAS								
					1		-	-
					1		-	-
TOTALS						-	-	-
TOTAL LANDSCAPE AREA							1,185	
ETWU TOTAL							15,283.24	
MAXIMUM ALLOWED WATER ALLOWANCE (MAWA)							21,093.59	

NOTES:	
1 IRRIGATION EFFICIENCY	3 ETAF for MAWA CALCULATIONS
SPRAY 0.75	RESIDENTIAL 0.55
DRIP 0.81	ALL OTHERS 0.45
2 PLANT FACTOR	4 MAWA (ANNUAL GALLONS ALLOWED)
LOW 0.1-0.3	= [ETO] (0.62) [(ETAF X LA) + ((1-ETAF) X SLA)]
MED 0.4-0.6	5 ETWU
HIGH 0.7-1	= [ETO] (0.62) [(ETAF) (LA) + SLA]
IMPORTANT NOTE REGARDING IRRIGATION DESIGN EFFICIENCY: THE IRRIGATION SYSTEM HYDRAULICS, CONTROLLER OPERATION, NOZZLE SELECTION, HEAD SPACING AND PLACEMENT ARE DESIGNED TO BE IN CONFORMANCE WITH THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (AB 1881). THE IRRIGATION DESIGN IS INTENDED TO OPERATE WITH A MINIMUM DISTRIBUTION UNIFORMITY OF 75% FOR OVERHEAD SPRAY DEVICES AND 81% FOR RIP SYSTEM DEVICES UPON COMPLETION. WHILE THE DESIGN IS DIAGRAMMATIC, THE CONTRACTOR SHALL ENSURE THAT THE MINIMUM DISTRIBUTION UNIFORMITY IS MET BY MAKING MINOR YET VIABLE ADJUSTMENTS IN THE FIELD DURING THE CONSTRUCTION PROCESS. CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY IF FOR ANY REASON HE/SHE FORESEES THAT THE SYSTEM, AS DESIGNED, CAN NOT MEET THE MINIMUM DISTRIBUTION UNIFORMITY SPECIFIED.	

WOOD RODGERS



DATE: AUGUST 3, 2018

CITY OF ROSEVILLE

PROJECT NO. 1828.034

DRAWING L1.02

SHT 3 OF 11

DATE: AUGUST 3, 2018
SCALE: H: N/A V: N/A
DRAWN BY: Y. XU
DESIGNED BY: J. NICOLAUS
CHECKED BY: J. NICOLAUS



WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3301 D ST. BLDG. 100-B TEL 916.341.7760
SACRAMENTO, CA 95816 FAX 916.341.7767

LANDSCAPE IMPROVEMENT PLANS FOR
WESTPARK CADENCE VILLAGE 13D
PRODUCTION LANDSCAPES
M.W.E.L.O. CALCULATIONS

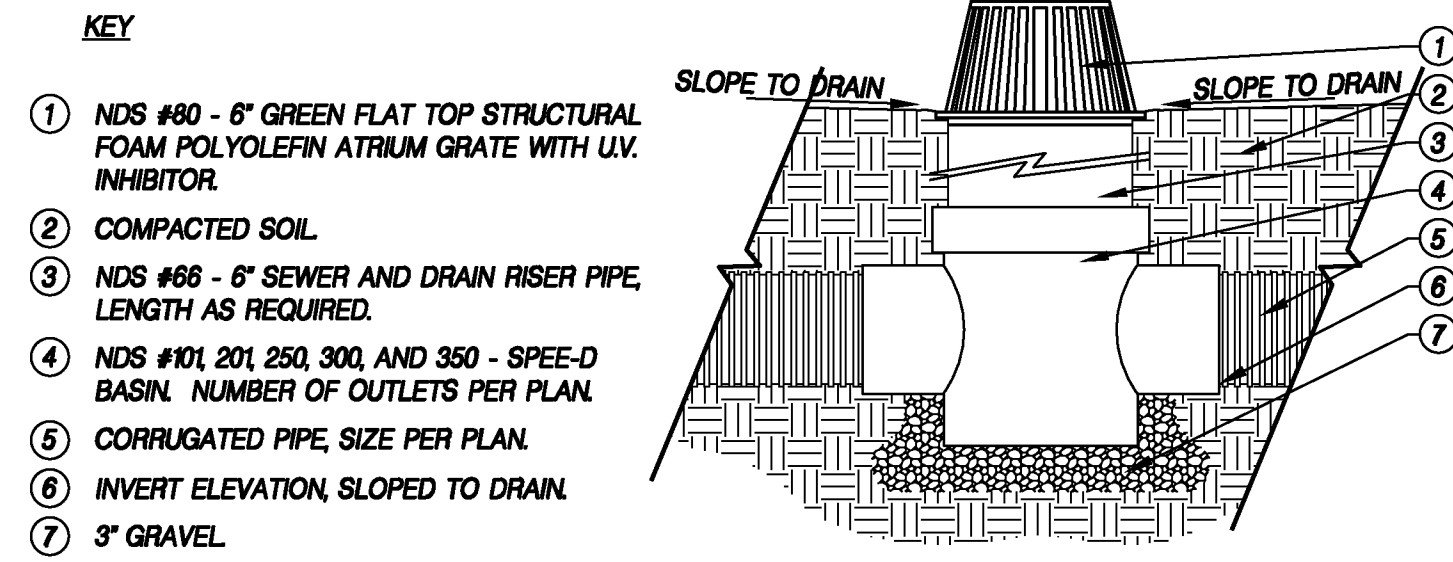
COUNTY OF PLACER
CALIFORNIA

PROJECT NO. 1828.034
DRAWING L1.02
SHT 3 OF 11

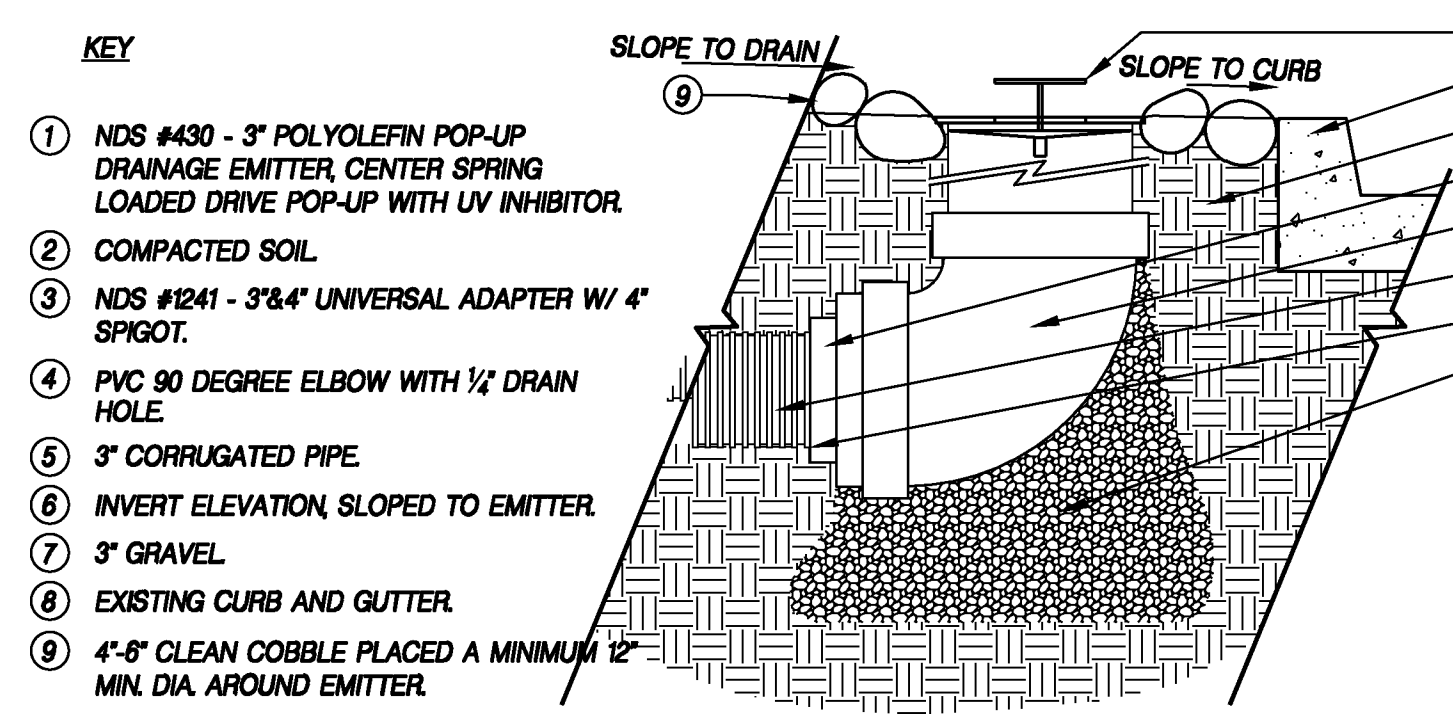
ENGR BY AGENCY APPROVED

NO. DESCRIPTION

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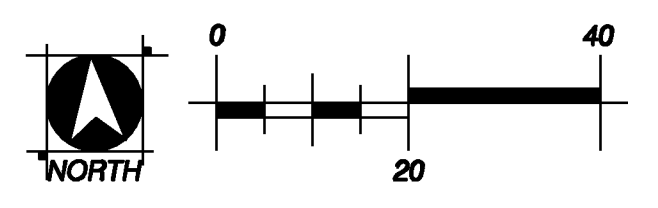
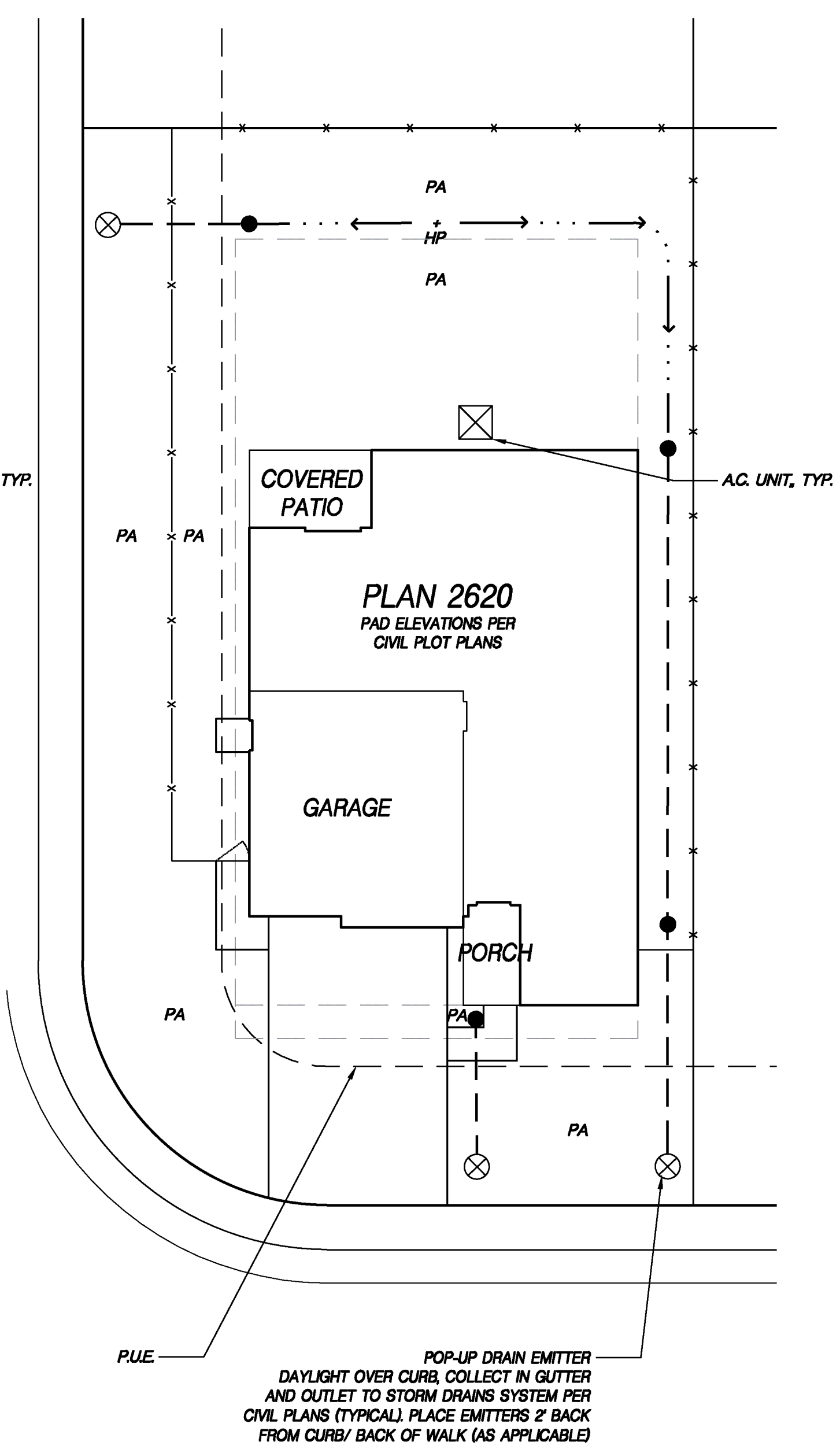
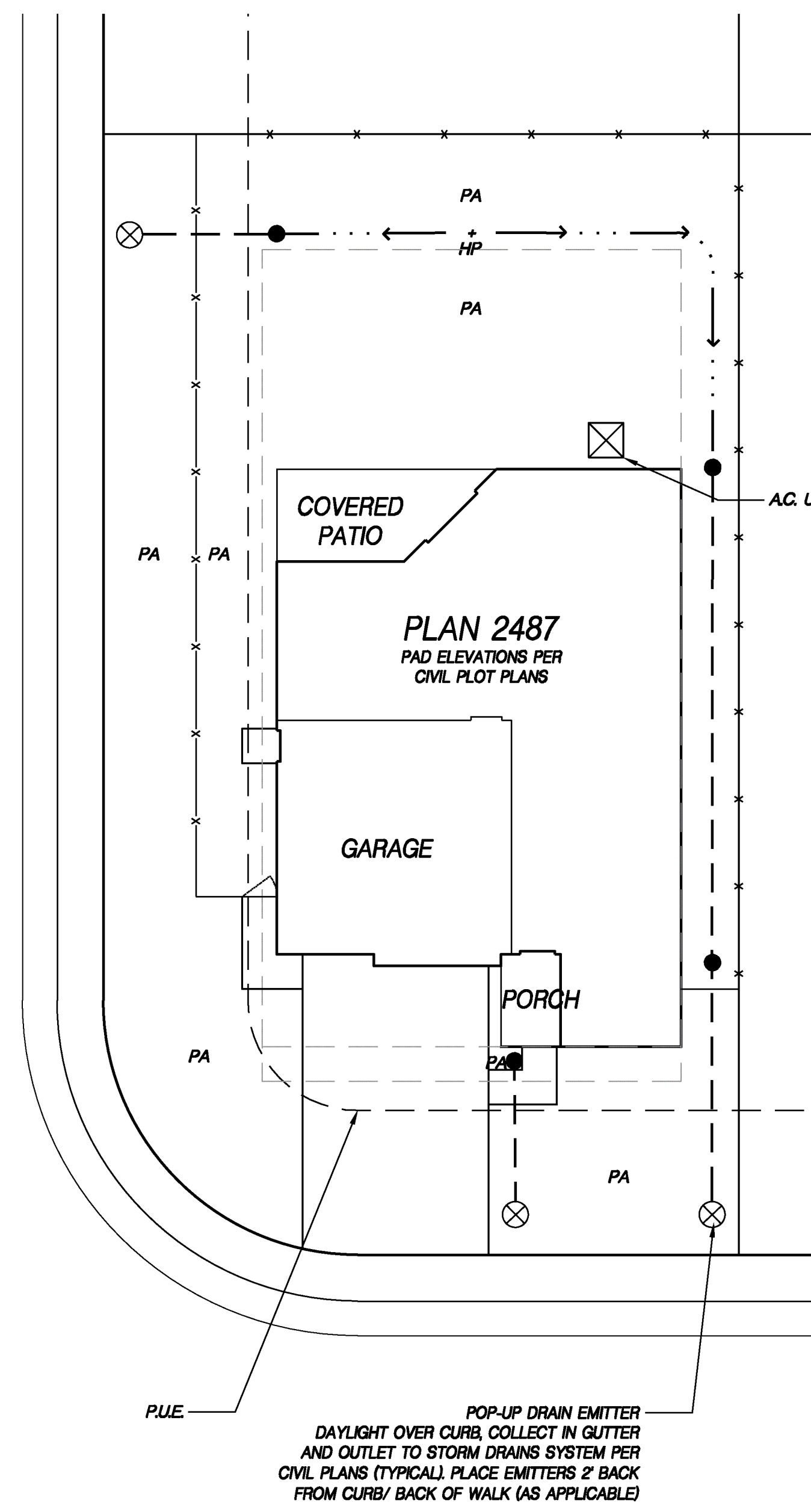
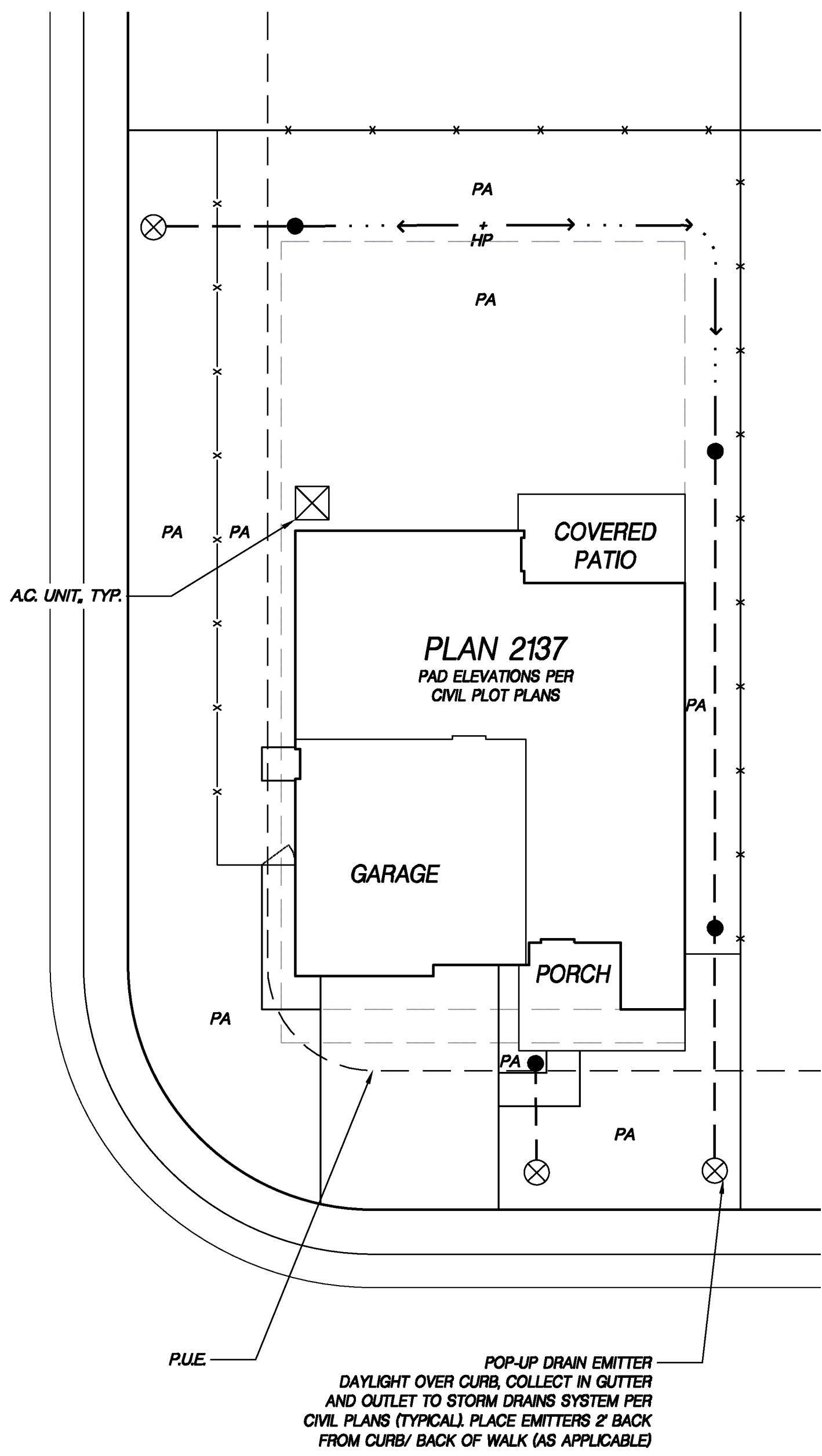


A 6" AREA DRAIN
NTS SECTION



B 3" POP-UP DRAINAGE EMITTER
NTS SECTION

DRAINAGE SCHEDULE	
SYMBOL	DESCRIPTION
PA	PLANTER AREA
+ HP	HIGH POINT OF DRAINAGE SWALE PER CIVIL PLOT PLANS
P.U.E.	PUBLIC UTILITY EASEMENT
●	NDS SPEE-D BASIN WITH ONE OUTLET (PART NUMBER 101). CONTRACTOR TO USE NDS #66 AS A RISER WHEN NEEDED, AND INSTALL 6" GREEN ATRIUM GRATE (PART NUMBER 80) IN EVERY SPEE-D BASIN. REFER TO DETAIL ON THIS SHEET FOR MORE INFORMATION.
⊗	NDS POP-UP DRAINAGE EMITTER WITH ELBOW AND COBBLES. PART #421 TO BE PLACED AT END OF DRAIN 6" AWAY FROM HINGE DOWNSLOPE AND SET BACK FROM AT LEAST 25' FROM BACK OF WALK COBBLES TO SURROUND DRAIN AND EXTEND A MINIMUM OF 3' PAST DRAIN ON DOWNSLOPE SIDE.
→	1% MIN. CONSTANT SLOPE. TYPICAL DRAINAGE PER CIVIL PLOT PLANS. PROVIDE POSITIVE DRAINAGE AWAY FROM HOUSE.
---	3" CORRUGATED/ NON-PERFORATED DRAIN PIPE. CONTRACTOR TO TIE INTO DOWNSPOUT, SPEE-D BASINS AND CATCH BASINS PER NOTES, PLANS AND DETAILS.



SEE SHEET L101 FOR NOTES

"I HAVE COMPLIED WITH THE CRITERIA OF THE SACRAMENTO CITY CODE CHAPTER 14.18 AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE GRADING DESIGN PLAN."
SIGNED: *John Hunsman* DATE: 08/03/2018

WOOD RODGERS
CITY OF ROSEVILLE

DATE: AUGUST 3, 2018

PROJECT NO. 1828.034
DRAWING L2.00
SHT 4 OF 11

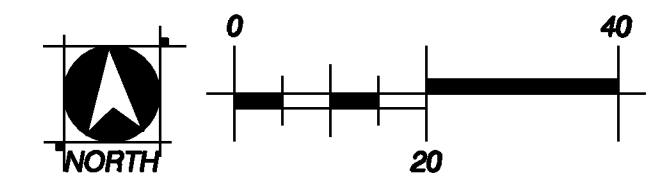
LANDSCAPE IMPROVEMENT PLANS FOR
WESTPARK CADENCE VILLAGE 13D
PRODUCTION LANDSCAPES
DRAINAGE PLAN CORNER LOTS & DETAILS

WOOD RODGERS
3301 D ST., BLDG. 100-B TEL 916.341.7760
SACRAMENTO, CA 95816 FAX 916.341.7767

DATE: AUGUST 3, 2018
SCALE: H: N/A V: N/A
DRAWN BY: Y. XU
DESIGNED BY: J. NICOLAUS
CHECKED BY: J. NICOLAUS

NO. _____
ENGR. INIT. _____
BY _____
AGENCY APPROVED _____

DATE: _____
DESCRIPTION _____



SEE SHEET L1.01 FOR
NOTES

WOOD RODGERS



DATE: AUGUST 3, 2018

CITY OF ROSEVILLE	
DATE: _____	

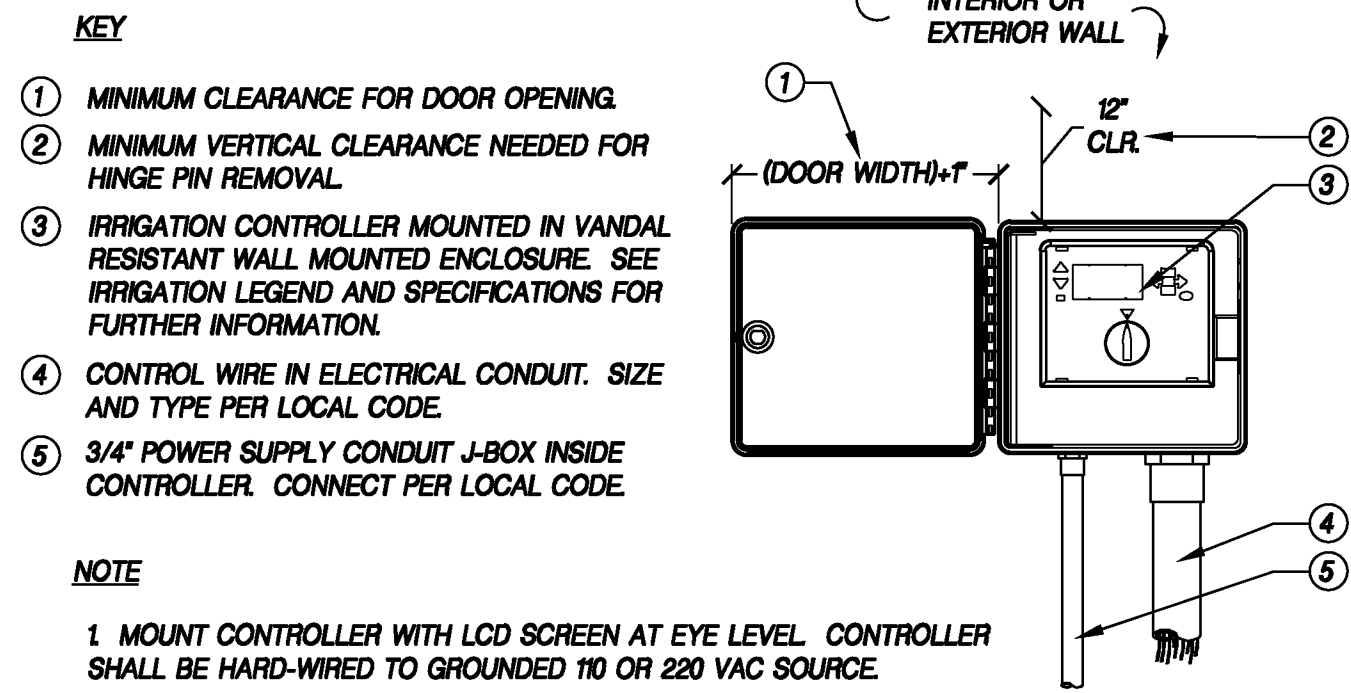


WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME

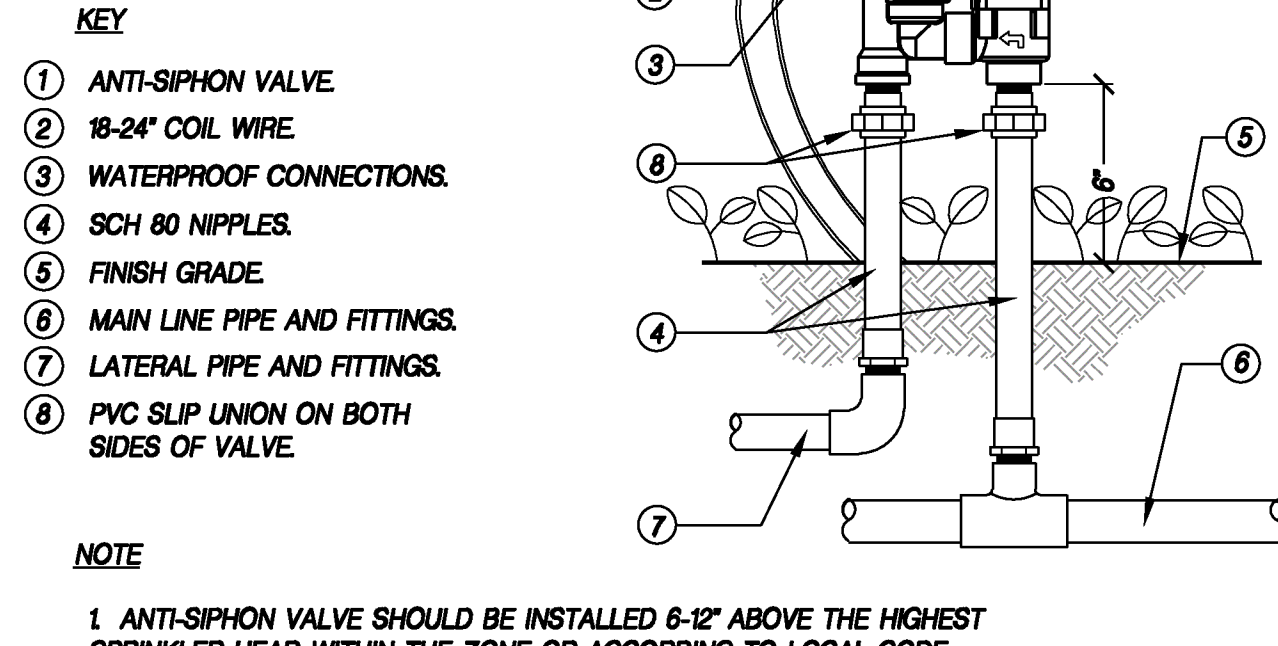
3301 C ST., BLDG. 100-B TEL 916.341.7760
FAX 916.341.7769
SAN JOSE, CALIFORNIA

DATE: AUGUST 3, 2018
SCALE: H: N/A V: N/A
DRAWN BY: Y. XU
DESIGNED BY: J. NICOLAUS

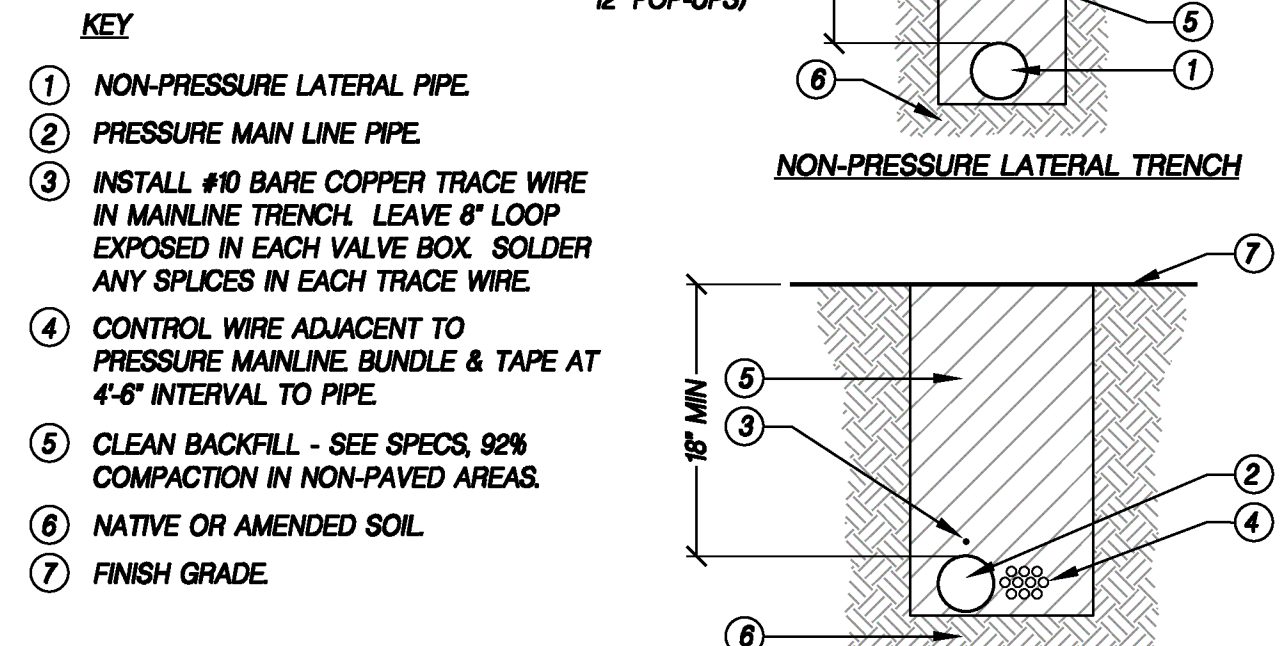
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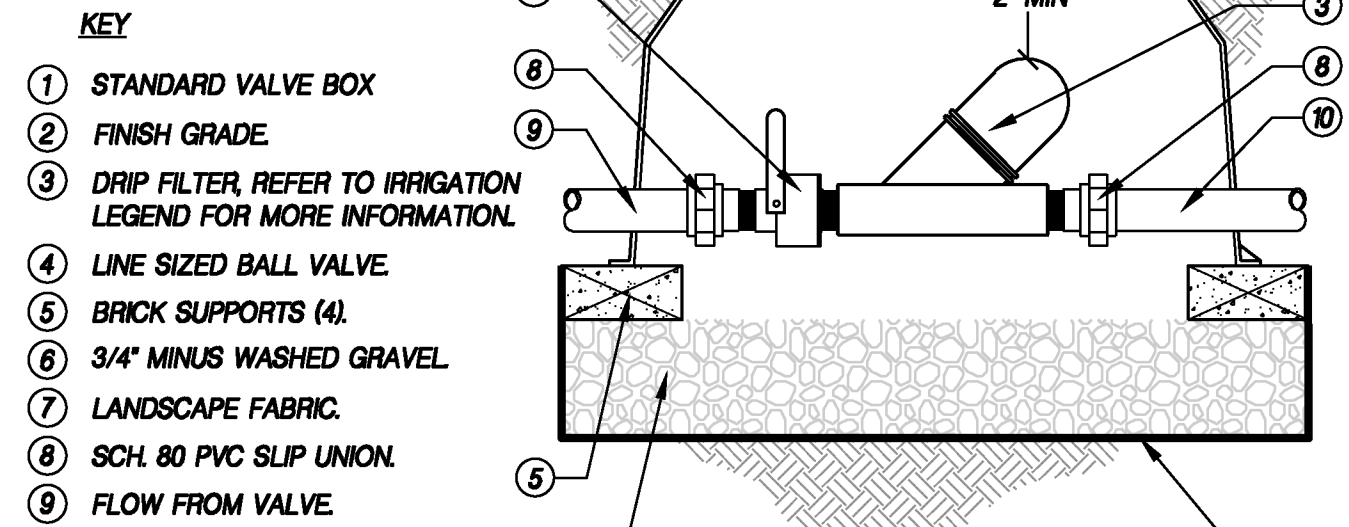
A WALL MOUNTED CONTROLLER
NTS SECTION



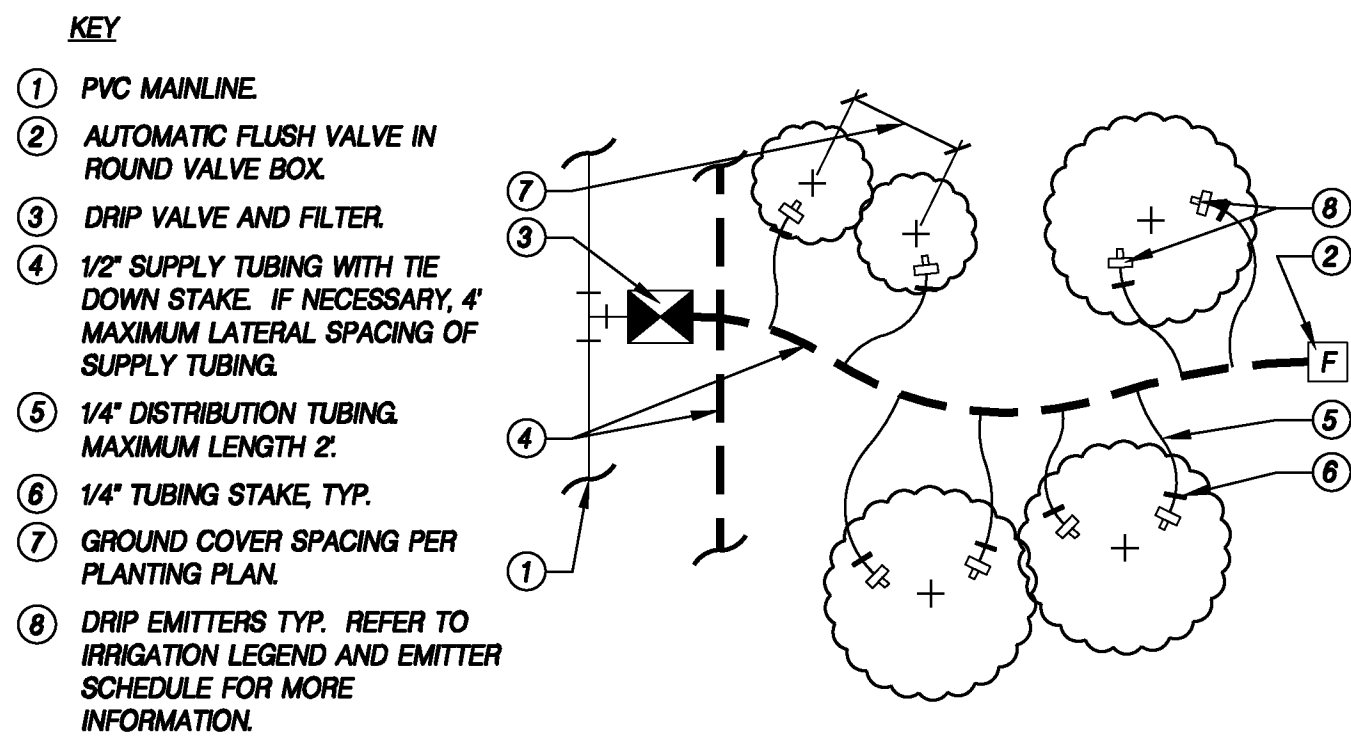
B ANTI-SIPHON VALVE
NTS SECTION



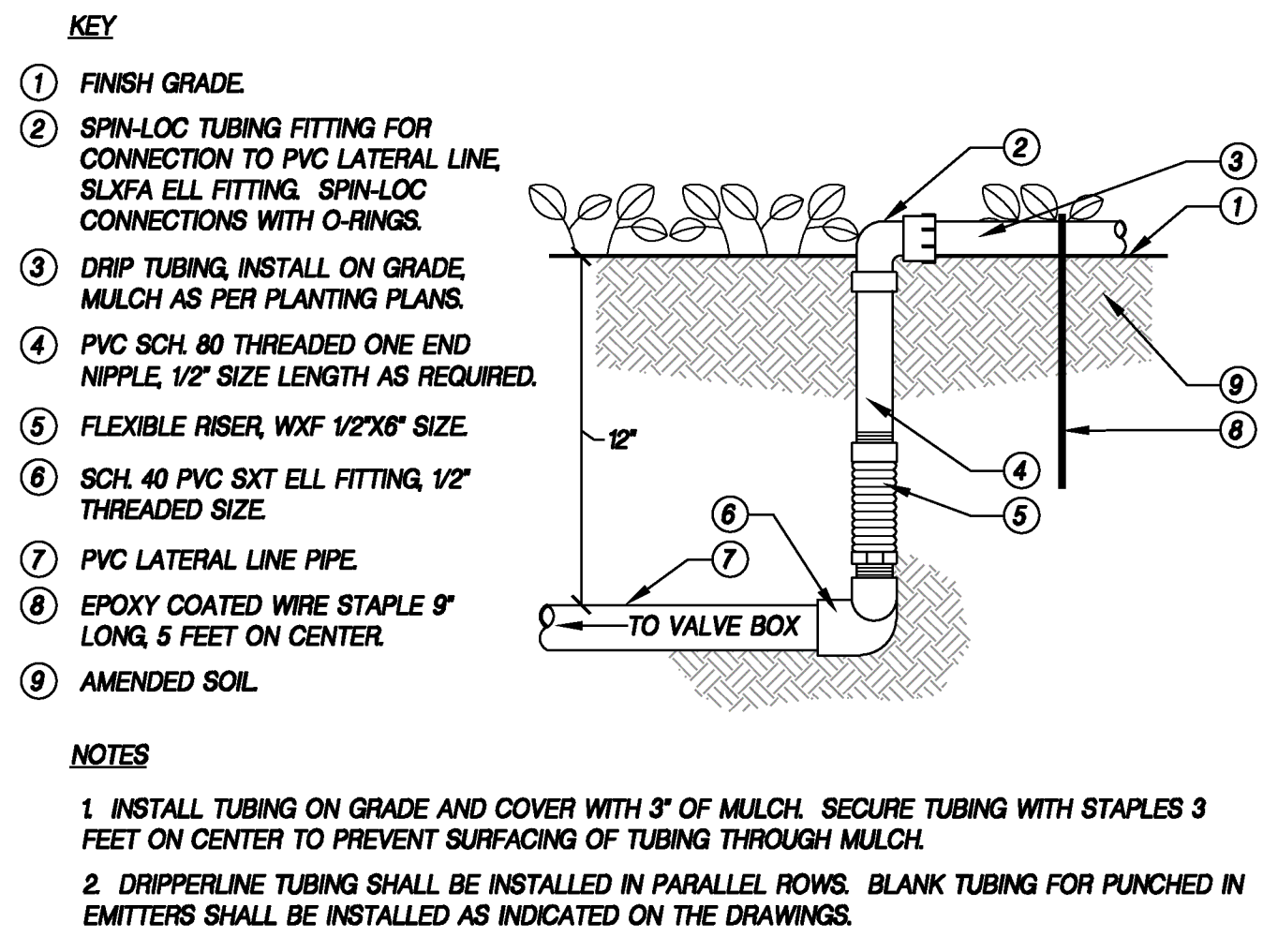
C PIPE TRENCHING
NTS SECTION



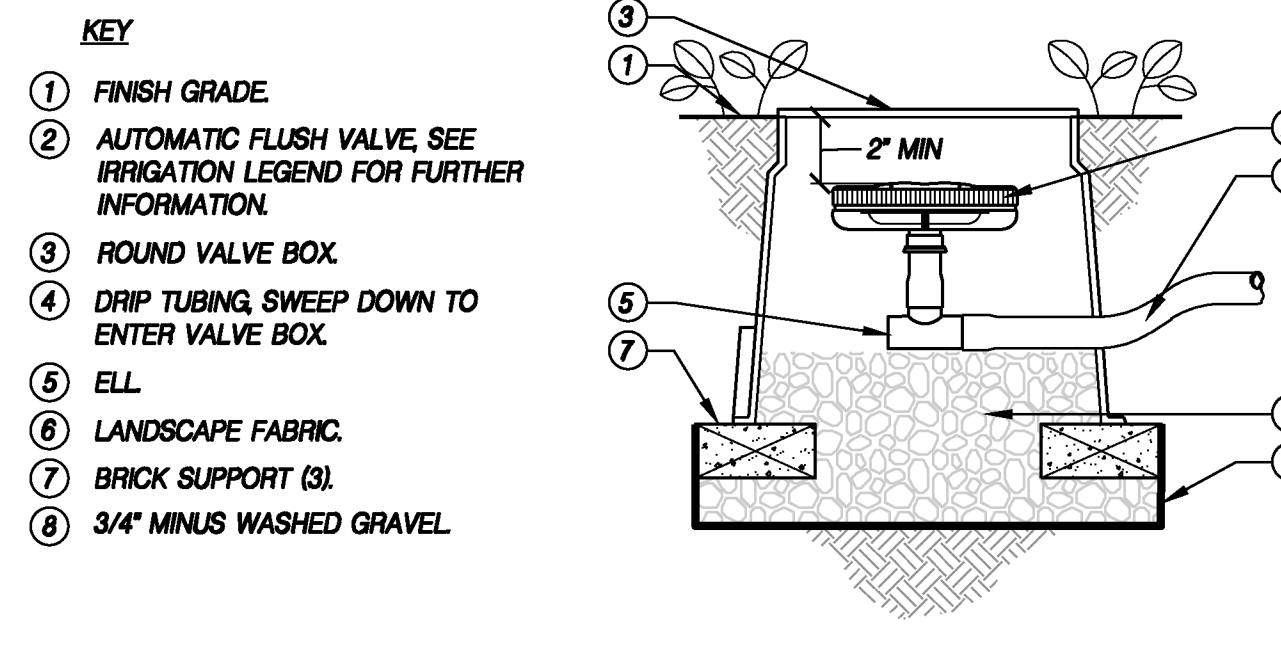
D DRIP FILTER
NTS SECTION



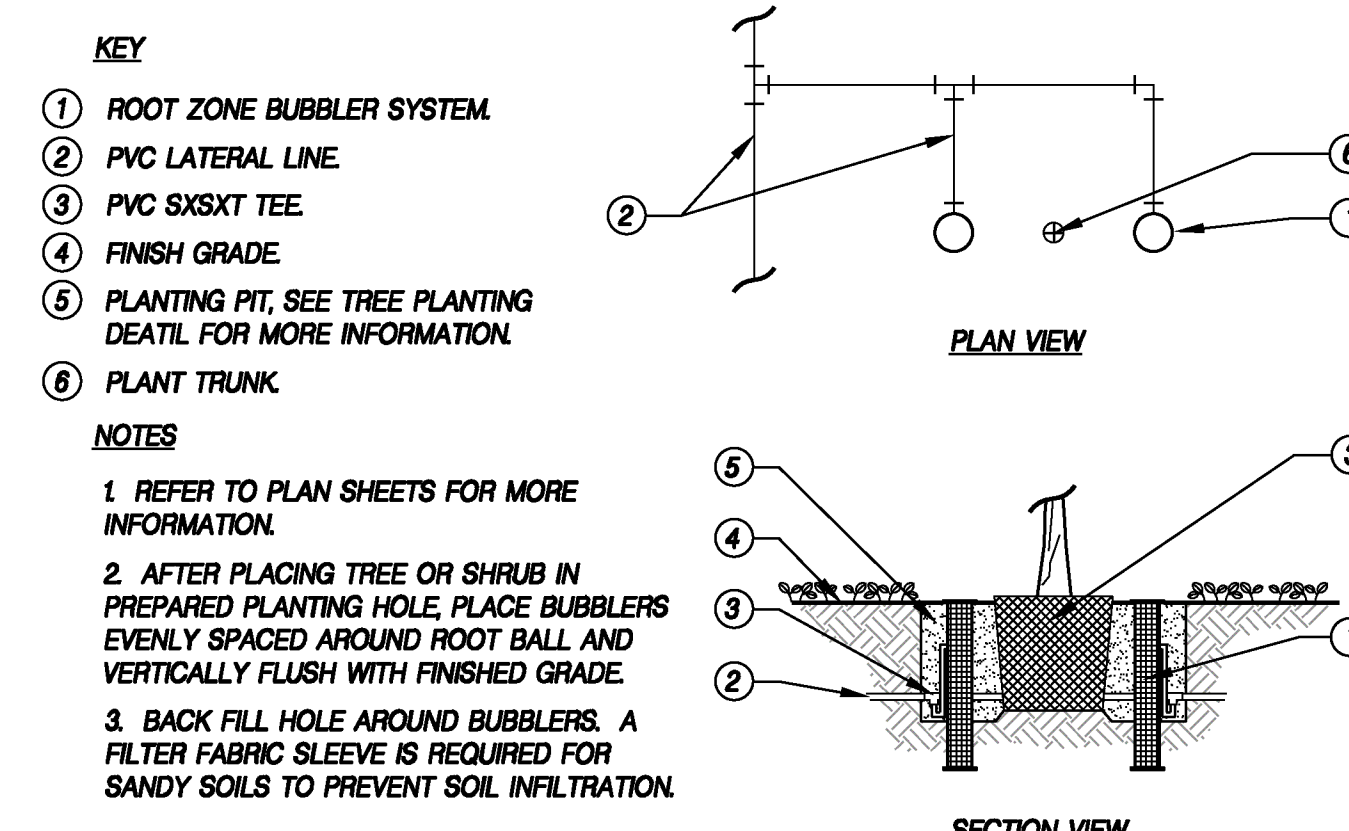
E SCHEMATIC DRIP LINE LAYOUT
NTS SECTION



F FLEXIBLE DRIP TUBING INSTALLED ABOVE GRADE
NTS SECTION



G AUTOMATIC FLUSH VALVE
NTS SECTION



H ROOT ZONE BUBBLER
NTS SECTION

IRRIGATION CONTROLLER SCHEDULE																														
							ESTABLISHMENT PERIOD (6 MONTHS)												MAINTENANCE PERIOD											
							RUN TIME IN MINUTES PER DAY												RUN TIME IN MINUTES PER DAY											
VALVE	GPM	PLANT TYPE	WATER USE	IRRIGATION METHOD	PRECIP	WATERING DAYS/WK	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
1	5	SHRUBS / GC	LOW	DRIP EMITTERS	0.7	3	4	6	11	17	22	31	31	26	20	13	6	4	3	5	9	14	18	26	26	22	17	11	5	3
2	1-2.5	VINES	MEDIUM	FLOOD BUBBLER	5	3	1	2	4	5	6	8	8	7	6	4	2	1	1	2	3	4	5	7	7	6	5	3	2	1
3	2-5	TREES	MEDIUM	RZ BUBBLER	5	3	1	2	4	5	6	8	8	7	6	4	2	1	1	2	3	4	5	7	7	6	5	3	2	1

CONTROLLER SCHEDULING NOTES:

- 1 RUN TIME IN MINUTES PER DAY SHALL OCCUR ON EACH WATERING DAY PER WEEK. RUN TIME = WEEKLY ETO*60/(PR)*WATERING DAYS
- 2 CONTROLLERS SHALL BE PROGRAMMED USING MULTIPLE PROGRAM FEATURES IN ORDER TO OBTAIN THE MAXIMUM FLOW DEMAND. IF NECESSARY, PROGRAM MULTIPLE VALVES TO RUN SIMULTANEOUSLY SO THAT THE MAXIMUM FLOW DEMAND IS MET.
- 3 RUN TIMES IN MINUTES PER DAY SHALL BE DIVIDED INTO THE NECESSARY AMOUNT OF CYCLES TO AVOID RUNOFF. REFER TO MODEL WATER EFFICIENT LANDSCAPE ORDINANCE CALCULATIONS ON SHEET L101 FOR ADDITIONAL WATER USE AND EVAPOTRANSPIRATION INFORMATION.

WOOD RODGERS

CITY OF ROSEVILLE

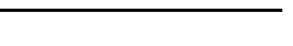
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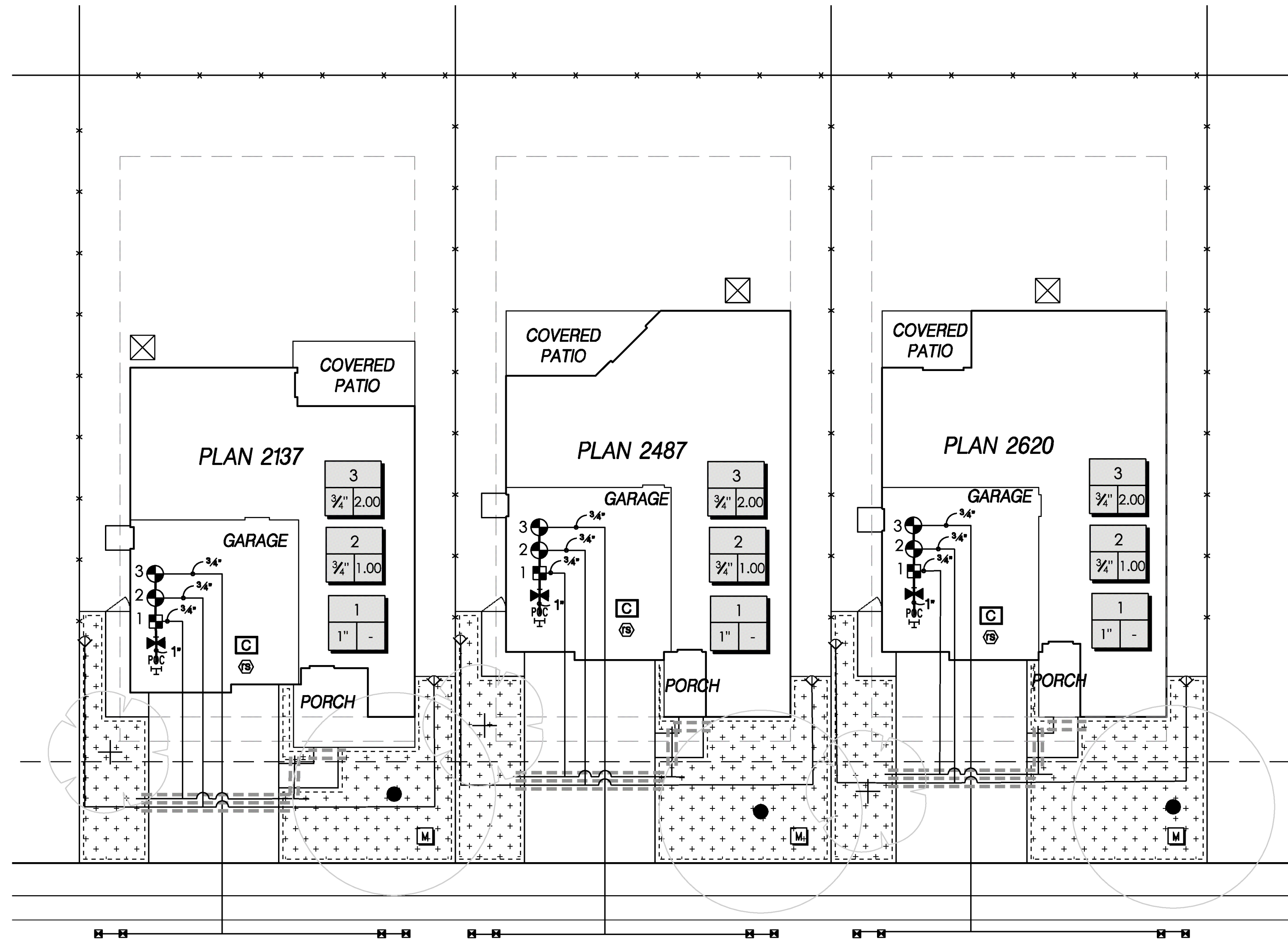
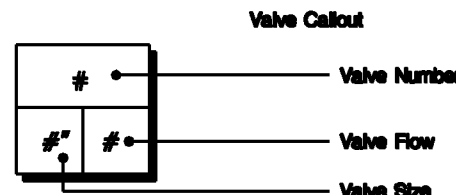
PROJECT NO. 1828.034

DRAWING L3.00

SHT 7 OF 11

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI
	RAIN BIRD 1804-SAM-PRS-1400 FLOOD BUBBLER 4.0" POPUP WITH CHECK VALVE AND PRESSURE REGULATOR	20
	RAIN BIRD RWS-M-B-C MINI ROOT WATERING SYSTEM WITH 4.0" DIAMETER X 18.0' LONG WITH LOCKING GRATE, SEMI-RIGID MESH TUBE AND RAIN BIRD 1401 0.25 GPM OR 1402 0.5 GPM BUBBLER AS INDICATED. WITH CHECK VALVE	20
	RAIN BIRD XCZ-075-PRF LOW FLOW DRIP CONTROL KIT, 3/4" LOW FLOW VALVE, 3/4" PRESSURE REGULATING RBY FILTER, AND 30PSI PRESSURE REGULATOR. 0.2GPM-5GPM.	
NOT SHOWN	RAIN BIRD MDCFCAP DRIPLINE FLUSH VALVE CAP IN COMPRESSION FITTING COUPLER. PLACE WITHIN A SMALL ROUND VALVE BOX.	
	AREA TO RECEIVE DRIP EMITTERS RAIN BIRD XB-PC SINGLE OUTLET, PRESSURE COMPENSATING DRIP EMITTERS. FLOW RATES OF 0.5GPH-BLUE, 10GPH-BLACK AND 20GPH-RED. COMES WITH A SELF-PIERCING BARB INLET X BARB OUTLET. Emitter Notes: 10 GPH emitters (1 assigned to each 1 gal plant) 10 GPH emitters (2 assigned to each 5 gal plant)	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	
	RAIN BIRD ASVF ELECTRIC REMOTE CONTROL VALVE, WITH ATMOSPHERIC BACKFLOW PREVENTER. 3/4", 1" AVAILABLE.	
	MATCO-NORCA 514T (OR APPROVED EQUAL) 1/2"-4" BRASS GATE VALVE (MANUAL SHUT-OFF VALVE), FULL PORT, WITH SOLID WEDGE IPS. WHEEL HANDLE. SAME SIZE AS MAINLINE PIPE.	
	RAIN BIRD ESP-TM2-08 8 STATION CONTROLLER WITH W-FI CONNECTION #LNKWiFi AND RAIN/FREEZE SENSOR #WR2-RFC. 120 VAC POWER PROVIDED BY AN AVAILABLE OUTLET IN THE GARAGE. ESTABLISH CONNECTION TO WiFi AND RAIN SENSOR.	
	RAIN BIRD WR2 RAIN SENSOR WIRELESS RAIN FREEZE SENSOR WITH OUTDOOR INTERFACE, CONNECTS TO ESP-TM2 CONTROLLERS, INSTALL AS NOTED.	
	WATER METER 5/8" WATER METER INSTALLED PER CIVIL IMPROVEMENT PLANS. CONTRACTOR TO FIELD VERIFY SIZE AND LOCATION	
	POINT OF CONNECTION * IRRIGATION POINT OF CONNECTION SHALL BE MADE OFF OF THE WATER LINE GOING TO THE HOUSE. CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION AND SIZE PRIOR TO INSTALLATION	
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21	
	IRRIGATION MAINLINE: PVC SCHEDULE 40	
	PIPE SLEEVE: PVC SCHEDULE 40 AND CLASS 315 TYPICAL PIPE SLEEVE SHALL BE TWICE THE SIZE OF THE IRRIGATION PIPE. EXTEND SLEEVES 18 INCHES BEYOND EDGES OF PAVING OR CONSTRUCTION	



POINTS OF CONNECTION:

EACH IRRIGATION POINT OF CONNECTION SHALL BE MADE OFF THE WATER LINE GOING INTO THE HOUSE. THIS SYSTEM IS DESIGNED FOR A MAXIMUM DEMAND OF 9 GPM WITH A MINIMUM OPERATING PRESSURE OF 20 PSI AND A MINIMUM STATIC PRESSURE OF 40 PSI. CONTACT LANDSCAPE ARCHITECT IMMEDIATELY IF PRESSURE DIFFERS GREATER THAN 10% OF THE REPORTED 40 PSI.

SEE SHEET L3.00 FOR DETAILS

SEE SHEET L101 FOR NOTES

I HAVE COMPLIED WITH THE CRITERIA OF THE SACRAMENTO CITY CODE CHAPTER 14.18 AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE GRADING DESIGN PLAN.

SIGNED: 

DATE: 08/03/2018

WOOD RODGERS CITY OF ROSEVILLE



DATE: AUGUST 3, 2018

DATE:

LANDSCAPE IMPROVEMENT PLANS FOR
WESTPARK CADENCE VILLAGE 13D
PRODUCTION LANDSCAPES
IRRIGATION PLAN IN-LINE LOTS

COUNTY OF PLACER

PROJECT NO.
1828.034DRAWING
L3.02

SHT 8 OF 11

DATE: AUGUST 3, 2018
SCALE: H: N/A V: N/A
DRAWN BY: Y. XU
DESIGNED BY: J. NICOLAUS
CHECKED BY: J. NICOLAUS

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3301 D ST. BLDG. 100-B TEL 916.341.7760
SACRAMENTO, CA 95816 FAX 916.341.7767

CALIFORNIA

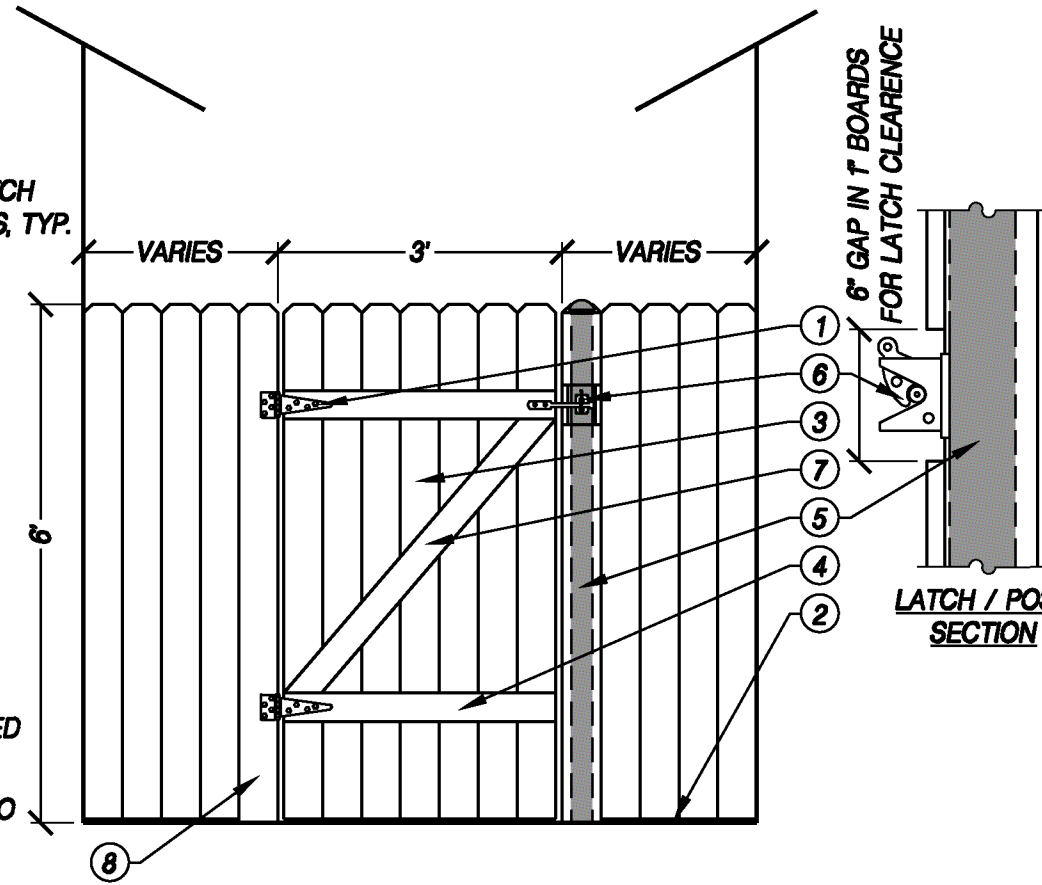
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KEY

- 1 HINGE, TYPICAL
- 2 FINISH GRADE
- 3 7x4" GATE BOARDS
- 4 2x4" HORIZONTAL BRACE TYP.
- 5 15" DIA. GALVANIZED STEEL POST ON LATCH SIDE ONLY. COVER WITH 1" THICK BOARDS, TYP.
- 6 GRAVITY LATCH
- 7 2x4" DIAGONAL BRACE
- 8 4x4" PRESSURE TREATED POST

NOTES

1. ALL WOOD EXCEPT FOR POSTS SHALL BE CONSTRUCTION HRTROREDWOOD OR CEDAR #2 OR BETTER.
2. STEEL POST SHALL BE COVER WITH 1" THICK BOARDS. CUT BOARD WIDTHS AND LENGTHS AS REQUIRED.
3. AIR POWERED GALVANIZED 6D OR 8D NAILS AT FENCE BOARDS, 16D GALVANIZED FRAME NAILS.
4. CONCRETE FOOTING TO BE SLOPED TO ENSURE WATER RUNOFF.

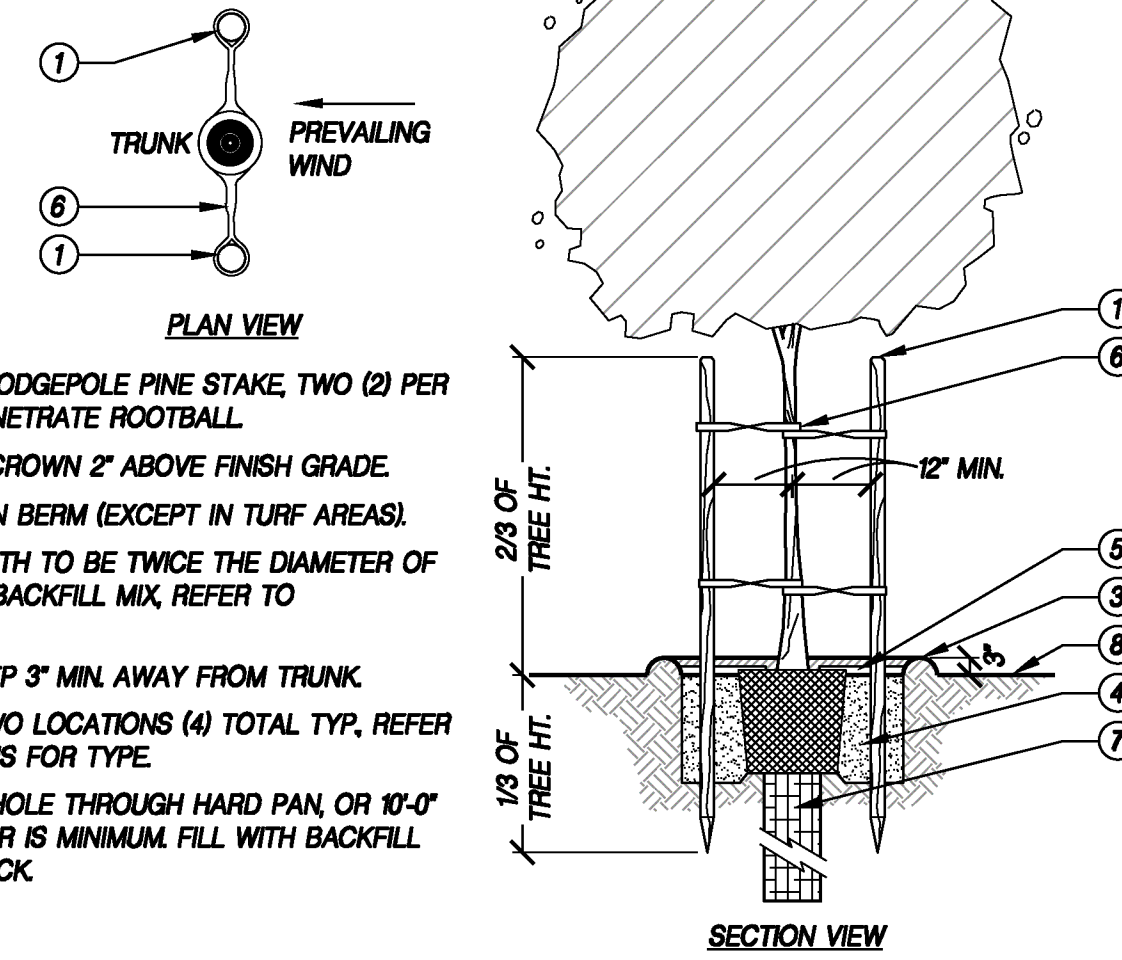


A WOOD GATE
NTS

ELEVATION

KEY

- 1 2" DIA. TREATED LODGEPOLE PINE STAKE, TWO (2) PER TREE. DO NOT PENETRATE ROOTBALL.
- 2 ROOT BALL, SET CROWN 2" ABOVE FINISH GRADE.
- 3 WATER RETENTION BERM (EXCEPT IN TURF AREAS).
- 4 PLANTING PIT WIDTH TO BE TWICE THE DIAMETER OF ROOT BALL FOR BACKFILL MIX. REFER TO SPECIFICATIONS.
- 5 BARK MULCH, KEEP 3" MIN. AWAY FROM TRUNK.
- 6 CINCH TIES AT TWO LOCATIONS (4) TOTAL TYP. REFER TO SPECIFICATIONS FOR TYPE.
- 7 6" DIA. AUGURED HOLE THROUGH HARD PAN, OR 10'-0" DEPTH, WHICHEVER IS MINIMUM. FILL WITH BACKFILL MIX OR DRAIN ROCK.
- 8 FINISH GRADE.

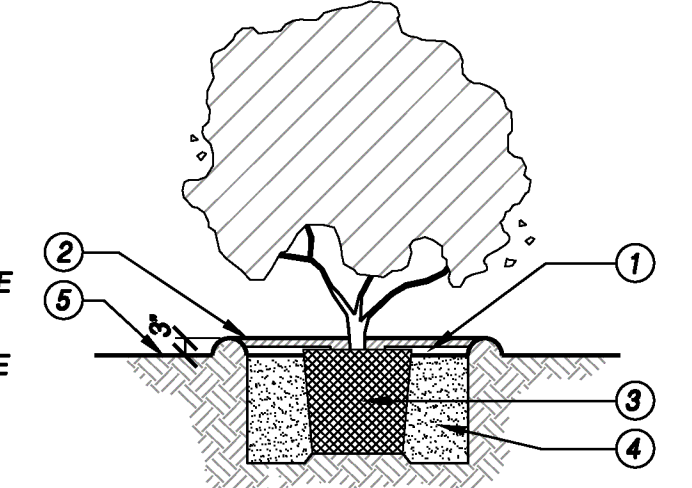


D TREE PLANTING W/ AUGURED HOLE (LODGE POLE STAKE)
NTS

WR-PL-05

KEY

- 1 BARK MULCH, KEEP 3" MIN. AWAY FROM TRUNK
- 2 WATER RETENTION BERM
- 3 ROOT BALL, SET CROWN 2" ABOVE FINISH GRADE
- 4 PLANTING PIT WIDTH TO BE TWICE THE DIAMETER OF ROOTBALL
- 5 FINISH GRADE



G SHRUB PLANTING
NTS

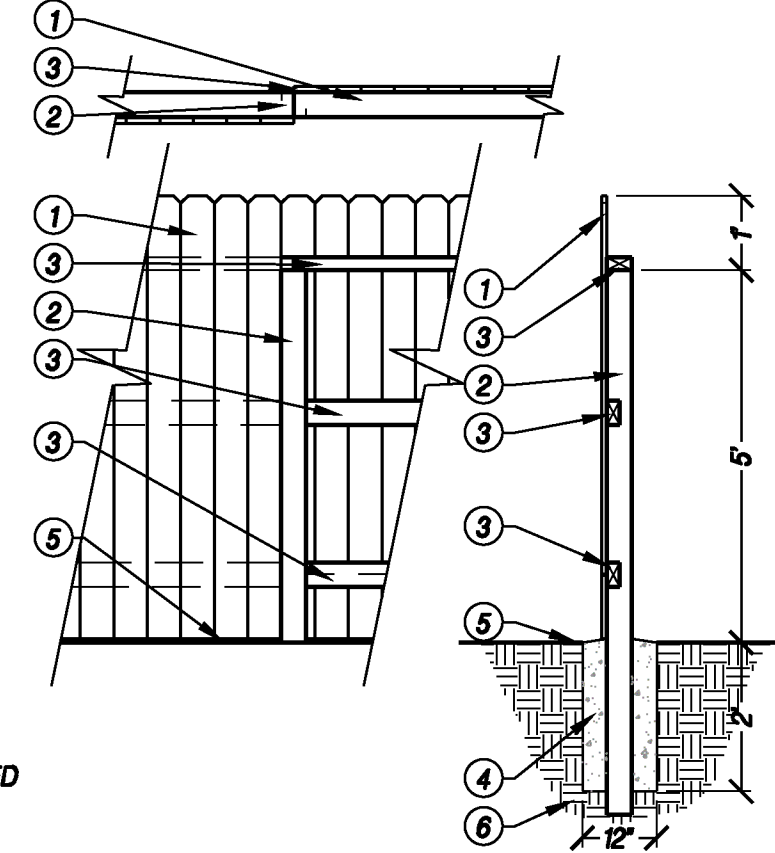
SECTION

KEY

- 1 1x4x8' DOG EARED ROUGH SAWN FENCE BOARDS.
- 2 4x4x7' POST AT 8'O.C.
- 3 THREE 2x4x8' RAILS.
- 4 12x24" CONCRETE FOOTING SLOPED TO DRAIN. CUT BOARDS AROUND FOOTING.
- 5 FINISH GRADE.
- 6 UNDISTURBED NATIVE GRADE OR ENGINEERED FILL PER SOILS REPORT.

NOTES

1. ALL WOOD EXCEPT FOR POSTS SHALL BE CONSTRUCTION HRTROREDWOOD OR CEDAR #2 OR BETTER.
2. ALL POSTS TO BE P.T.D.F. GRADE B OR BETTER.
3. AIR POWERED GALVANIZED 6D OR 8D NAILS AT FENCE BOARDS, 16D GALVANIZED FRAME NAILS.



B 6' WOOD FENCE (WITHOUT KICKBOARD)
NTS

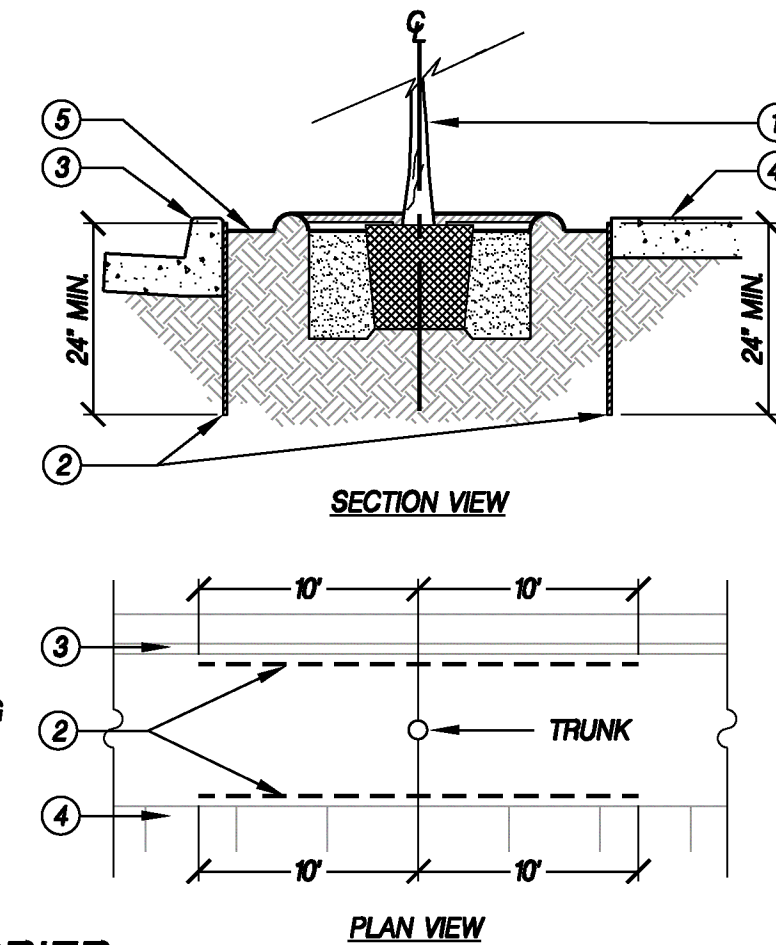
WR-LA-FNC-13

KEY

- 1 TREE PLANTING DETAIL
- 2 ROOT CONTROL BARRIER
- 3 CURB AND GUTTER (AS APPLICABLE)
- 4 ADJACENT SIDEWALK/HARDSCAPE (AS APPLICABLE)
- 5 FINISH GRADE

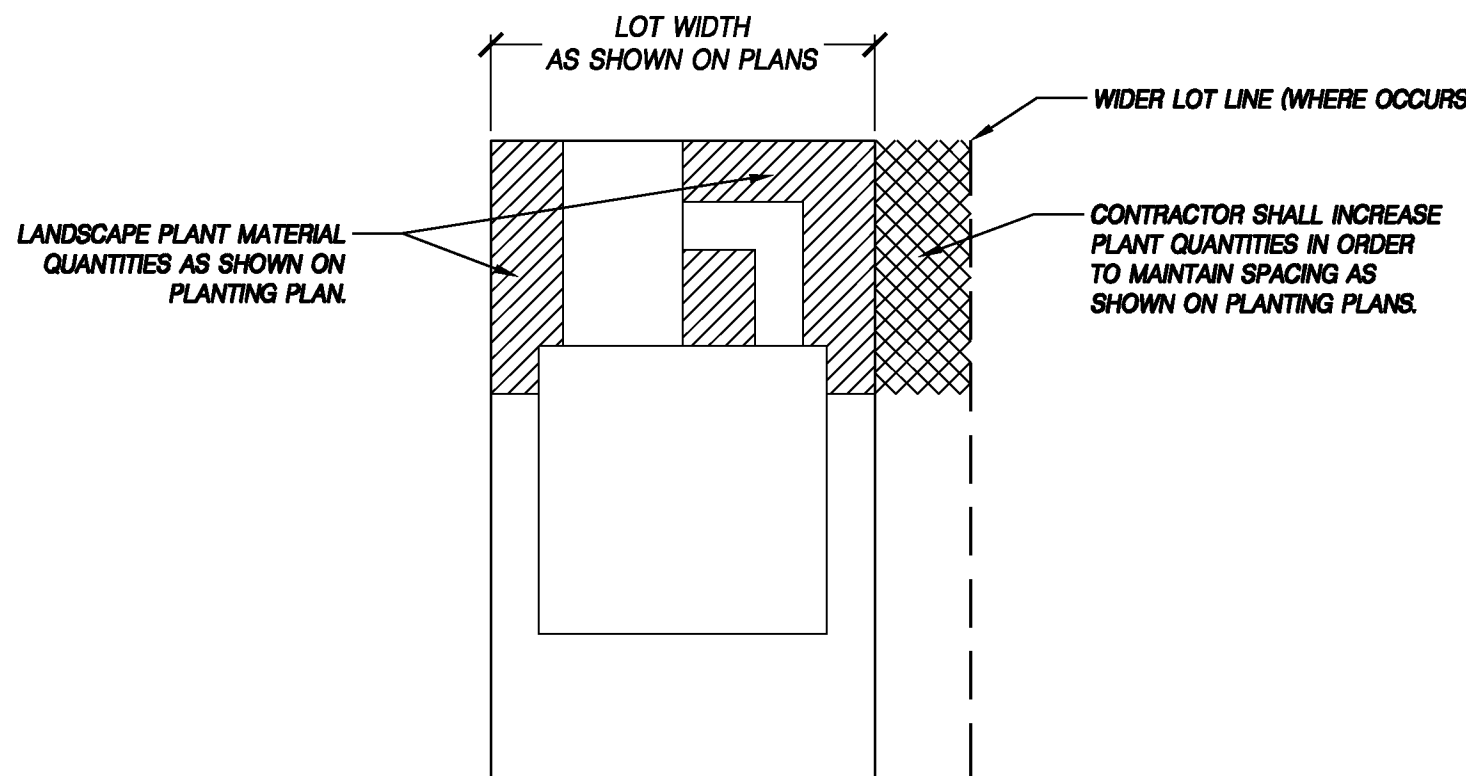
NOTES

- 1 WHERE STREET TREES ARE WITHIN 5' OF CURB AND/OR WALK, INSTALL PANELS ALONG BACK OF CURB AND/OR FACE OF WALK.



E ROOT CONTROL BARRIER
NTS

PLAN/SECTION



NOTE:

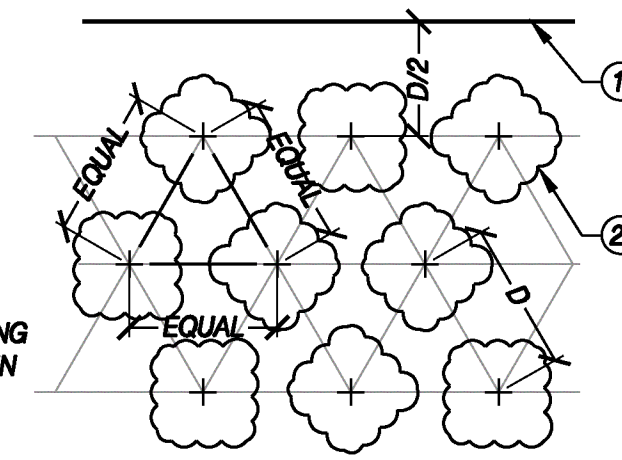
PLANTING DESIGN AND PLANT QUANTITIES DISPLAYED ON EACH PLANTING PLAN REPRESENT TYPICAL PLANTER AREA COVERAGE FOR THE LOT WIDTH SHOWN FOR FLOOR PLANS THAT ARE PLACED ON LARGER LOTS THAN THOSE SHOWN ON THESE PLANS. THE CONTRACTOR SHALL INCREASE PLANT QUANTITIES AS NECESSARY TO MAINTAIN SIMILAR PLANTER AREA COVERAGE.

C PLANT QUANTITIES SCHEMATIC
NTS

PLAN

KEY

- 1 MOW CURB, PAVEMENT EDGE, OR WOOD HEADER (AS APPLICABLE)
- 2 GROUNDCOVER PLANT, SIZE AND SPACING AS DENOTED ON PLANTING LEGEND. SPACE ON CENTER AND IN TRIANGULAR PATTERN.



F GROUNDCOVER SPACING/LAYOUT
NTS

PLAN

SEE SHEET L101 FOR NOTES

WOOD RODGERS		CITY OF ROSEVILLE	
DATE: AUGUST 3, 2018		DATE: _____	

PROJECT NO. 1828.034
DRAWING L4.00
SHT 9 OF 11

WOOD RODGERS
LANDSCAPE ARCHITECTS
3301 D ST., BLDG. 100-B
SACRAMENTO, CA 95816
TEL 916.341.7760
FAX 916.341.7767

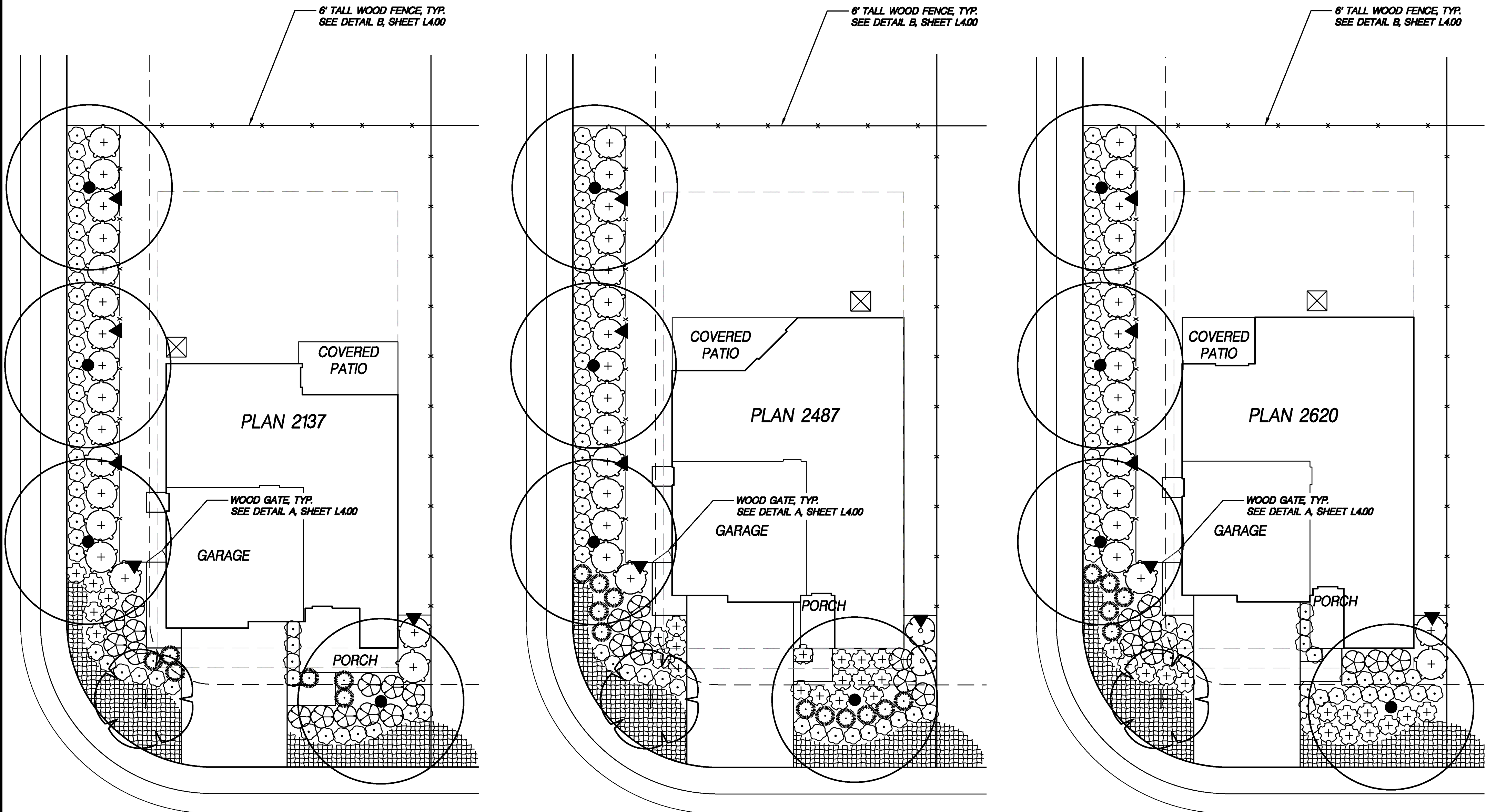
CALIFORNIA
WESTPARK CADENCE VILLAGE 13D
PRODUCTION LANDSCAPES
PLANTING DETAILS

COUNTY OF PLACER
J:\1000-s\1828-Westpark-Westpark_PHL_Village_13D\Landscapes\Jing\13D.dwg 8/7/2018 10:44 AM Corey Kozlenc

DATE	BY	AGENCY APPROVED
AUGUST 3, 2018	Y. XU	
SCALE: H: N/A V: N/A	DESIGNED BY: J. NICOLAI	
	CHECKED BY: J. NICOLAI	
	NO.	
	DESCRIPTION	
	ENGR	
	INT	

TYPICAL FRONT YARD PLANT SCHEDULE

	'ST' / REFER TO STREET TREE SCHEDULE PISTACIA CHINENSIS 'KEITH DAVEY' / KEITH DAVEY CHINESE PISTACHE QUERCUS ROBUR 'FASTIGIATA' / PYRAMIDAL ENGLISH OAK ZELKOVA SERRATA 'VILLAGE GREEN' / SAWLEAF ZELKOVA	15 GAL 15 GAL 15 GAL	LOW MEDIUM MEDIUM
	'AT' / ACCENT TREE (ALTERNATE SP. PER LOT) ARBUTUS X 'MARINA' / ARBUTUS STANDARD LAGERSTROEMIA X 'MUSKOGEE' / CRAPE MYRTLE LIGHT LAVENDER RHUS LANCEA / AFRICAN SUMAC MULTI-TRUNK	15 GAL 15 GAL 15 GAL	LOW LOW LOW
	'A-SUN' / SMALL FOUNDATION SHRUB (ALTERNATE SP. PER LOT) DIETES X 'NOLA ALBA' / KATRINA AFRICAN IRIS EUONYMUS JAPONICUS 'MICROPHYLLA' / BOXLEAF EUONYMUS LOMANDRA LONGIFOLIA 'BREEZE' / DWARF MAT RUSH	5 GAL 5 GAL 5 GAL	LOW LOW LOW
	'A-SHADE' / SMALL FOUNDATION SHRUB (ALTERNATE SP. PER LOT) DIANELLA REVOLUTA 'LITTLE REV' / LITTLE REV FLAX LILY	1 GAL	LOW
	'B-SUN' / MEDIUM FOUNDATION SHRUB (ALTERNATE SP. PER LOT) CALLISTEMON CITRINUS 'LITTLE JOHN' / DWARF BOTTLE BRUSH MYRTUS COMMUNIS 'COMPACTA' / DWARF MYRTLE RHAPHIOLEPIS INDICA 'BALLERINA' / BALLERINA INDIAN HAWTHORN	5 GAL 5 GAL 5 GAL	LOW LOW LOW
	'B-SHADE' / MEDIUM FOUNDATION SHRUB (ALTERNATE SP. PER LOT) ACACIA COGNATA 'COUSIN ITT' / RIVER WATTLE	5 GAL	LOW
	'C-SUN' / LARGE SHRUB (ALTERNATE SP. PER LOT) ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN' / HOWARD MCMINN MANZANITA PHORMIUM TENAX 'ATROPURPUREUM' / PURPLE NEW ZEALAND FLAX XYLOSMA CONGESTUM / SHINY XYLOSMA	5 GAL 5 GAL 5 GAL	LOW LOW LOW
	'C-SHADE' / LARGE SHRUB (ALTERNATE SP. PER LOT) PRUNUS C. 'BRIGHT 'N' TIGHT' TM / BRIGHT 'N' TIGHT CAROLINA LAUREL	5 GAL	LOW
	'D-SUN' / FOLIAGE ACCENT SHRUB (ALTERNATE SP. PER LOT) BERBERIS THUNBERGII 'CRIMSON PYGMY' / CRIMSON PYGMY BARBERRY CAREX DIVULSA / BERKELEY SEDGE NANDINA DOMESTICA 'GULF STREAM' TM / HEAVENLY BAMBOO	5 GAL 5 GAL 5 GAL	LOW LOW LOW
	'D-SHADE' / FOLIAGE ACCENT SHRUB (ALTERNATE SP. PER LOT) AGAVE ATTENUATA 'NOVA' / BLUE CLONE	5 GAL	LOW
	'E-SUN' / FLOWERING ACCENT SHRUB (ALTERNATE SP. PER LOT) GAURA L. 'WHIRLING BUTTERFLIES' / WHIRLING BUTTERFLIES GAURA HEMEROCALLIS X 'MONOLD' TM / DOUBLE GOLD EVERGREEN DAYLILY PEROVSKIA ATRIPLICIFOLIA / RUSSIAN SAGE	5 GAL 1 GAL 5 GAL	LOW LOW LOW
	'E-SHADE' / FLOWERING ACCENT SHRUB (ALTERNATE SP. PER LOT) EURYOPS PECTINATUS 'VIRIDIS' / GREEN-LEAFED EURYOPS	5 GAL	LOW
	'F-SUN' / TALL COLUMNAR SHRUB (ALTERNATE SP. PER LOT) CALLISTEMON VIMINALIS 'SLIM' / BOTTLE BRUSH CUPRESSUS S. 'TINY TOWER' TM / TINY TOWER ITALIAN CYPRESS PODOCARPUS ELONGATUS 'ICEE BLUE' TM / ICEE BLUE YELLOW WOOD	15 GAL 15 GAL 15 GAL	LOW LOW LOW
	'F-SHADE' / TALL COLUMNAR SHRUB (ALTERNATE SP. PER LOT) ELAEAGARUS DECIPENS 'LITTLE EMPEROR' / DWARF JAPANESE BLUEBERRY TREE PISTOSPORUM TENUIFOLIUM 'SILVER SHEEN' / TAWHIWHI PODOCARPUS MACROPHYLLUS MAKI / SHRUBBY YEW	5 GAL 5 GAL 15 GAL	MEDIUM MEDIUM MEDIUM
	'G-SUN' / VINES (ALTERNATE SP. PER LOT) PARTHENOCISSUS TRICUSPIDATA 'VEITCHII' / BOSTON IVY	5 GAL	MEDIUM
	'G-SHADE' / VINES (ALTERNATE SP. PER LOT) FICUS PUMILA / CREEPING FIG	5 GAL	MEDIUM
	'GC' / GROUNDCOVERS BACCHARIS PILULARIS 'TWIN PEAKS' / TWIN PEAKS COYOTE BRUSH COPROSMA PUMILA 'VERDE VISTA' / CREEPING COPROSMA MYOPORUM PARVIFOLIUM 'PROSTRATUM' / MYOPORUM	1 GAL 1 GAL 1 GAL	LOW LOW LOW



STREET TREE SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	SIZE	WATER USE
	PISTACIA CHINENSIS 'KEITH DAVEY' / KEITH DAVEY CHINESE PISTACHE SPECIES TO BE PLANTED ALONG ENCORE WAY	15 GAL	LOW
	QUERCUS ROBUR 'FASTIGIATA' / PYRAMIDAL ENGLISH OAK SPECIES TO BE PLANTED ALONG SYMPHONY AVENUE	15 GAL	MEDIUM
	ZELKOVA SERRATA 'VILLAGE GREEN' / SAWLEAF ZELKOVA SPECIES TO BE PLANTED ALONG QUARTET AVENUE	15 GAL	MEDIUM

TREE PLANTING NOTES

- ALL TREES SHALL BE LOCATED AT LEAST FIVE FEET (5') FROM ALL FIRE HYDRANTS, STORM DRAIN INLETS AND OTHER PUBLIC UTILITIES.
- ALL TREES SHALL BE LOCATED A MINIMUM FIFTEEN (15') FROM ALL STREET LIGHTS.
- ALL TREES PLANTED WITHIN EIGHT FEET (8') OF HARDSCAPE SHALL BE INSTALLED WITH ROOT BARRIER PANELS.
- PROPOSED TREE LOCATIONS SHALL BE BASED ON STANDARD JOINT TRENCH LOCATIONS. TYPICAL TREE LOCATIONS SHOWN ARE INTENDED TO HELP DEFINE QUANTITY OF TREES TO BE INSTALLED ON EACH RESIDENTIAL LOT. ALL LOTS SHALL HAVE A MINIMUM OF ONE STREET TREE PER LOT. FINAL TREE LOCATIONS TO BE DETERMINED WHEN FINAL UTILITY LOCATIONS ARE PROVIDED. TREE PLACEMENT MAY BE ADJUSTED BUT THE TREE QUANTITIES PER LOT SHALL REMAIN AS SHOWN.
- TREE SYMBOLS ARE SHOWN AT ROUGHLY 85% OF THEIR MATURE SIZE TO DEMONSTRATE SUFFICIENT ROOM FOR TREE GROWTH AND HEALTH.

SEE SHEET L400 FOR
PLANTING DETAILS &
L101 FOR NOTES

I HAVE COMPLIED WITH THE CRITERIA OF THE SACRAMENTO CITY CODE
CHAPTER 14.18 AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN
THE GRADING DESIGN PLAN.

SIGNED: *John H. Nicolaus*

DATE: 08/03/2018

WOOD RODGERS CITY OF ROSEVILLE



DATE: AUGUST 3, 2018

DATE:

LANDSCAPE IMPROVEMENT PLANS FOR
WESTPARK CADENCE VILLAGE 13D
PRODUCTION LANDSCAPES
PLANTING PLAN CORNER LOTS

PROJECT NO.
1828.034

DRAWING
L4.01

SHT 10 OF 11

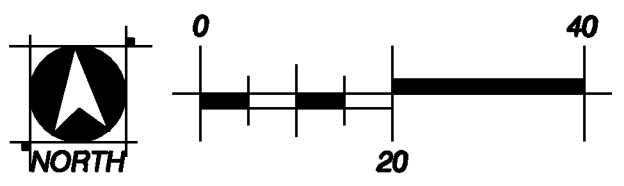
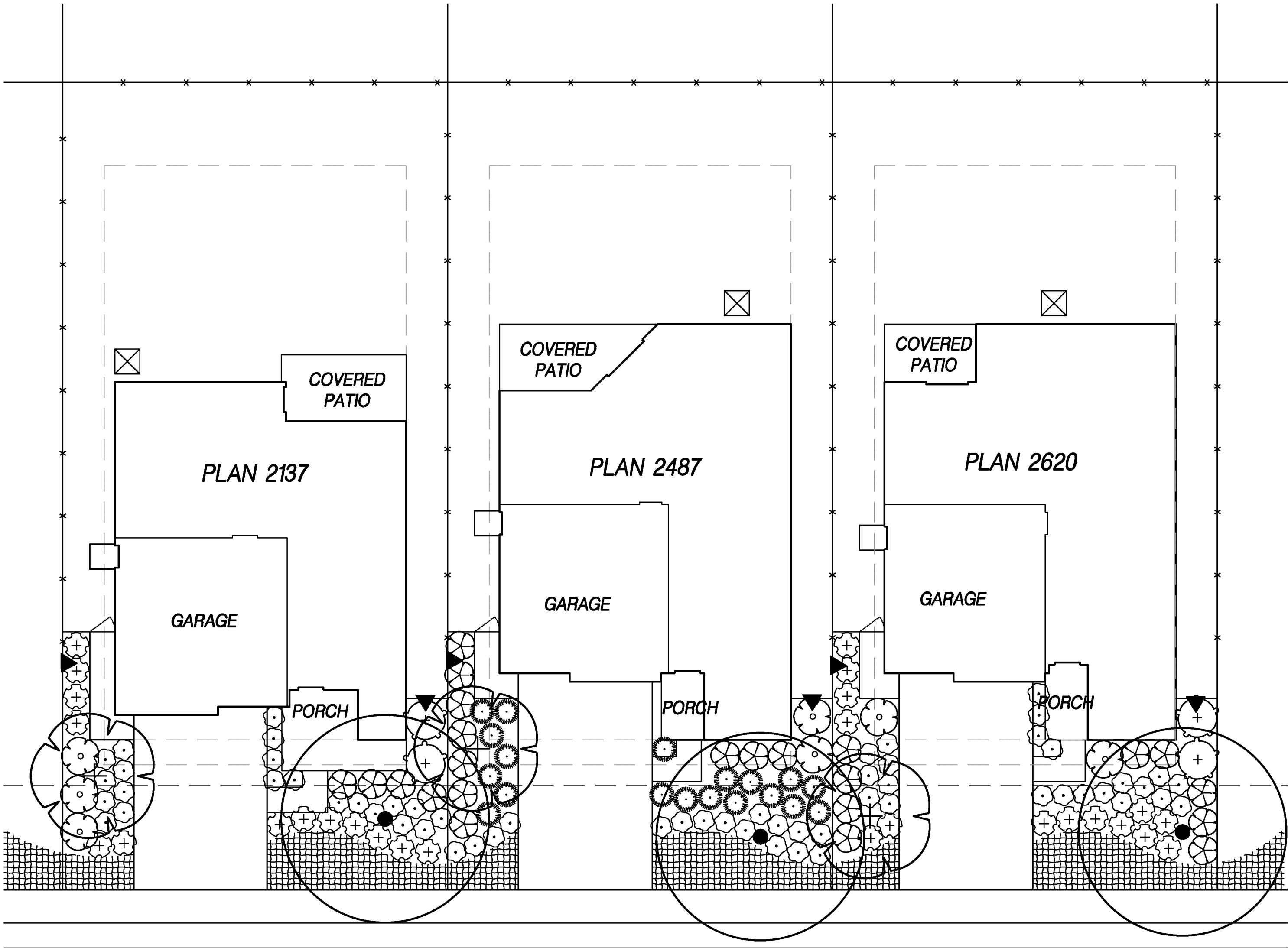
DATE: AUGUST 3, 2018
SCALE: H: N/A V: N/A
DRAWN BY: Y. XU
DESIGNED BY: J. NICOLAUS
CHECKED BY: J. NICOLAUS

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3301 D ST., BLDG. 100-B TEL 916.341.7760
SACRAMENTO, CA 95816 FAX 916.341.7767

CALIFORNIA

COUNTY OF PLACER

11



SEE SHEET L4.01
PLANTING SCHEDULE
AND L4.00 FOR DETAILS

SEE SHEET L1.01 FOR
NOTES

I HAVE COMPLIED WITH THE CRITERIA OF THE SACRAMENTO CITY CODE
CHAPTER 14.18 AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN
THE GRADING DESIGN PLAN.

SIGNED: *John H. Nicolai*

DATE: 08/03/2018

WOOD RODGERS

CITY OF ROSEVILLE

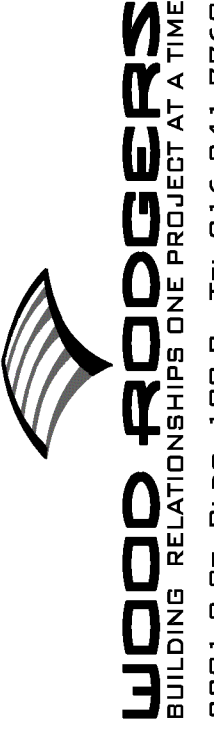


DATE: AUGUST 3, 2018

DATE:

LANDSCAPE IMPROVEMENT PLANS FOR
WESTPARK CADENCE VILLAGE 13D
PRODUCTION LANDSCAPES
PLANTING PLAN IN-LINE LOTS

COUNTY OF PLACER CALIFORNIA



DATE: AUGUST 3, 2018
SCALE: H: N/A V: N/A
DRAWN BY: Y. XU
DESIGNED BY: J. NICOLAUS
CHECKED BY: J. NICOLAUS

NO.	DESCRIPTION	ENGR	INT	BY	DATE

PROJECT NO.
1828.034

DRAWING
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SHT 11 OF 11



PLANNING COMMISSION COMMUNICATION

Title: SVSP PCL JM-2 – DRRS FOR LDR SETBACK VARIATIONS – 1050 VISTA
GRANDE BL – FILE # PL18-0314

Contact:

Meeting Date: 10/25/2018

Item #: 5.3.

ATTACHMENTS:

Description

Staff Report

Attachment 1

Exhibit A

Exhibit B

Exhibit C

Exhibit D

ITEM 5.3: **DESIGN REVIEW PERMIT FOR RESIDENTIAL SUBDIVISION – SVSP PCL JM-02 – DRRS FOR LDR SETBACK VARIATIONS – 1050 VISTA GRANDE BLVD – FILE # PL18-0314**

REQUEST

The applicant requests approval of a Design Review Permit for a Residential Subdivision to allow deviations from the Sierra Vista Specific Plan development standards. The requested deviations include a reduction in the front and side yard setbacks. The modified standards would apply to the 187-lot subdivision known as JM-2 in The Villages at Sierra Vista.

Applicant/Property Owner – Ryan Biziewski, JMC Homes

SUMMARY RECOMMENDATION

The Planning Division recommends that the Planning Commission take the following actions:

- A. Adopt the two (2) findings of fact and approve the Design Review Permit for Residential Subdivision subject to twenty-four (24) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

There are no outstanding issues associated with this request. The applicant has reviewed and is in agreement with all recommended conditions of approval.

BACKGROUND

The project site is located on large lot Parcel JM-2 of the Sierra Vista Specific Plan (SVSP), near the southwest corner of Fiddymont Road and Pleasant Grove Boulevard (Figure 1). JM-2 is divided into JM-2A and JM-2B but for the purposes of this entitlement will be referred to as the larger JM-2. On December 12, 2013, the Planning Commission approved a Tentative Subdivision Map (file #2012PL-038) to subdivide 254.8 acres into 35 large lots, which created among them parcel JM-2 (see Attachment 1). On that same date, the Planning Commission approved a Tentative Subdivision Map to create 1,020 single family lots within six villages, including the lots within JM-2. The Planning Commission also recommended approval of a Specific Plan Amendment to increase the number of units in JM-2 from 148 to 187 units. On February 19, 2014 the City Council approved the Specific Plan Amendment.

The JM-2 subdivision has a zoning designation of Residential Small Lot with Development Standards (RS/DS). The General Plan land use designation is Low Density Residential at 6.3 units/acre (LDR-6.3). By default, low density subdivisions in the RS/DS zone follow the RS development standards in section 19.10.030.A of the Zoning Ordinance or the RS/DS standards in the applicable Specific Plan. There is a provision in section 19.10.045.C of the Zoning Ordinance that allows for modification, expansion, or elimination of the RS standards through the approval of a Design Review for Residential Subdivision (DRRS). JMC Homes is requesting a DRRS to modify the front and side yard setback requirements of the RS standards in the Sierra Vista Specific Plan.

Figure 1: Project Area



The main purpose for residential side yard setbacks is to provide fire separation and to allow light and air between units, contributing to the single-family residential streetscape appearance. John Mourier Construction (JMC) is asking for a one foot reduction in the required side yard setback so that they can build larger footprint, single story homes on the lots. Given the size of the lots (~4,500 sf) within JM-2, it can be difficult to fit a suitably sized house with an ample back yard on the lots with a single-story product. JMC is requesting a reduction in the front setback so that they can provide more single-story homes, which will create a more varied and interesting streetscape. The effect of the reduced side and front yard setbacks on the neighborhood appearance has been evaluated below. No other deviations from the RS development standards are proposed.

EVALUATION – DESIGN REVIEW PERMIT FOR RESIDENTIAL SUBDIVISION

Zoning Ordinance Section 19.78.060.I. stipulates that two findings must be made in order to approve a DRRS. The required findings for a DRRS are listed below in ***bold italics*** and are followed by an evaluation.

- 1. The residential design, including the height, bulk, size and arrangement of buildings is harmonious with other buildings in the vicinity.***
- 2. The residential design is consistent with applicable design guidelines.***

This project is subject to the development standards of the City's Zoning Ordinance, the City's Community Design Guidelines (CDG), and the Sierra Vista Specific Plan (SVSP). The applicant has provided modified RS/DS development standards for the lots (Exhibit A). Exhibits B-D include conceptual elevations showing architectural treatment, floor plans, and lot layout.

Plan Types: The project includes four plan types, two one-story and two two-story, ranging in size from 1,645 square feet to 2,508 square feet. Table 1 identifies the square footage and number of bedrooms for each plan type.

Table 1: Plan Type Features and Dimensions

Plan Type	Square Footage	Bedrooms
Plan 1645	1,645	3
Plan 2001	2,001	4
Plan 2249	2,249	5
Plan 2508	2,508	5

Streetscape: Each of the four floor plans will be offered in one of four architectural styles—Spanish, Craftsman, French, and Cape Cod. The homes will be one or two stories, ranging in height from approximately 17 feet to 28 feet. An example of the streetscape is shown in Figure 3. Building projections and varying roof forms are used to provide visual interest in the streetscape. All exterior windows and doors will be trimmed. Additional architectural enhancements will be applied to elevations facing a street or open space including window shutters and enhanced materials. Overall, the project provides for a visually interesting and cohesive streetscape.

Figure 3: Streetscape Example



Color and Materials: As mentioned previously, four plans consisting of four architectural styles will be available. Each style will offer five color schemes consisting of natural or neutral tones. The color schemes are similar to the colors used in the surrounding subdivisions and are exemplified in the materials shown in Exhibit B. The designs incorporate a mix of materials, such as stucco, lap siding, and stone, and decorative embellishments (i.e., shutters and decorative woodwork) which help further emphasize façade articulation in the streetscape.

JMC proposes to reduce the side and front yard setbacks to allow for larger homes while providing single-story product options. The proposed modified standards compared to the RS standards in the Sierra Vista Specific Plan are shown below.

Figure 2: Deviations from RS/DS Standards

DEVELOPMENT FEATURE	SVSP RS/DS STANDARD	PROPOSED
Minimum Front Yard Setback	15 ft. to living space or side wall of garage; 12.5 ft. to porch 18 ft. min. driveway depth	12.5 Front (Single Story); 15' Front (Two Story); 18ft driveway depth with roll-up garage door
Minimum Side Yard Setback	5' interior lot, 12.5' street side of corner lot, 15 ft. street side on second floor of corner lot	4' interior lot, 12.5' street side of corner lot,

As shown in Figure 2, the modifications will reduce the required side yard setback by one foot on each side of the home. JMC provided a sample streetscape showing the four foot setback on the minimum interior 45 foot wide lots (see Figure 3). Staff also visited model homes of the same house designs with four foot side yard setbacks in a neighboring city and found the reduced setbacks to be harmonious with surrounding homes. Staff finds the reduced front yard setback is also acceptable for this small lot product. Of the four home plans that JMC submitted, only plan 2001 will take advantage of the reduced front yard setback (see Exhibit C). The other three plans utilize front porches, which are currently permitted a 12.5 foot front yard setback in the Sierra Vista Specific Plan. Staff finds that the slight reduction in front yard setback requirement for this plan is harmonious with the setbacks of the other three plans. The reduced front and side yard setbacks allow the builder to provide adequate square footage for home buyers in a single-story product. According to JMC, single-story homes appeal to a wide range of buyers. Staff finds that the combination of single-story and two-story homes in a subdivision creates a more varied and interesting streetscape, which is the intent of the Design Guidelines.

CONCLUSION

Staff has reviewed the development plans for Parcel JM-2 and found them to be consistent with the applicable standards and guidelines. In addition, the proposed size and overall design of the project is compatible with the existing housing products located in the adjacent villages. The project is consistent with the applicable design guidelines as it will incorporate various design elements to create a visually interesting but cohesive streetscape. Staff finds the proposed modifications to the Sierra Vista Specific Plan design guidelines consistent with the overall intent of the guidelines as it allows for a varied streetscape and offers more options for home buyers. As discussed above and as conditioned, staff supports approval of the proposed project.

ENVIRONMENTAL DETERMINATION

The Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15182, which states:

Where a public agency has prepared an EIR on a specific plan after January 1, 1980, no EIR or negative declaration need be prepared for a residential project undertaken pursuant to and in conformity to that specific plan if the project meets the requirements of this section.

The exemption applies unless one of the conditions requiring a Subsequent, Supplemental, or Addendum environmental document exist (pursuant to CEQA Guidelines Section 15160–15170). The project is consistent with the adopted specific plan. A Final Environmental Impact Report was certified for the Sierra Vista Specific Plan on May 5, 2010. City staff determined that the adopted infrastructure and financing plans are sufficient to support the Project, making any additional studies unnecessary, and that no material alterations have occurred on the site or in the vicinity which would require additional discussions or analysis. Furthermore, the current proposed action is a Design Review Permit for the proposed home plans. Mitigation adopted as part of the prior environmental documents has been reviewed to determine if any measures apply to this Design Review Permit; there is no applicable mitigation.

PUBLIC OUTREACH

The proposed project was distributed to all internal and external agencies and departments who have requested such notice, and all comments or recommended conditions of approval have been incorporated into the project, as appropriate. A notice of the public hearing was published on October 12, 2018 and a notice of hearing was also distributed to all property owners within 300 feet of the site, and to the Roseville Coalition of Neighborhood Associations. To date, no comments have been received on the project.

RECOMMENDATION

The Planning Division recommends the Planning Commission take the following actions:

- A. Adopt the two (2) findings of fact as listed in the staff report and approve the **DESIGN REVIEW PERMIT FOR RESIDENTIAL SUBDIVISION – SVSP PCL JM-02 –DRRS FOR LDR SETBACK VARIATIONS – 1050 VISTA GRANDE BLVD – FILE # PL18-0314** subject to twenty-four (24) conditions of approval.

CONDITIONS OF APPROVAL FOR DESIGN REVIEW PERMIT FOR RESIDENTIAL SUBDIVISION (FILE # PL18-0314)

1. The development standards, unit designs and fitting plans for **SVSP JM-02** are approved as described in Exhibits A and B, except as modified by these conditions of approval.(Planning)
2. This Design Review Permit approval shall be effectuated within a period of two (2) years from **October 25, 2018** and if not effectuated shall expire on **October 25, 2020**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **October 25, 2021**. (Planning)
3. The landscape plan shall comply with the Landscape Guidelines for Sierra Vista Specific Plan and the City of Roseville Water Efficient Landscape Ordinance. (Planning)
4. The project shall comply with all required environmental mitigation identified in the Sierra Vista Specific Plan EIR certified May 20, 2010, and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)
5. To provide variation along the streetscape, no two identical unit designs shall be located adjacent to one another. (Planning)

PRIOR TO ISSUANCE OF BUILDING PERMITS:

6. The project Landscape Plans shall comply with the following:
 - a) The Landscape Plan shall indicate the location of, and be designed to avoid conflicts with, all pole-mounted light fixtures and utility equipment including (but not limited to) electric transformers, switchgear, and overhead lines, backflow preventers, fire department connections, and public water, sewer, and storm drain facilities. (Planning, Fire, EUD, Electric, Public Works)
 - b) At a minimum, landscaped areas not covered with live material shall be covered with a rock, (3") bark (no shredded bark) or (3") mulch covering. (Planning)
7. All on-site external lighting shall be installed and directed to have no off-site glare. (Planning)
8. Building permit plans shall comply with all applicable code requirements (California Building Code – CBC – based on the International Building Code, California Green Building Standards Code-CGBSC, California Mechanical Code – CMC – based on the Uniform Mechanical Code, California Plumbing Code – CPC – based on the Uniform Plumbing Code, California Fire Code – CFC – based on the International Fire Code – with City of Roseville Amendments – RFC, California Electrical Code – CEC – based on the National Electrical Code, and California Energy Standards – CEC T-24 Part 6), California Title 24 and the American with Disabilities Act - ADA requirements, and all State and Federally mandated requirements in effect at the time of submittal for building permits (contact the Building Division for applicable Code editions). (Building)

9. Prior to the issuance of building permits, the property owner shall pay into the following fee programs: Citywide Drainage Fee, Citywide Traffic Mitigation Fee (TMF), Highway 65 Joint Partners Association (JPA), South Placer Regional Transportation Authority (SPRTA), and City/County Fee. (Engineering)
10. The design and installation of all fire protection equipment shall conform to the California Fire Code and the amendments adopted by the City of Roseville, along with all standards and policies implemented by the Roseville Fire Department. (Fire)
11. Testing of all fire systems shall be performed prior to opening the sales office for business. (Fire)
12. Framing construction cannot commence until access roads and public fire hydrants are approved by the Fire Department. (Fire)
13. The applicable codes and standards adopted by the City shall be enforced at the time construction plans have been submitted to the City for permitting. (Fire)
14. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

DURING CONSTRUCTION AND PRIOR TO ISSUANCE OF OCCUPANCY PERMITS:

15. All electric metering shall be directly outside accessible. (Electric)
16. It is the responsibility of the developer to ensure that all existing electric facilities remain free and clear of any obstruction during construction and when the project is complete. (Electric)

OTHER CONDITIONS OF APPROVAL:

17. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance project construction is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday. Provided, however, that all construction equipment shall be fitted with factory installed muffling devices and that all construction equipment shall be maintained in good working order. (Building)
18. The developer (or designated consultant) shall certify that the building foundation location has been placed according to all approved setback requirements shown on the approved site plan. The developer shall prepare a written statement confirming building placement and provide an original copy to the City Building Department Field Inspector at the time of or prior to the foundation inspection. (Building)
19. The required width of fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. Minimum required widths and vertical clearances established by the Fire Code shall be maintained at all times during construction. Closure of accesses for fire apparatus by gates, barricades and other devices shall be prohibited unless approved by the Fire Chief. (Fire)
20. Temporary aboveground storage tanks may be used at construction sites for diesel fuel only and shall not exceed 1,000 gallon capacity. Tanks shall comply with all provisions found within the Fire Code. A Fire Department Permit shall be obtained prior to tank installation. The permit shall expire after 90 days from the date of issuance, unless extended by the Fire Chief. (Fire)
21. Following the installation of the landscaping, all landscape material shall be maintained in a healthy and weed free condition; dead plant material shall be replaced immediately. All trees shall be maintained and pruned in accordance with the accepted practices of the International Society of Arboriculture (ISA). (Planning)

22. Signs are not approved as part of the Design Review Permit. A Sign Permit is required for all project signs. (Planning)
23. Fences and walls shall be consistent with the locations and treatments specified in the Sierra Vista Specific Plan Design Guidelines. (Planning)
24. Any relocation or modification to the existing utility facilities or other existing improvements required for the development of this subdivision shall be at the developer's expense. (Electric, Environmental Utilities, Engineering, Fire)

ATTACHMENT

1. Approved JM-2 Tentative Map

EXHIBITS

- A. Proposed RS/DS Development Standards
- B. Typical Streetscape and Materials
- C. Lot Layouts
- D. Floor Plans and Elevations

<u>Note to Applicant and/or Developer:</u> Please contact Planning Division staff at (916) 774-5276 prior to the Commission meeting if you have any questions on any of the recommended conditions for your project. If you challenge the decision of the Commission in court, you may be limited to raising only those issues which you or someone else raised at the public hearing held for this project, or in written correspondence delivered to the Planning Manager at, or prior to, the public hearing.
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Tentative Subdivision Map of:
THE VILLAGES AT SIERRA VISTA

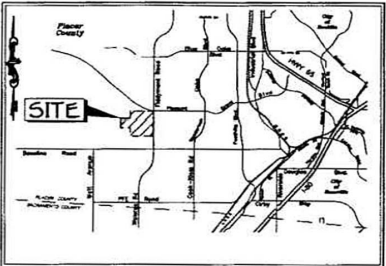
ALL OF PARCELS 'D', 'E' AND A PORTION
OF PARCEL 'F' - 15 PM 143

City of Roseville, State of California
Scale 1" = 200' November 2013

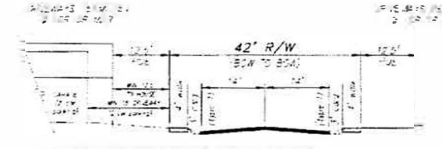
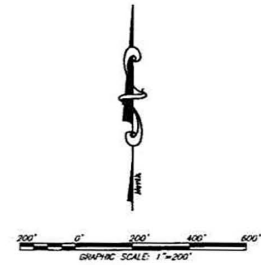
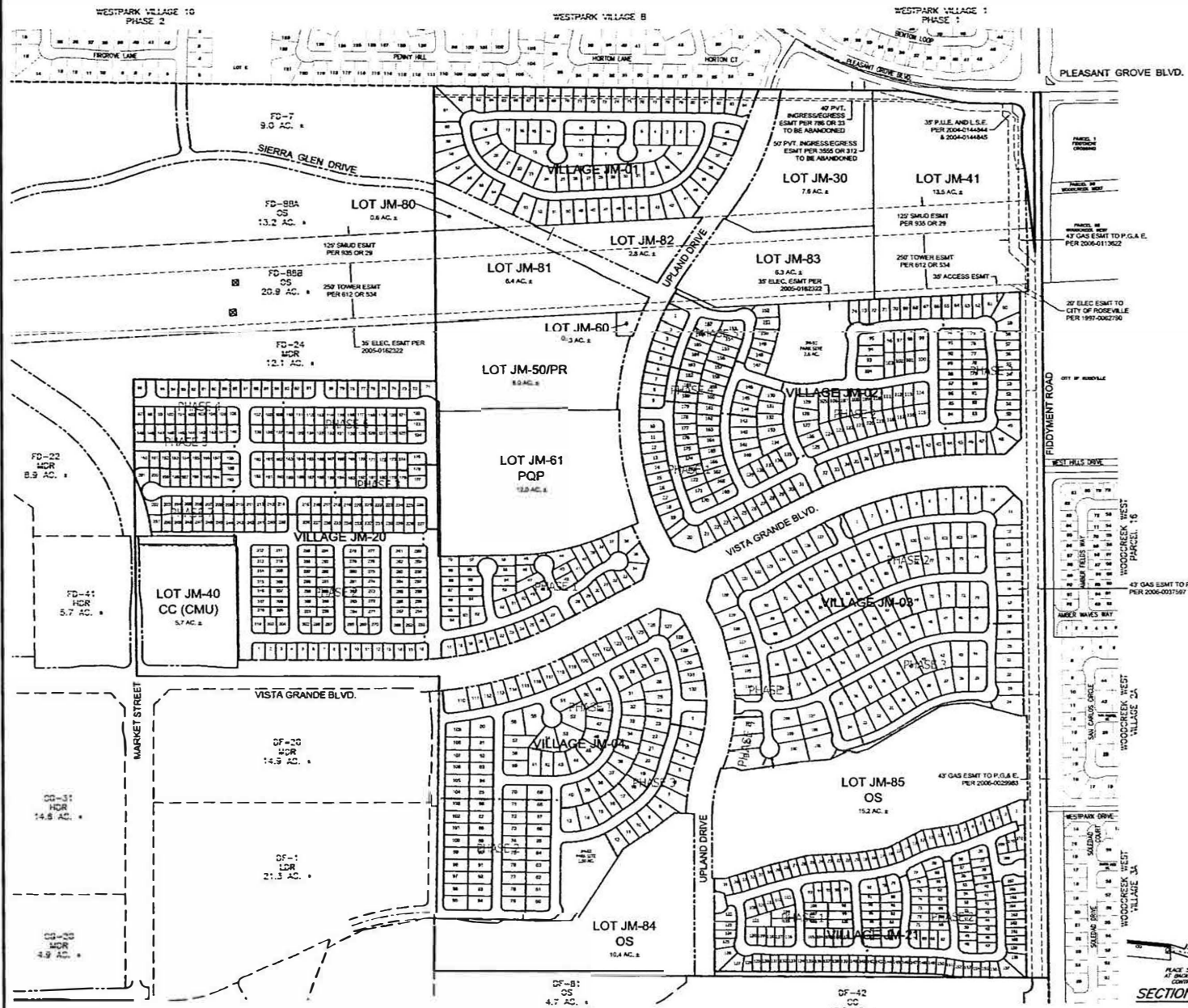
Sheet 1 of 8
Project Address - 6810 Fiddymont Road
File No. - SUBD 000158

VILLAGE ANALYSIS:

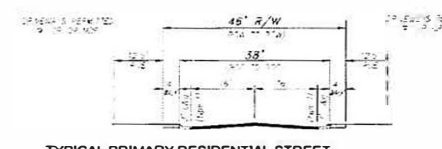
VILLAGE	LAND USE	ZONING	ACRES	UNITS	MIN. LOT SIZE	CITY / FILL	DENSITY
JA-01	LDR (Rural/Urban)	RS-05	17.0	84	33,110	3,780 / 15,200	4.8
JA-02	LDR (Rural/Urban)	RS-05	29.7	147	45,100	81,210 / 15,200	6.3
JA-03	LDR (Rural/Urban)	RS-05	36.2	137	69,110	38,879 / 42,300	4.2
JA-04	LDR (Rural/Urban)	RS-05	36.2	132	59,100	26,390 / 30,500	5.0
JA-05	MCR (Rural/Urban)	RS-05	36.7	319	47,900	101,180 / 31,485	8.0
JA-06	MCR (Rural/Urban)	RS-05	18.1	171	38,100	52,800 / 14,479	9.0
TOTAL				1,020		294,825 / 294,540	



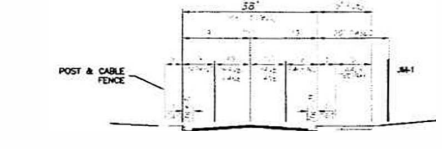
VICINITY MAP



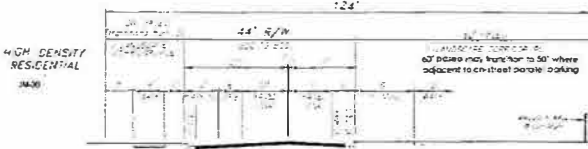
TYPICAL MINOR RESIDENTIAL STREET



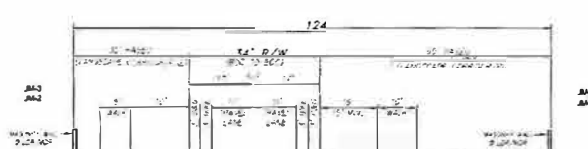
TYPICAL PRIMARY RESIDENTIAL STREET



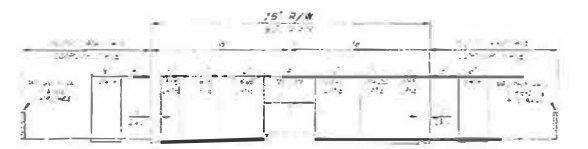
SIERRA GLEN DRIVE - ADJACENT TO JM-1



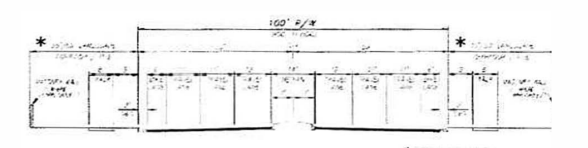
MARKET STREET and UPLAND DRIVE



UPLAND DRIVE



TYPICAL SECTION - VISTA GRANDE



TYPICAL SECTION FIDDYMONT ROAD

- OWNERS:**
MOURIER INVESTMENTS, LLC
1430 BLUE OAKS BLVD., SUITE 190
ROSEVILLE, CA 95747
PH: 916-860-5322
- DEVELOPER:**
JOHN MOURIER CONSTRUCTION, INC.
1430 BLUE OAKS BLVD., SUITE 190
ROSEVILLE, CA 95747
PH: 916-860-5322
- ENGINEER:**
IBW BAKER-WILLIAMS ENGINEERING GROUP
6020 RUTLAND DRIVE, SUITE 19
CARMICHAEL, CALIFORNIA 95608
PH: 916-331-4326
- ASSESSOR'S PARCEL NUMBER:**
017-150-028
017-150-030
017-150-032
- ACREAGE:**
282.5 GROSS ACRES
- PROPOSED IMPROVEMENTS:**
AS REQUIRED BY THE CITY OF ROSEVILLE
DEPARTMENT OF PUBLIC WORKS
- EXISTING USE:**
VACANT LAND
- SEWER:**
CITY OF ROSEVILLE
- WATER SUPPLY:**
CITY OF ROSEVILLE
- DRAINAGE:**
CITY OF ROSEVILLE
- FIRE PROTECTION:**
CITY OF ROSEVILLE
- SCHOOL DISTRICT:**
ROSEVILLE SCHOOL DISTRICT
- PARK DISTRICT:**
ROSEVILLE PARK DISTRICT

JMC HOMES

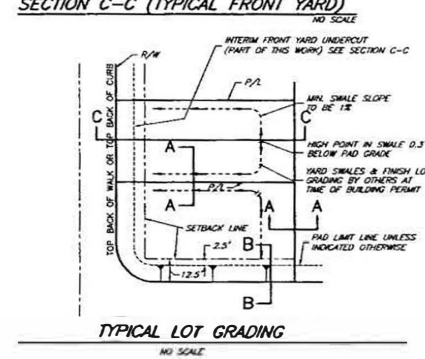
JOHN MOURIER CONSTRUCTION INC.
1430 Blue Oaks Blvd. Ste 190
Roseville, Ca 95747-7143
Office: 916-782-8879 Fax: 916-960-5322
CALIFORNIA LIC. 613004 B

IBW BAKER-WILLIAMS ENGINEERING GROUP

Engineering / Surveying / Land Planning / Entitlement Processing / GPS Services
6020 Rutland Drive, Suite 19 - Carmichael, CA 95608
PH: 916-331-4326 FAX: 916-331-4328

LAND USE ANALYSIS:

PARCELS	GENERAL PLAN LAND USE	ZONING	ACRES/SPECIFIC PLAN	ACRES/TENTATIVE MAP	ALLOCATED UNITS	PROPOSED UNITS	AVAILABLE UNITS	DENSITY/SPECIFIC PLAN	DENSITY/TENTATIVE MAP
JA-01	LDR (Rural/Urban)	RS-05	17.0	17.0	84	84	0	5.0	4.8
JA-02 (A - C)	LDR (Rural/Urban)	RS-05	29.7	29.7	147	147	0	5.0	6.3
JA-03 (A - C)	LDR (Rural/Urban)	RS-05	36.2	36.2	137	137	0	5.0	4.2
JA-04 (A - C)	LDR (Rural/Urban)	RS-05	36.2	36.2	132	132	0	5.0	5.0
JA-05 (A - C)	MCR (Rural/Urban)	RS-05	36.7	36.7	319	319	0	8.0	8.0
JA-06	MCR (Rural/Urban)	RS-05	18.1	18.1	171	171	0	9.0	9.0
JA-07	MCR (Rural/Urban)	RS-05	18.1	18.1	171	171	0	9.0	9.0
JA-08	MCR (Rural/Urban)	RS-05	18.1	18.1	171	171	0	9.0	9.0
JA-09	MCR (Rural/Urban)	RS-05	18.1	18.1	171	171	0	9.0	9.0
JA-10	MCR (Rural/Urban)	RS-05	18.1	18.1	171	171	0	9.0	9.0
JA-11	MCR (Rural/Urban)	RS-05	18.1	18.1	171	171	0	9.0	9.0
JA-12	MCR (Rural/Urban)	RS-05	18.1	18.1	171	171	0	9.0	9.0
JA-13	MCR (Rural/Urban)	RS-05	18.1	18.1	171	171	0	9.0	9.0
JA-14	MCR (Rural/Urban)	RS-05	18.1	18.1	171	171	0	9.0	9.0
JA-15	MCR (Rural/Urban)	RS-05	18.1	18.1	171	171	0	9.0	9.0
JA-16	MCR (Rural/Urban)	RS-05	18.1	18.1	171	171	0	9.0	9.0
JA-17	MCR (Rural/Urban)	RS-05	18.1	18.1	171	171	0	9.0	9.0
JA-18	MCR (Rural/Urban)	RS-05	18.1	18.1	171	171	0	9.0	9.0
JA-19	MCR (Rural/Urban)	RS-05	18.1	18.1	171	171	0	9.0	9.0
JA-20	MCR (Rural/Urban)	RS-05	18.1	18.1	171	171	0	9.0	9.0
JA-21	MCR (Rural/Urban)	RS-05	18.1	18.1	171	171	0	9.0	9.0
JA-22	MCR (Rural/Urban)	RS-05	18.1	18.1	171	171	0	9.0	9.0
JA-23	MCR (Rural/Urban)	RS-05	18.1	18.1	171	171	0	9.0	9.0
JA-24	MCR (Rural/Urban)	RS-05	18.1	18.1	171	171	0	9.0	9.0
JA-25	MCR (Rural/Urban)	RS-05	18.1	18.1	171	171	0	9.0	9.0
JA-26	MCR (Rural/Urban)	RS-05	18.1	18.1	171	171	0	9.0	9.0
JA-27	MCR (Rural/Urban)	RS-05	18.1	18.1	171	171	0	9.0	9.0
JA-28	MCR (Rural/Urban)	RS-05	18.1	18.1	171	171	0	9.0	9.0
JA-29	MCR (Rural/Urban)	RS-05	18.1	18.1	171	171	0	9.0	9.0
JA-30	MCR (Rural/Urban)	RS-05	18.1	18.1	171	171	0	9.0	9.0
JA-31	MCR (Rural/Urban)	RS-05	18.1	18.1	171	171	0	9.0	9.0
JA-32	MCR (Rural/Urban)	RS-05	18.1	18.1	171	171	0	9.0	9.0
JA-33	MCR (Rural/Urban)	RS-05	18.1	18.1	171	171	0	9.0	9.0
JA-34	MCR (Rural/Urban)	RS-05	18.1	18.1	171	171	0	9.0	9.0
JA-35	MCR (Rural/Urban)	RS-05	18.1	18.1	171	171	0	9.0	9.0
JA-36	MCR (Rural/Urban)	RS-05	18.1	18.1	171	171	0	9.0	9.0
JA-37	MCR (Rural/Urban)	RS-05	18.1	18.1	171	171	0	9.0	9.0
JA-38	MCR (Rural/Urban)	RS-05	18.1	18.1	171	171	0	9.0	9.0
JA-39	MCR (Rural/Urban)	RS-05	18.1	18.1	171	171	0	9.0	9.0
JA-40	MCR (Rural/Urban)	RS-05	18.1	18.1	171	171	0	9.0	9.0
JA-41	MCR (Rural/Urban)	RS-05	18.1	18.1	171	171	0	9.0	9.0
JA-42	MCR (Rural/Urban)	RS-05	18.1	18.1	171	171	0	9.0	9.0
JA-43	MCR (Rural/Urban)	RS-05	18.1	18.1	171	171	0	9.0	9.0
JA-44	MCR (Rural/Urban)	RS-05	18.1	18.1	171	171	0	9.0	9.0
JA-45	MCR (Rural/Urban)	RS-05	18.1	18.1	171	171	0	9.0	9.0
JA-46	MCR (Rural/Urban)	RS-05	18.1	18.1	171	171	0	9.0	9.0
JA-47	MCR (Rural/Urban)	RS-05	18.1	18.1	171	171	0	9.0	9.0
JA-48	MCR (Rural/Urban)	RS-05	18.1	18.1	171	171	0	9.0	9.0
JA-49	MCR (Rural/Urban)	RS-05	18.1	18.1	171	171	0	9.0	9.0
JA-50	MCR (Rural/Urban)	RS-05	18.1	18.1	171	171	0	9.0	9.0
JA-51	MCR (Rural/Urban)	RS-05	18.1	18.1	171	171	0	9.0	9.0
JA-52	MCR (Rural/Urban)	RS-05	18.1	18.1	171	171	0	9.0	9.0
JA-53	MCR (Rural/Urban)	RS-05	18.1	18.1	171	171	0	9.0	9.0
JA-54	MCR (Rural/Urban)	RS-05	18.1	18.1	171	171	0	9.0	9.0
JA-55	MCR (Rural/Urban)	RS-05	18.1	18.1	171	171	0	9.0	9.0
JA-56	MCR (Rural/Urban)	RS-05	18.1	18.1	171	171	0	9.0	9.0
JA-57	MCR (Rural/Urban)	RS-05	18.1	18.1	171	171	0	9.0	9.0
JA-58	MCR (Rural/Urban)	RS-05	18.1	18.1	171	171	0	9.0	9.0
JA-59	MCR (Rural/Urban)	RS-05	18.1	18.1	171	171	0	9.0	9.0
JA-60	MCR (Rural/Urban)	RS-05	18.1	18.1	171	171	0	9.0	9.0
JA-61	MCR (Rural/Urban)	RS-05	18.1	18.1	171	171	0	9.0	9.0
JA-62	MCR (Rural/Urban)	RS-05	18.1	18.1	171	171	0	9.0	9.0
JA-63	MCR (Rural/Urban)	RS-05	18.1	18.1	171	171	0	9.0	9.0
JA-64	MCR (Rural/Urban)	RS-05	18.1	18.1	171	171	0	9.0	9.0
JA-65	MCR (Rural/Urban)	RS-05	18.1	18.1	171	171	0	9.0	9.0
JA-66	MCR (Rural/Urban)	RS-05	18.1	18.1	171	171	0	9.0	9.0
JA-67	MCR (Rural/Urban)	RS-05	18.1	18.1	171	171	0	9.0	9.0
JA-68	MCR (Rural/Urban)	RS-05	18.1	18.1	171	171	0	9.0	9.0
JA-69	MCR (Rural/Urban)	RS-05	18.1	18.1	171	171	0	9.0	9.0
JA-70	MCR (Rural/Urban)	RS-05	18.1	18.1	171	171	0	9.0	9.0
JA-71	MCR (Rural/Urban)	RS-05	18.1	18.1	171	171	0	9.0	9.0
JA-72	MCR (Rural/Urban)	RS-05	18.1	18.1	171	171	0	9.0	9.0
JA-73	MCR (Rural/Urban)	RS-05	18.1	18.1	171	171	0	9.0	9.0
JA-74	MCR (Rural/Urban)	RS-05	18.1	18.1	171	171	0	9.0	9.0
JA-75	MCR (Rural/Urban)	RS-05	18.1	18.1	171	171	0	9.0	9.0
JA-76	MCR (Rural/Urban)	RS-05	18.1	18.1	171	171	0	9.0	9.0
JA-77	MCR (Rural/Urban)	RS-05	18.1	18.1	171	171	0	9.0	9.0
JA-78	MCR (Rural/Urban)	RS-05	18.1	18.1	171	171	0	9.0	9.0
JA-79	MCR (Rural/Urban)	RS-05	18.1	18.1	171	171	0	9.0	9.0
JA-80	MCR (Rural/Urban)	RS-05	18.1	18.1	171	171	0	9.0	9.0
JA-81	MCR (Rural/Urban)	RS-05	18.1	18.1	171	171	0	9.0	9.0
JA-82	MCR (Rural/Urban)	RS-05	18.1	18.1	171	171	0	9.0	9.0
JA-83	MCR (Rural/Urban)	RS-05	18.1	18.1	171	171	0	9.0	9.0
JA-84	MCR (Rural/Urban)	RS-05	18.1	18.1	171	171	0	9.0	9.0
JA-85	MCR (Rural/Urban)	RS-05	18.1	18.1	171	171	0	9.0	9.0
JA-86	MCR (Rural/Urban)	RS-05	18.1	18.1	171	171	0	9.0	9.0
JA-87	MCR (Rural/Urban)	RS-05	18.1	18.1	171	171	0	9.0	9.0
JA-88	MCR (Rural/Urban)	RS-05	18.1	18.1	171	171	0	9.0	9.0
JA-89	MCR (Rural/Urban)	RS-05	18.1	18.1	171	171	0	9.0	9.0
JA-90	MCR (Rural/Urban)	RS-05	18.1	18.1	171	171	0	9.0	9.0
JA-91	MCR (Rural/Urban)	RS-05	18.1	18.1	171	171	0	9.0	9.0
JA-92	MCR (Rural/Urban)	RS-05	18.1	18.1	171	171	0	9.0	9.0
JA-93	MCR (Rural/Urban)	RS-05	18.1	18.1	171	171	0	9.0	9.0
JA-94	MCR (Rural/Urban)	RS-05	18.1	18.1	171	171	0	9.0	9.0
JA-95	MCR (Rural/Urban)	RS-05	18.1	18.1	171	171	0	9.0	9.0
JA-96	MCR (Rural/Urban)	RS-05	18.1	18.1	171	171	0	9.0	9.0
JA-97	MCR (Rural/Urban)	RS-05	18.1	18.1	171	171	0	9.0	9.0
JA-98	MCR (Rural/Urban)	RS-05	18.1	18.1	171	171	0	9.0	9.0
JA-99	MCR (Rural/Urban)	RS-05	18.1	18.1	171	171	0	9.0	9.0
JA-100	MCR (Rural/Urban)	RS-05	18.1	18.1	171	171	0	9.0	9.0



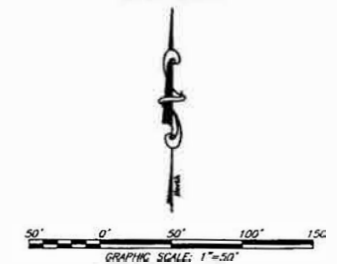
Tentative Subdivision Map of:
THE VILLAGES AT SIERRA VISTA

ALL OF PARCELS 'D', 'E' AND A PORTION
OF PARCEL 'F' - 15 PM 143

City of Roseville,
Scale 1" = 50'

State of California
October, 2013

SHEET 3 OF 8

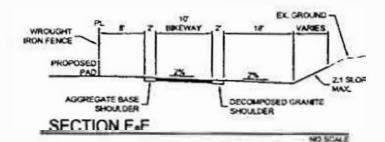


DETAIL 'A'

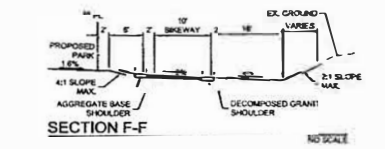
SEE SHEET 1



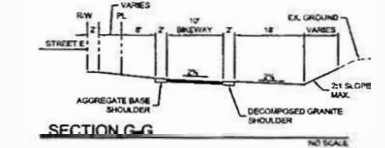
TYPICAL ENTRANCE PRIMARY RESIDENTIAL STREET - JM-2
12' STREET SECTION
NOT TO SCALE



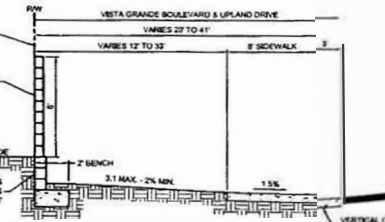
SECTION F-F



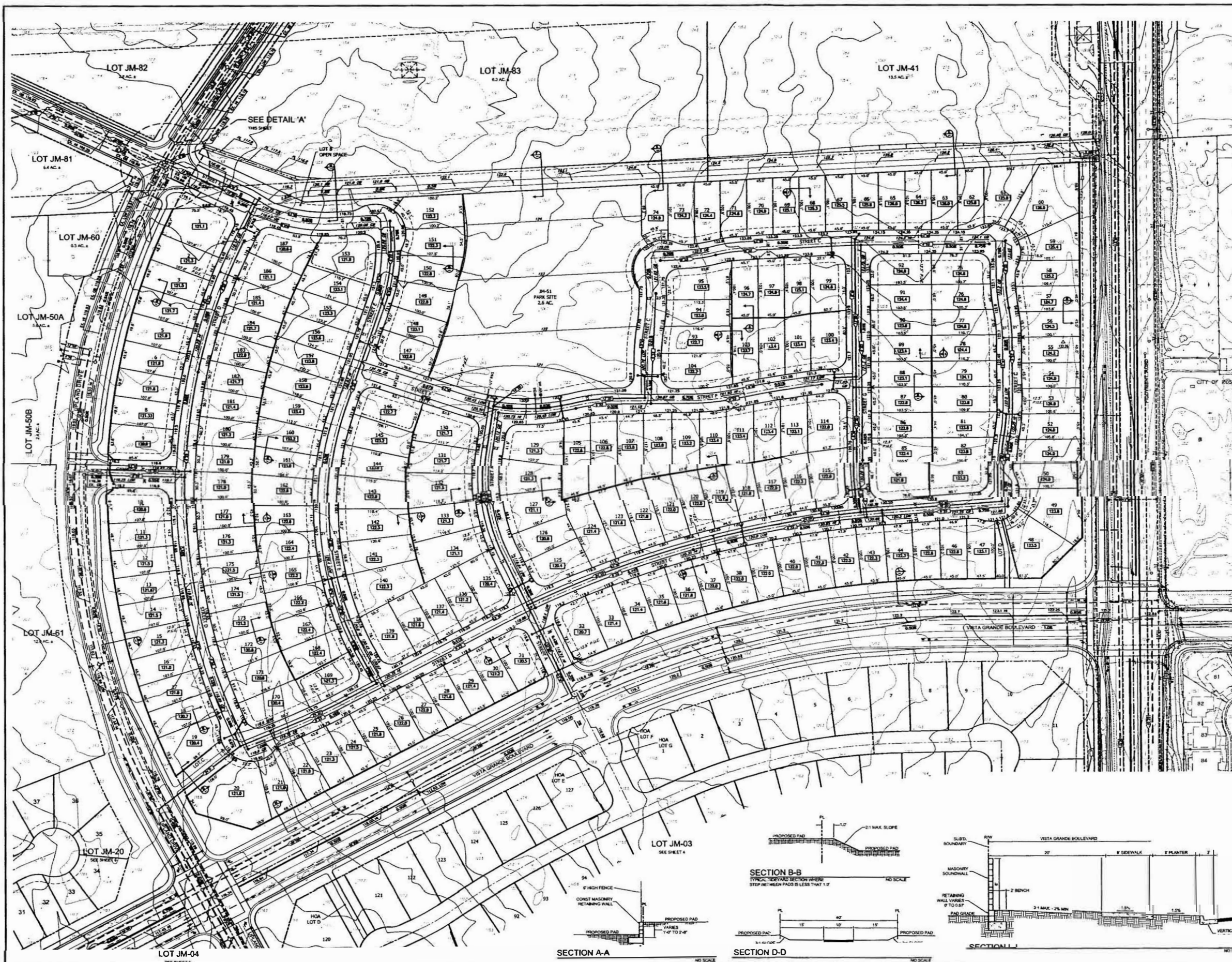
SECTION F-F



SECTION G-G



SECTION M-M



SECTION A-A

SECTION B-B

TYPICAL SECTION WHERE
STEP BETWEEN PADS IS LESS THAN 1.5'

SECTION D-D

SECTION I-I

FULL COPY

<u>Sierra Vista JM 2 RS/DS Development Standards</u>	
<u>Lot Development Standards</u>	
Area, Interior Lot	4500 sq. feet
Area, Corner Lot	5500 sq. feet
Width, Interior Lot @ setback	45 feet
Width, Corner Lot @ setback	55 feet
Residential Density	1 dwelling, 1 second unit.
<u>Minimum Setbacks, Useable Open Space, and Coverage.</u>	
Front	12.5 Front (Single Story); 15' Front (Two Story); 18ft driveway depth with roll-up garage door
Sides	4 ft interior; 12.5 ft. street side on corner
Rear	10 ft minimum for single story portion of home, with minimum useable open space of 700 square feet or 500 square feet where a useable front porch is provided (1) 15 ft minimum for second story portion of home
Site Coverage	None (1)
Height	35 ft
<u>Lot Design Standards</u>	
Corner Restriction	Single story element at intersection or enhanced treatment on street side with grid and trim at windows located a two story elements
Front Porch	Minimum 5 ft depth for front porch (or courtyard) when applicable
Front Façade	Minimum 2 building façade element breaks with varied depths on two story homes. Mixture of one and two story components
Exterior Building Material	Minimum 3 elevations per plan
Elevation Type	Alternate adjacent building elevations
Garage	A minimum of a two car garage
Garage Roll-up door	Doors to have windows appropriate to architecture

Notes:

(1) The rear and side yards may be utilized to meet the minimum usable open space provided the minimum dimension, measured perpendicular to the applicable rear or side yard is (10) feet.

A minimum usable open space of 700 sq ft is to be provided. A minimum usable open space of 500 sq ft may be applied where a front porch (or courtyard) is provided with minimum dimensions of 5 ft x 10ft. Rear covered patio is included in usable open space.

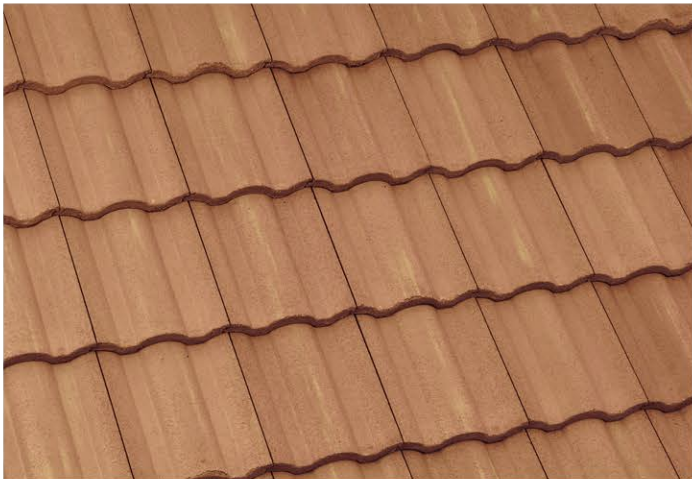


STREETSCENE
SIERRA VISTA
JM-02



John Mourier Construction Inc.
Roseville, California

ELEVATION 'A' MATERIAL



EAGLE ROOFING: MALIBU #2555 ALHAMBRA

ELEVATION 'B' MATERIAL



EAGLE ROOFING: PONDEROSA #357 LIVE OAK

ELEVATION 'C' MATERIAL



EAGLE ROOFING: PONDEROSA #5699 CHARCOAL RANGE



CORONADO STONE: TUSCAN VILLA



CORONADO STONE: ITALIAN VILLA



CORONADO STONE: SPECIAL USED BRICK



CORONADO STONE: QUICK STACK



CORONADO STONE: FRENCH COUNTRY VILLA



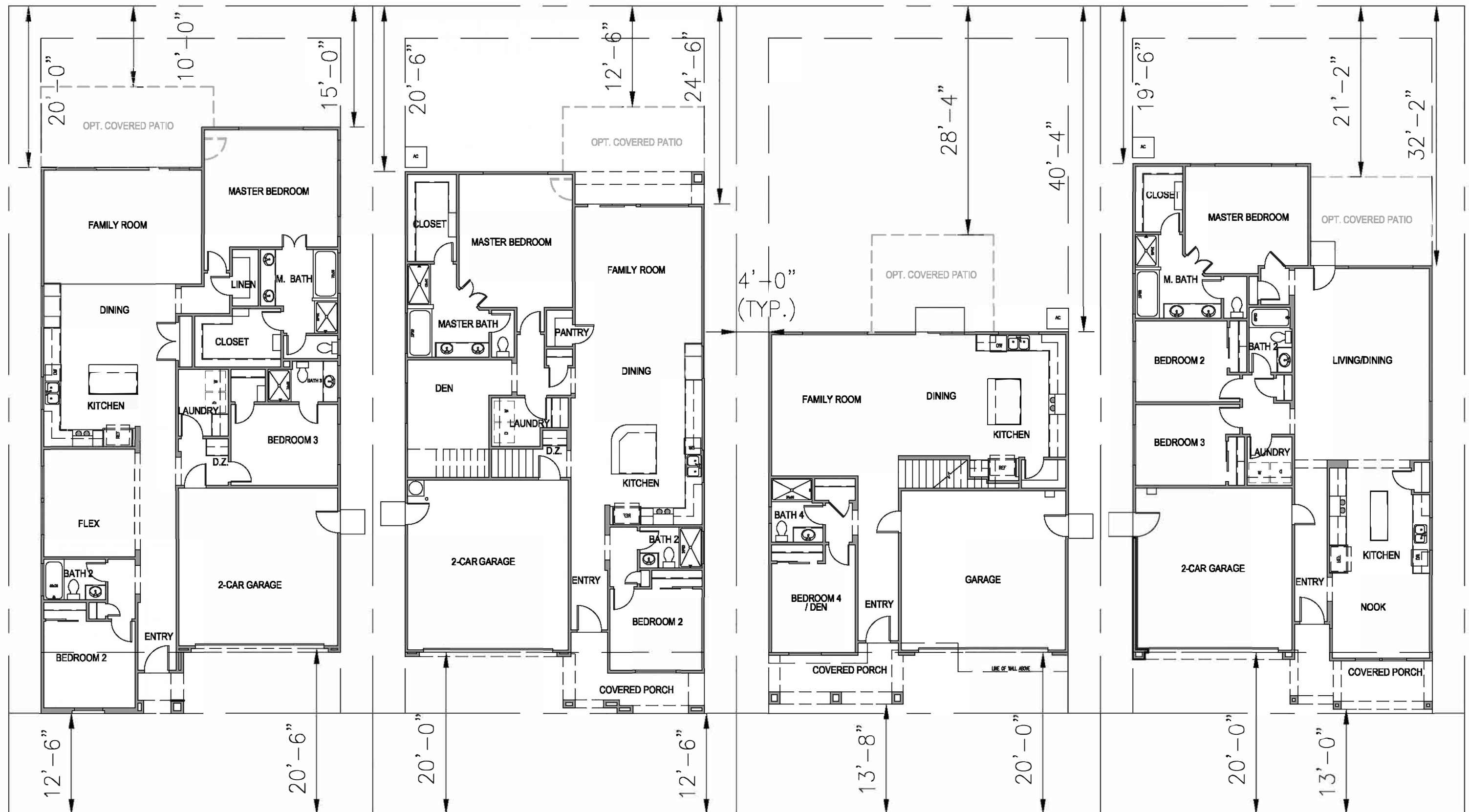
CORONADO STONE: EASTERN MOUNTAIN LEDGE

MATERIAL PALETTE



JOHN MOURIER CONSTRUCTION INC.
Roseville, California

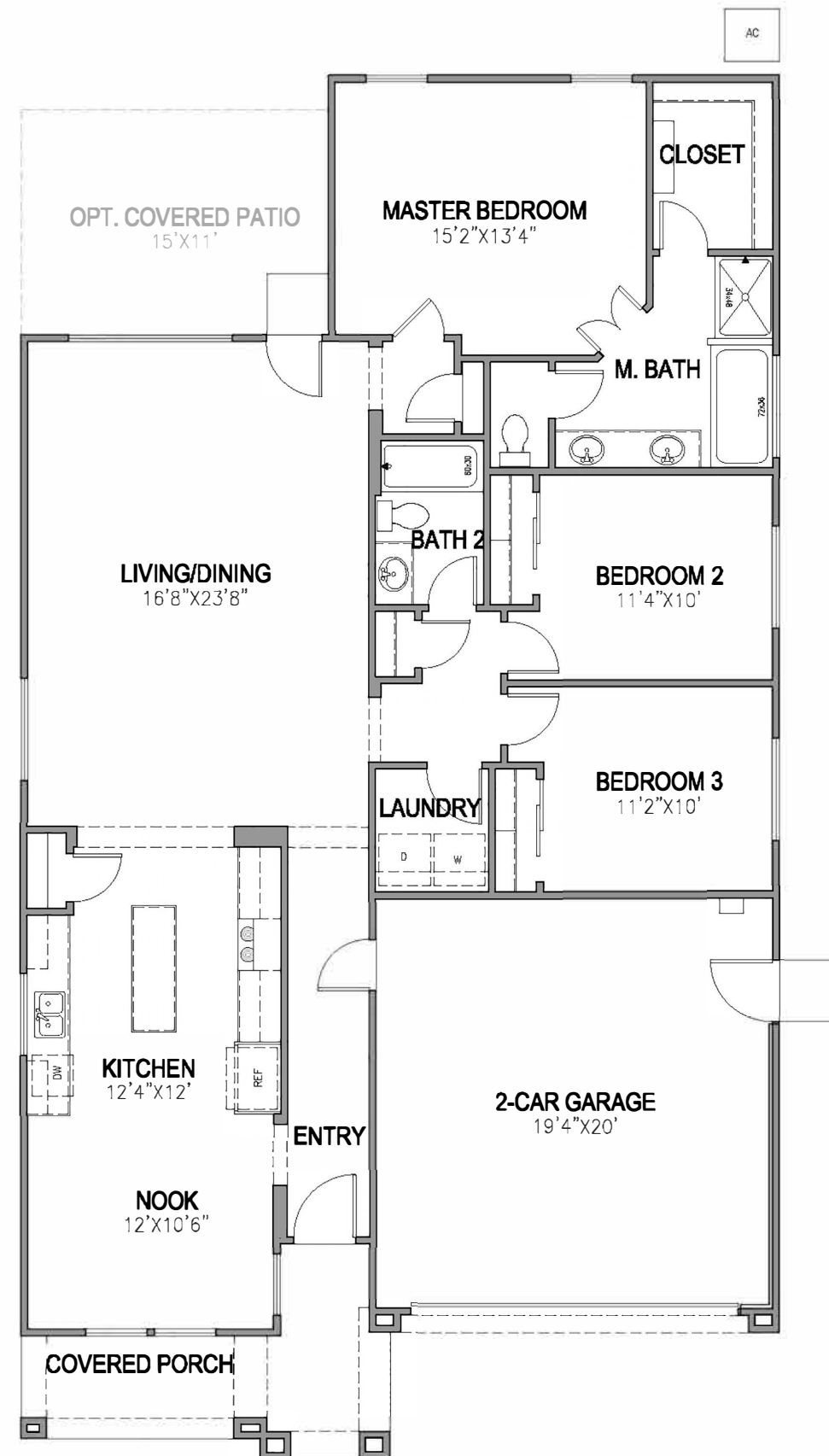




LOT LAYOUT
SIERRA VISTA
JM-02

JMC HOMES

John Mourier Construction Inc.
Roseville, California

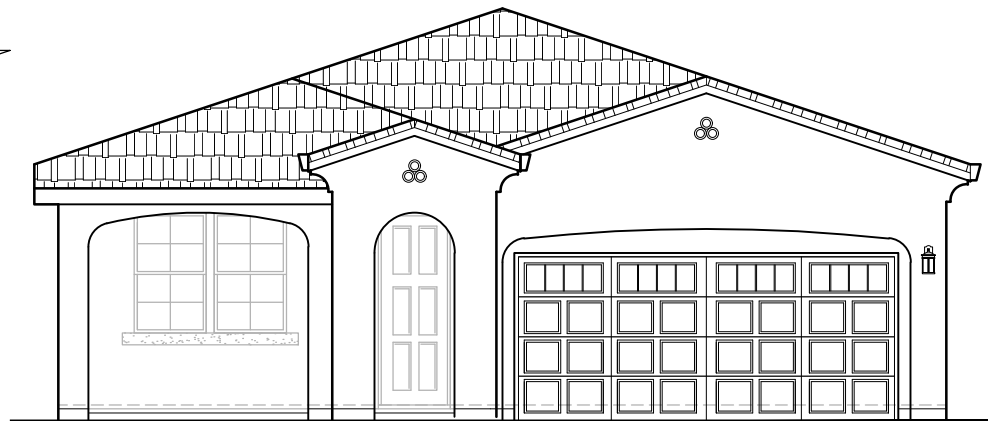


1645 FLOOR PLAN
SIERRA VISTA
JM-02



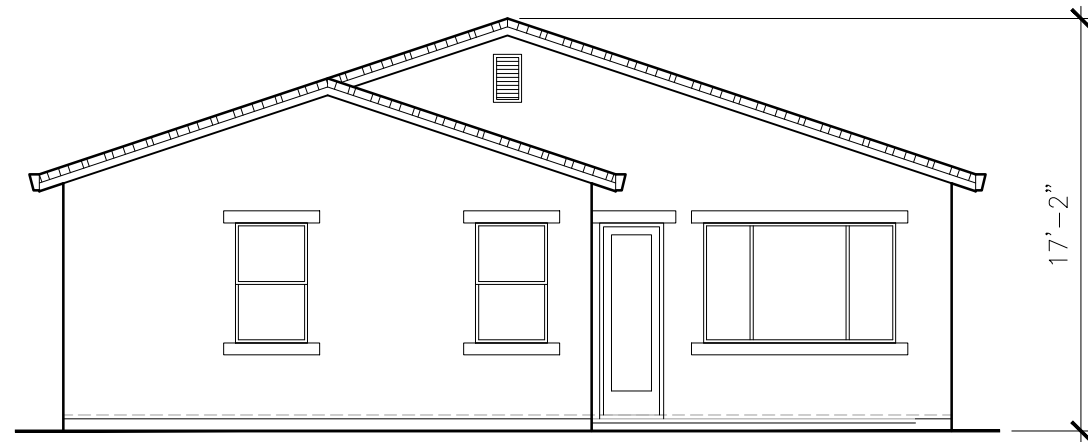
John Mourier Construction Inc.
Roseville, California

4 12



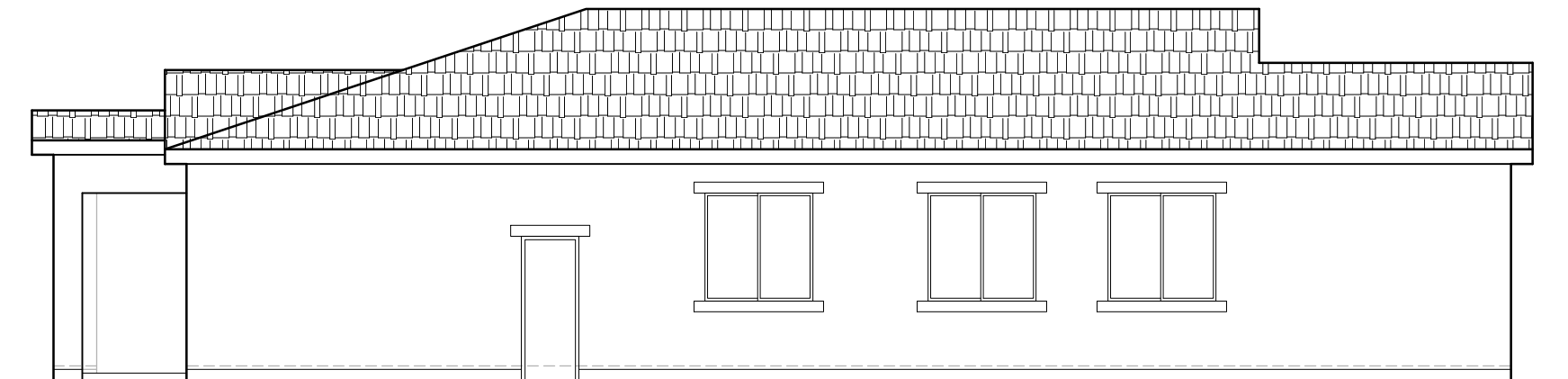
FRONT ELEVATION 'A'

SCALE: 1/8"=1'-0"



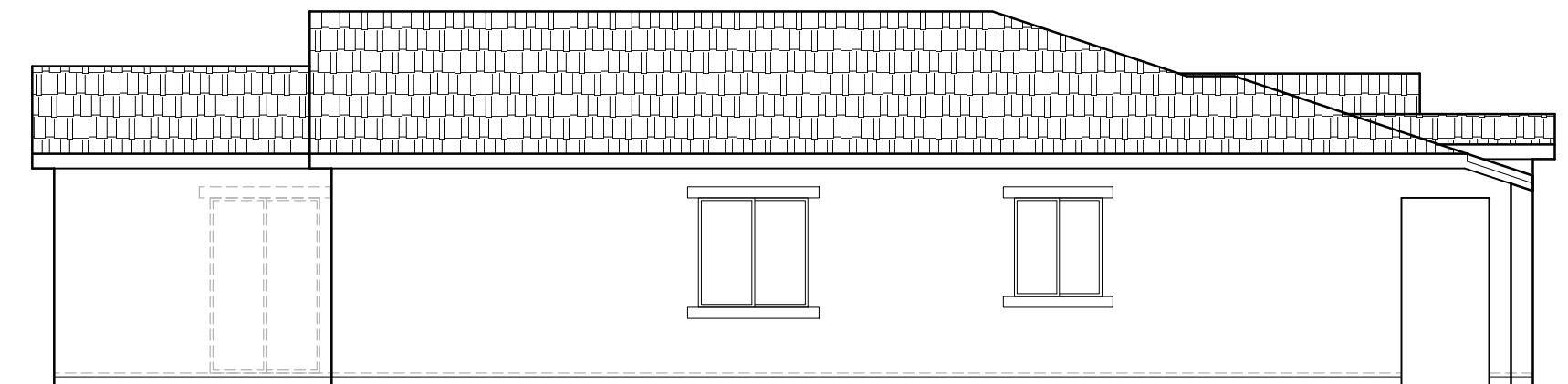
REAR ELEVATION 'A'

SCALE: 1/8"=1'-0"



RIGHT ELEVATION 'A'

SCALE: 1/8"=1'-0"



LEFT ELEVATION 'A'

SCALE: 1/8"=1'-0"

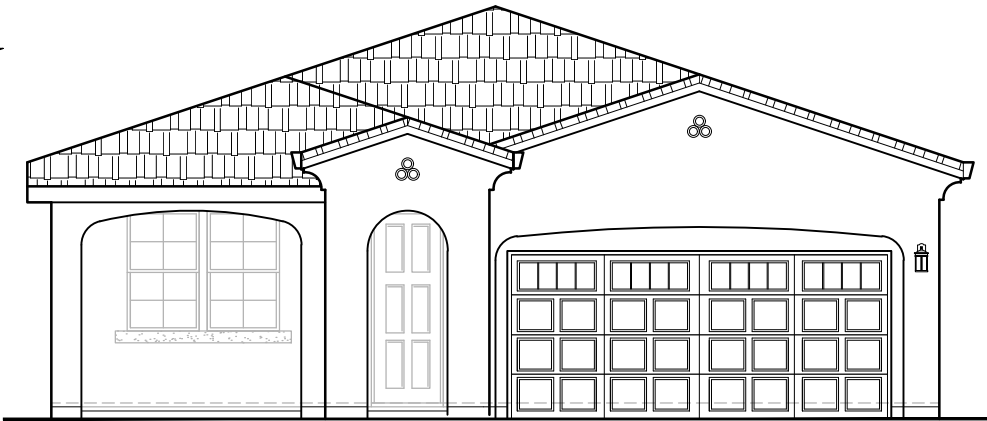
1645 'A' ELEVATIONS
SIERRA VISTA
JM-02

JMC HOMES

John Mourier Construction Inc.
Roseville, California

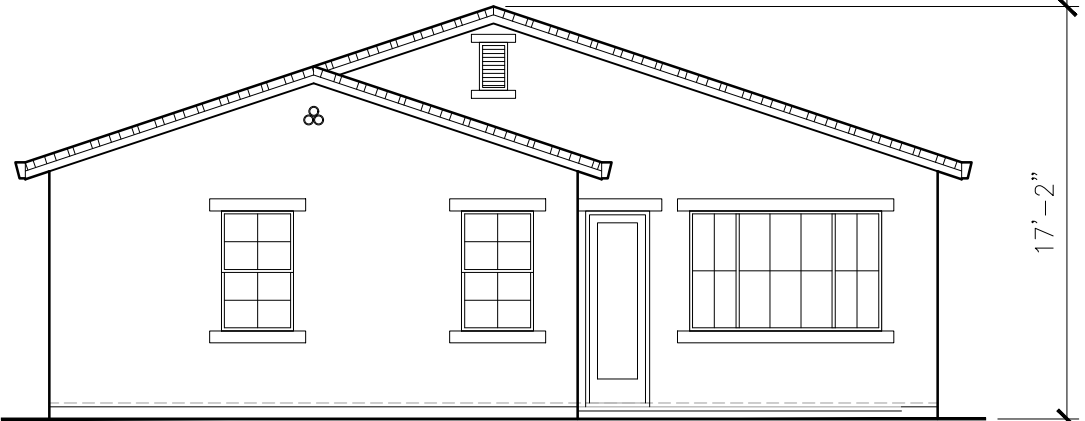
PLACE ARCHITECTURAL ENHANCEMENTS ONLY
WHEN REAR OR SIDES ARE FACING A STREET OR
OPEN SPACE

4 12



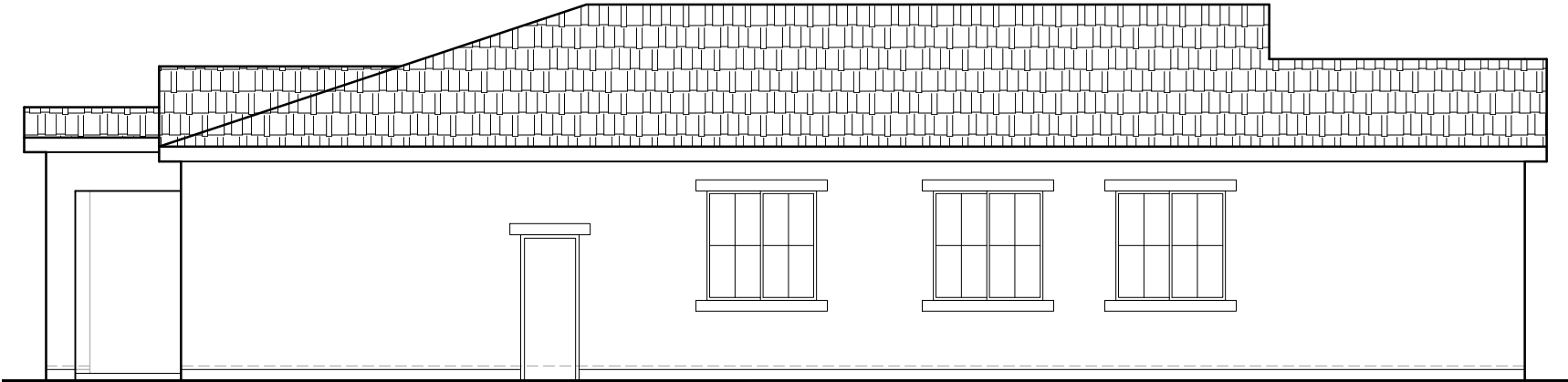
FRONT ELEVATION 'A'

SCALE: 1/8"=1'-0"



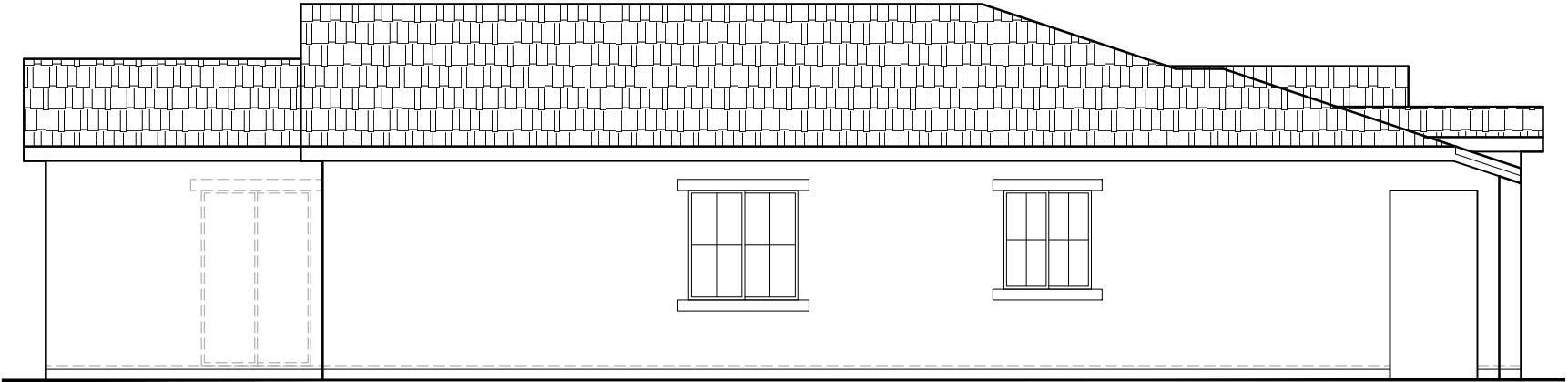
REAR ELEVATION 'A'

SCALE: 1/8"=1'-0"



RIGHT ELEVATION 'A'

SCALE: 1/8"=1'-0"



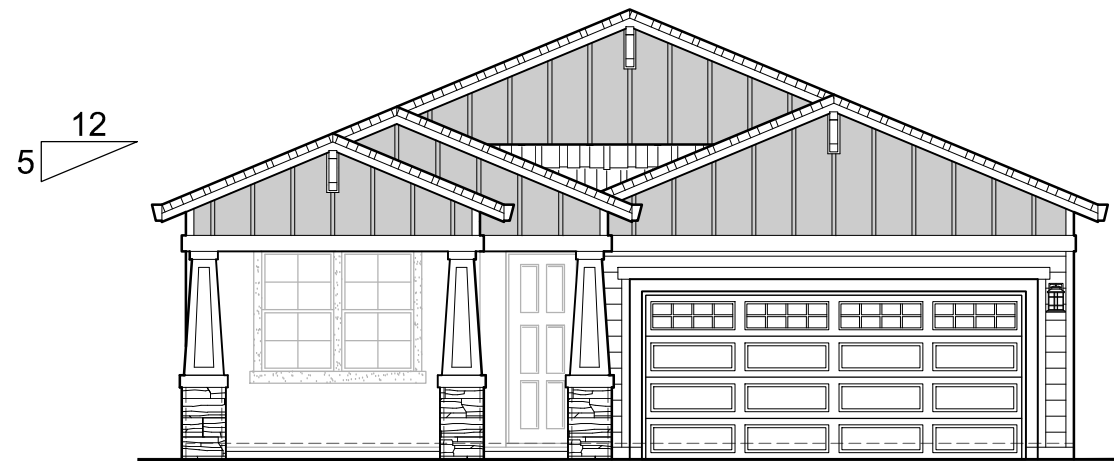
LEFT ELEVATION 'A'

SCALE: 1/8"=1'-0"

1645 'A' ELEVATIONS
SIERRA VISTA
JM-02

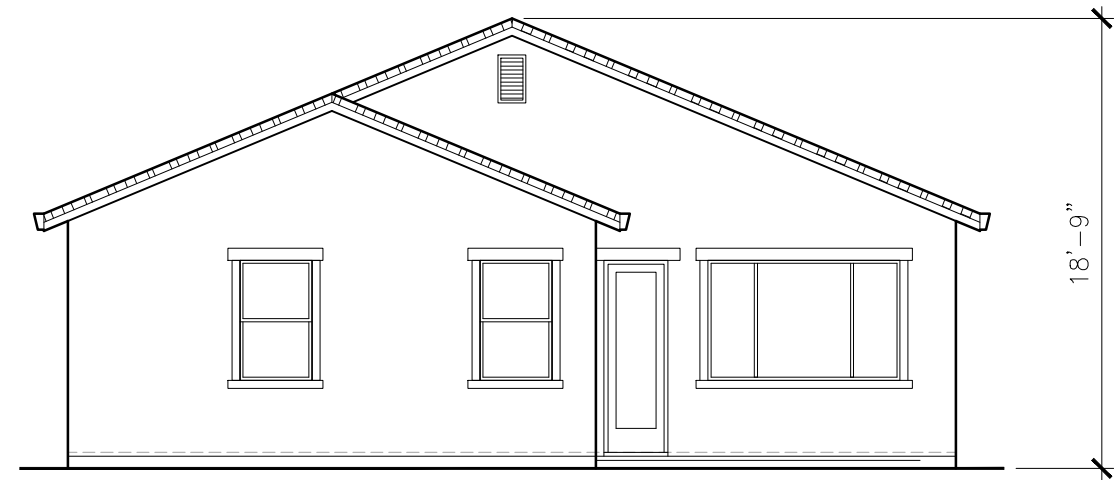
JMC HOMES

John Mourier Construction Inc.
Roseville, California



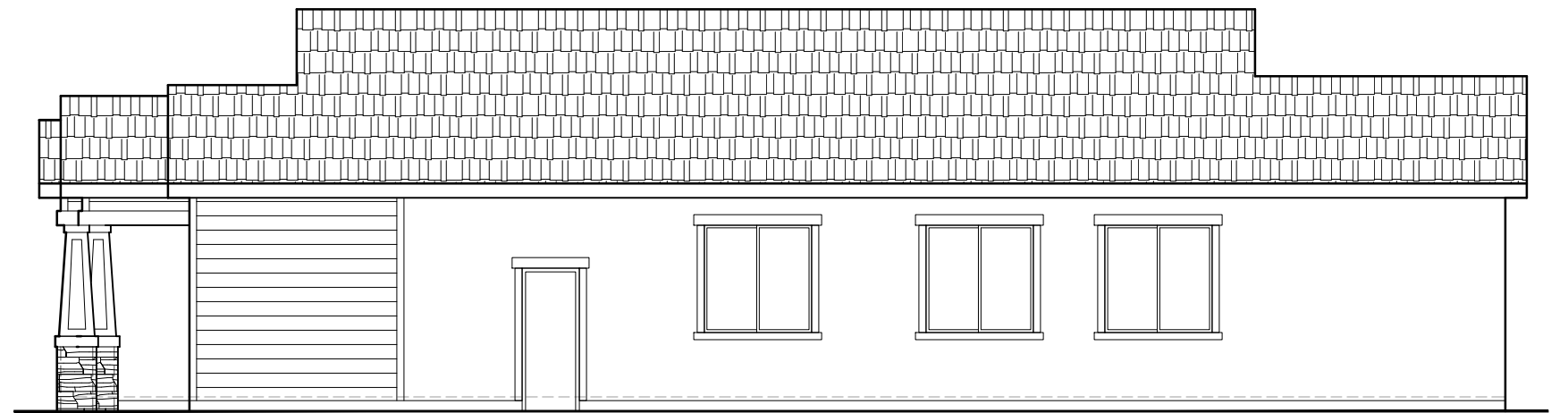
FRONT ELEVATION 'B'

SCALE: 1/8"=1'-0"



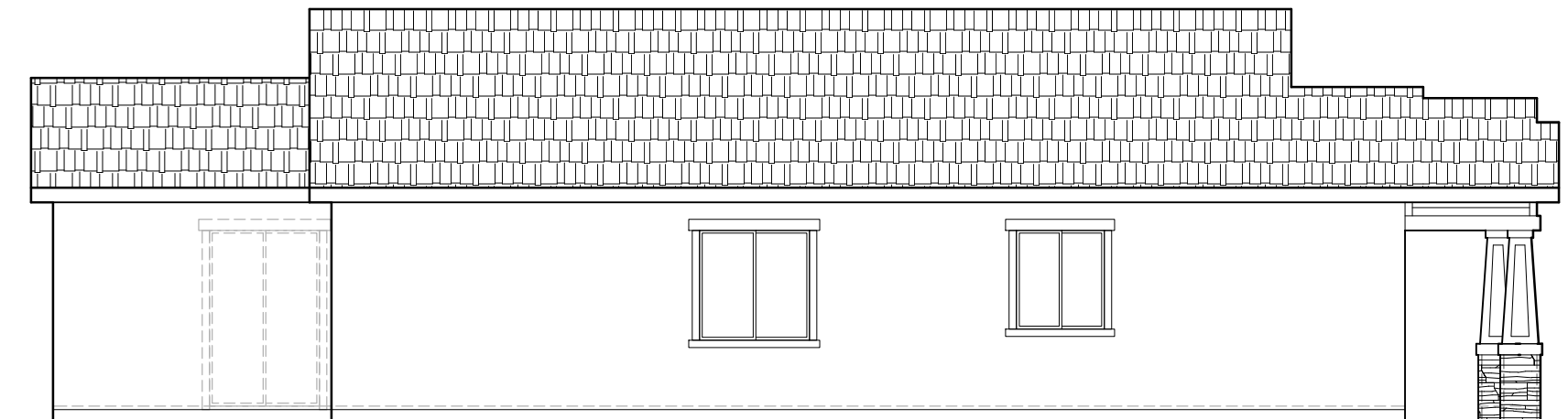
REAR ELEVATION 'B'

SCALE: 1/8"=1'-0"



RIGHT ELEVATION 'B'

SCALE: 1/8"=1'-0"



LEFT ELEVATION 'B'

SCALE: 1/8"=1'-0"

1645 'B' ELEVATIONS
SIERRA VISTA
JM-02

JMC HOMES

John Mourier Construction Inc.
Roseville, California

PLACE ARCHITECTURAL ENHANCEMENTS ONLY
WHEN REAR OR SIDES ARE FACING A STREET OR
OPEN SPACE

12
5



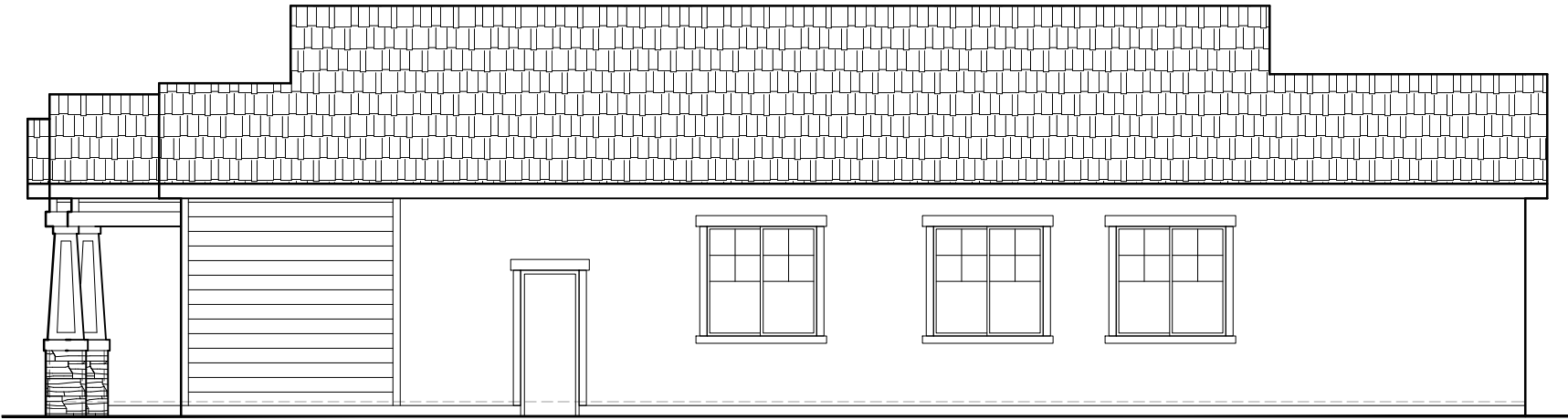
FRONT ELEVATION 'B'

SCALE: 1/8"=1'-0"



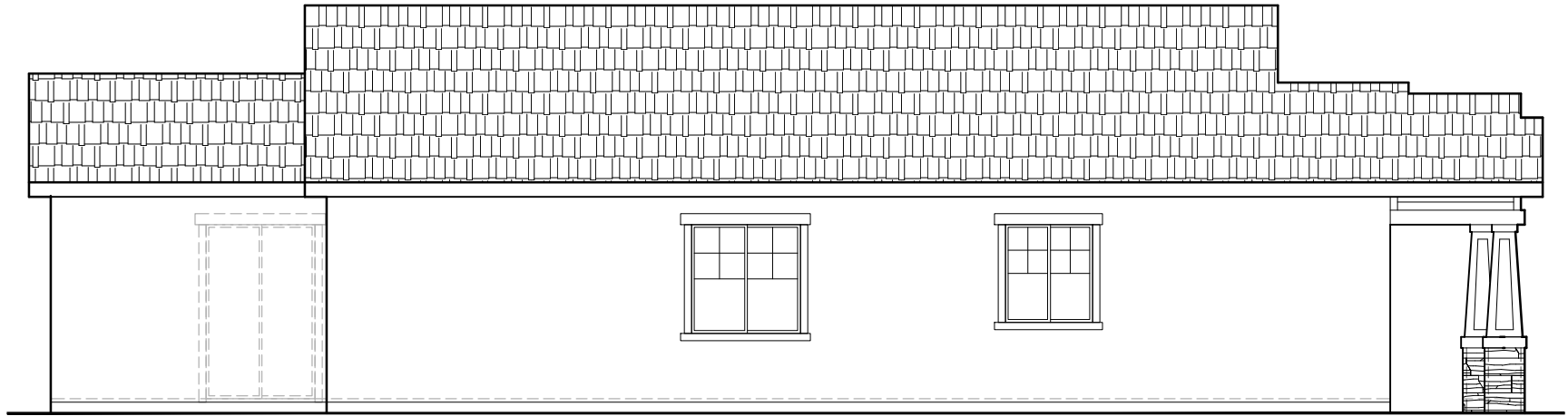
REAR ELEVATION 'B'

SCALE: 1/8"=1'-0"



RIGHT ELEVATION 'B'

SCALE: 1/8"=1'-0"



LEFT ELEVATION 'B'

SCALE: 1/8"=1'-0"

1645 'B' ELEVATIONS
SIERRA VISTA
JM-02

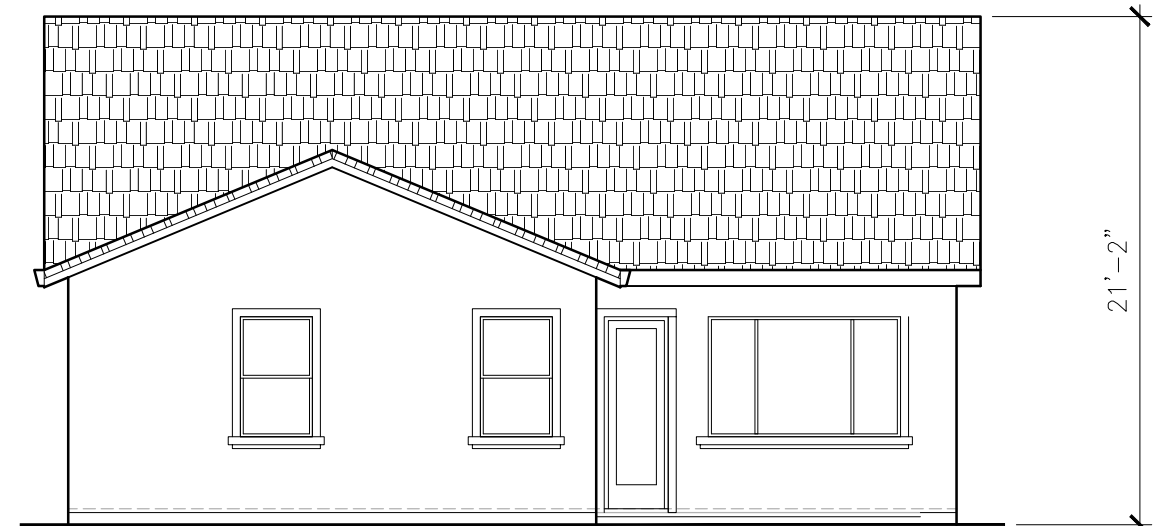
JMC HOMES

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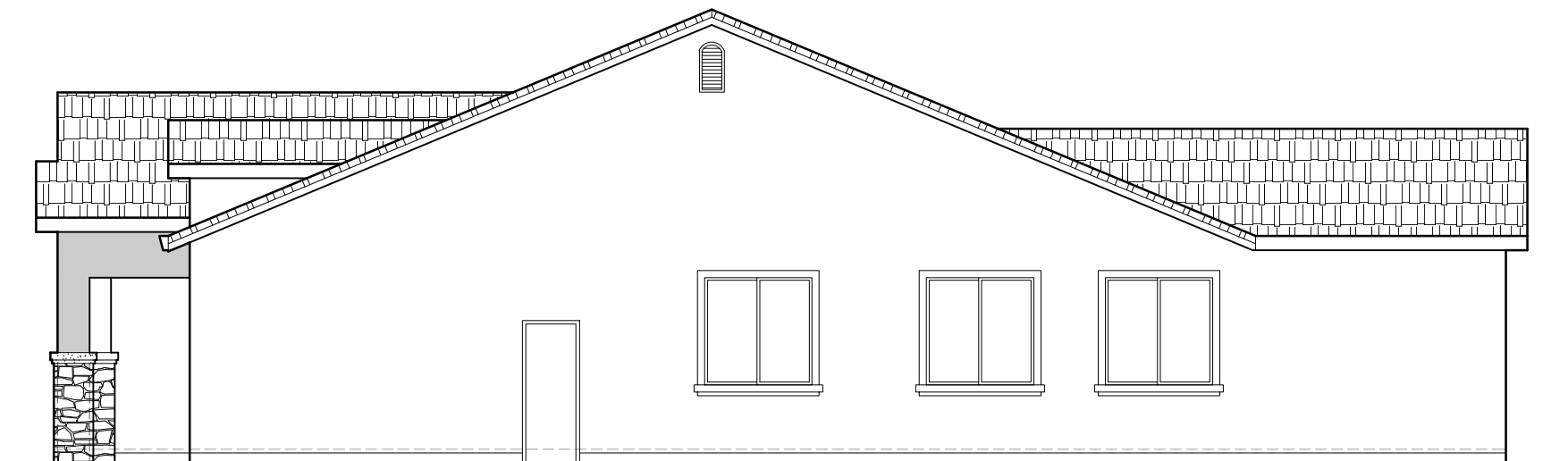
FRONT ELEVATION 'C'

SCALE: 1/8"=1'-0"



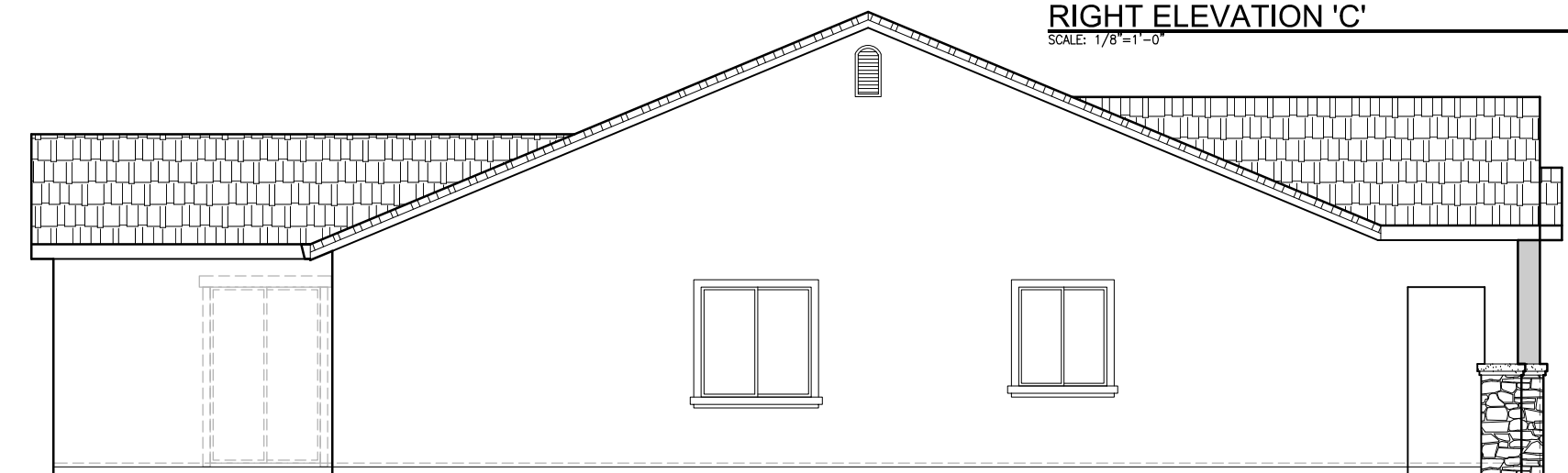
REAR ELEVATION 'C'

SCALE: 1/8"=1'-0"



RIGHT ELEVATION 'C'

SCALE: 1/8"=1'-0"



LEFT ELEVATION 'C'

SCALE: 1/8"=1'-0"

1645 'C' ELEVATIONS
SIERRA VISTA
JM-02

JMC HOMES

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FRONT ELEVATION 'C'

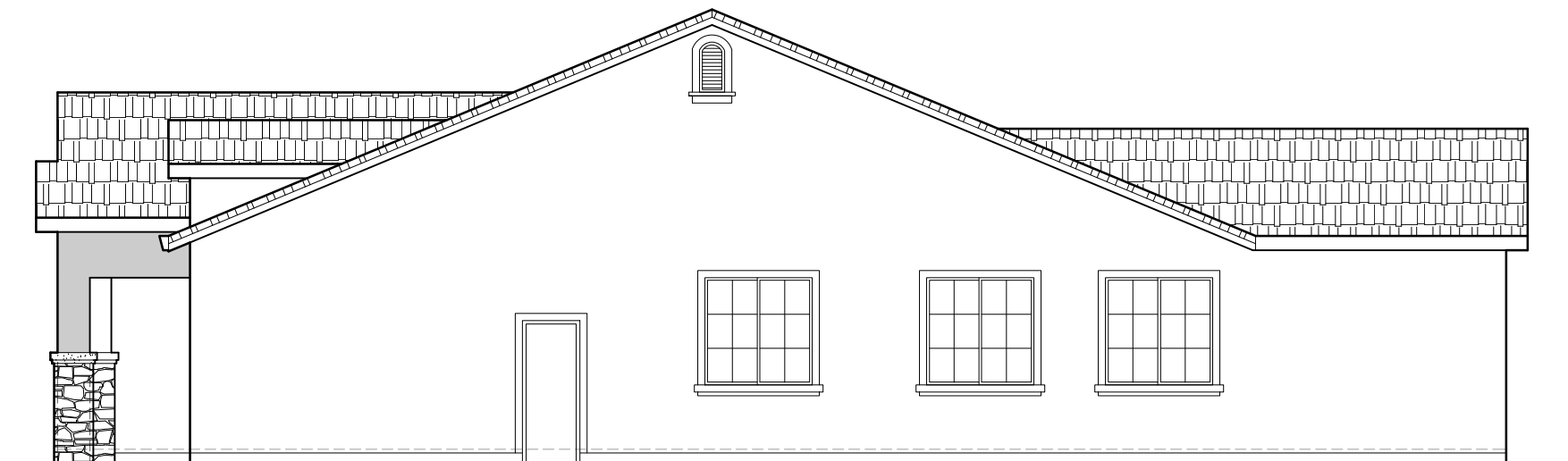
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REAR ELEVATION 'C'

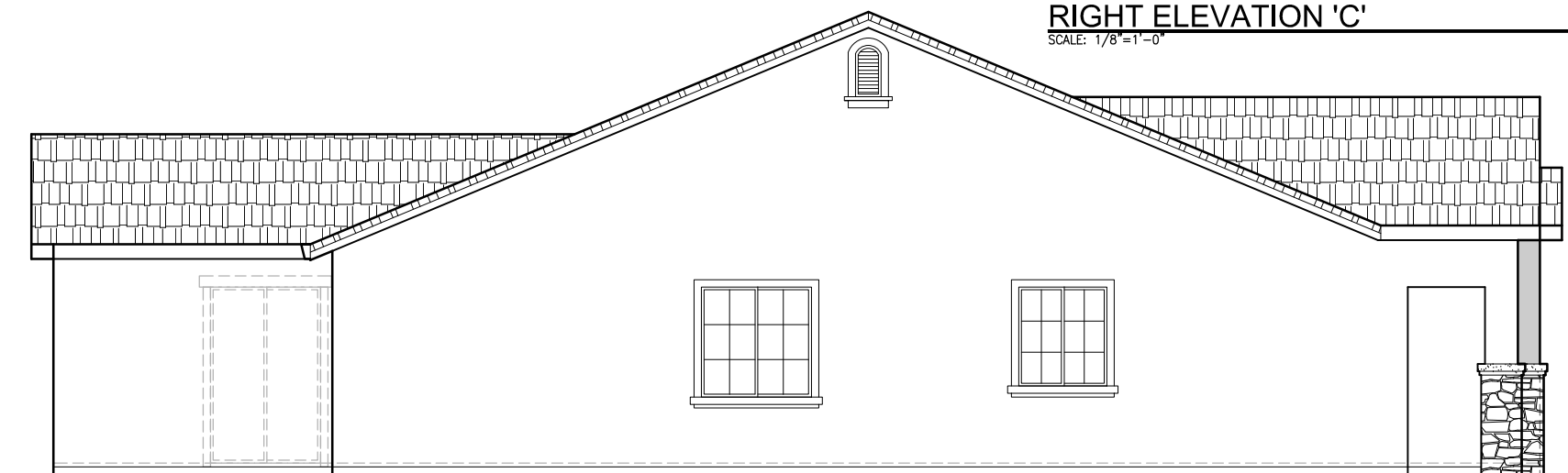
SCALE: 1/8"=1'-0"

PLACE ARCHITECTURAL ENHANCEMENTS ONLY
WHEN REAR OR SIDES ARE FACING A STREET OR
OPEN SPACE



RIGHT ELEVATION 'C'

SCALE: 1/8"=1'-0"



LEFT ELEVATION 'C'

SCALE: 1/8"=1'-0"

1645 'C' ELEVATIONS
SIERRA VISTA
JM-02

JMC HOMES

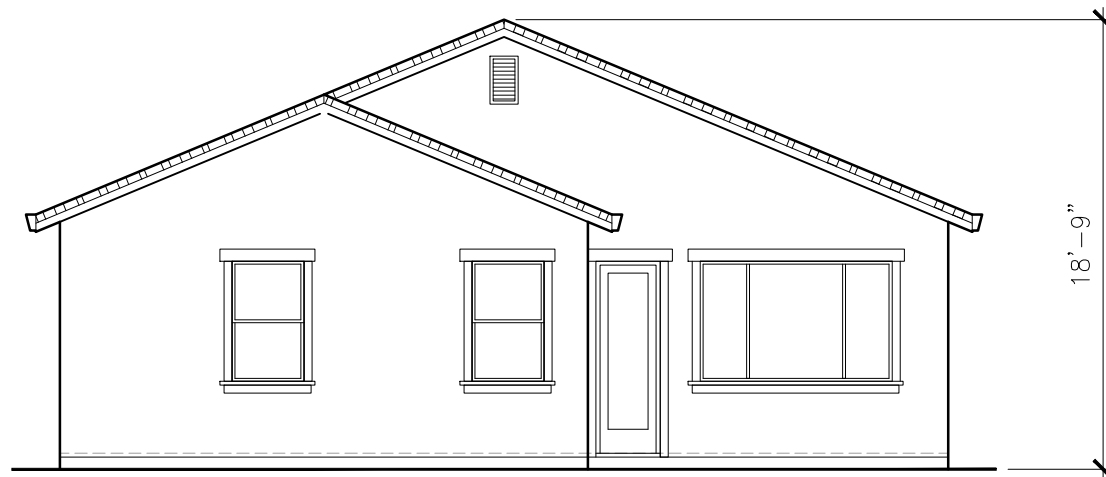
John Mourier Construction Inc.
Roseville, California

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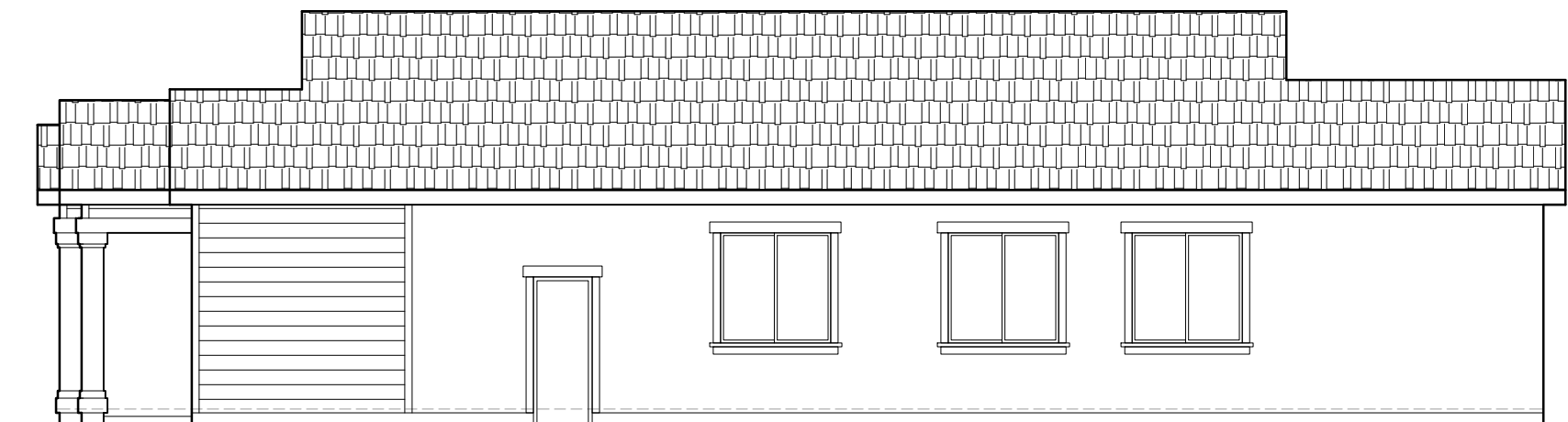
FRONT ELEVATION 'D'

SCALE: 1/8"=1'-0"



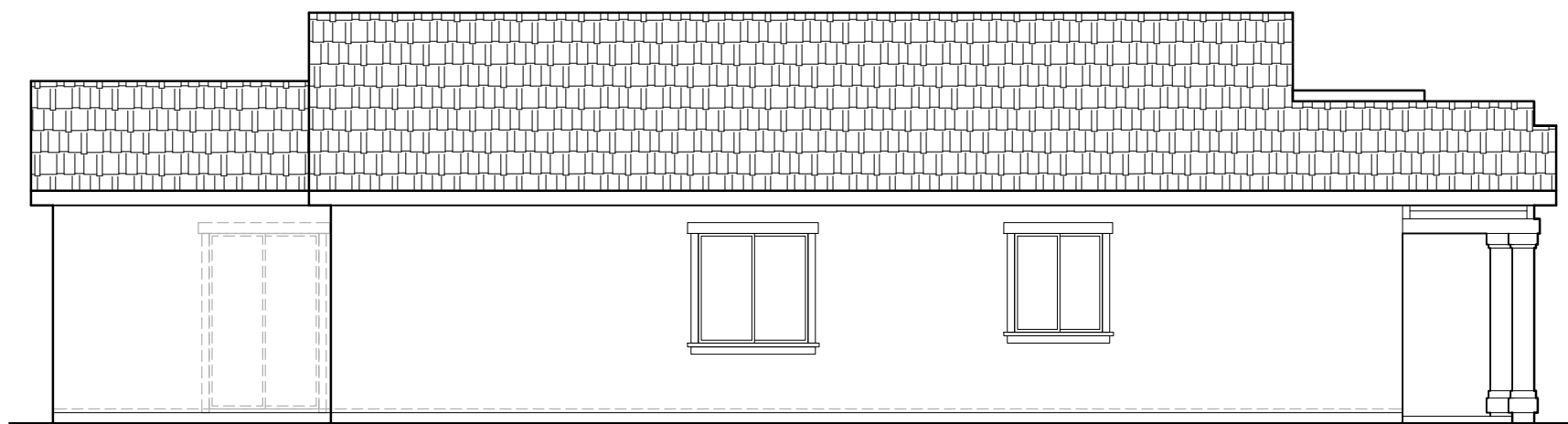
REAR ELEVATION 'D'

SCALE: 1/8"=1'-0"



RIGHT ELEVATION 'D'

SCALE: 1/8"=1'-0"



LEFT ELEVATION 'D'

SCALE: 1/8"=1'-0"

1645 'D' ELEVATIONS
SIERRA VISTA
JM-02

JMC HOMES

John Mourier Construction Inc.
Roseville, California

PLACE ARCHITECTURAL ENHANCEMENTS ONLY
WHEN REAR OR SIDES ARE FACING A STREET OR
OPEN SPACE

12
5



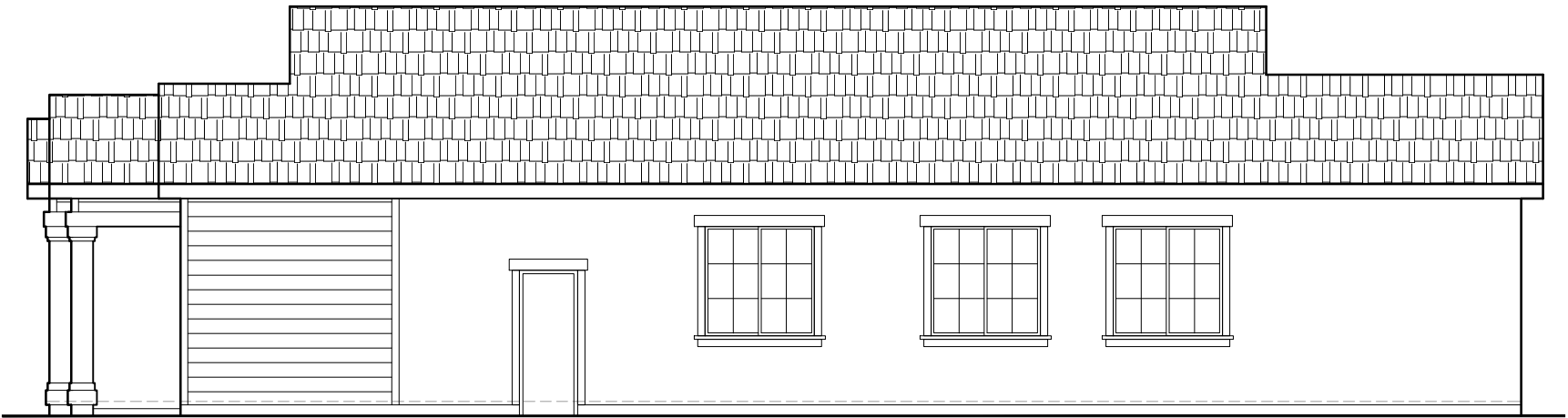
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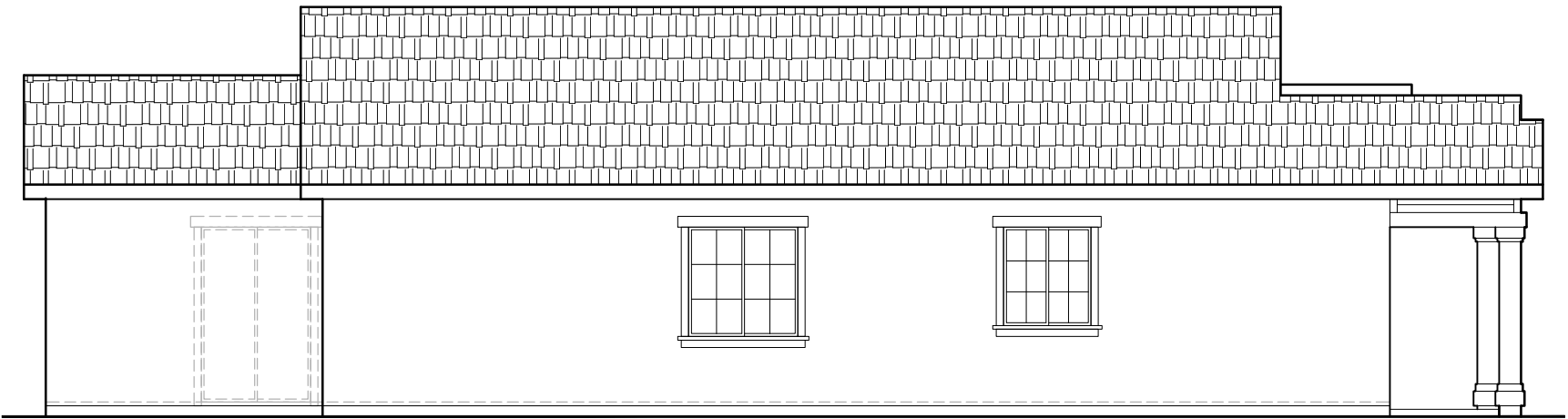
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RIGHT ELEVATION 'D'

SCALE: 1/8"=1'-0"



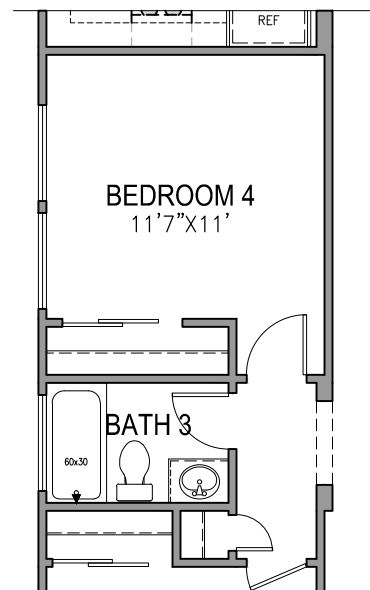
LEFT ELEVATION 'D'

SCALE: 1/8"=1'-0"

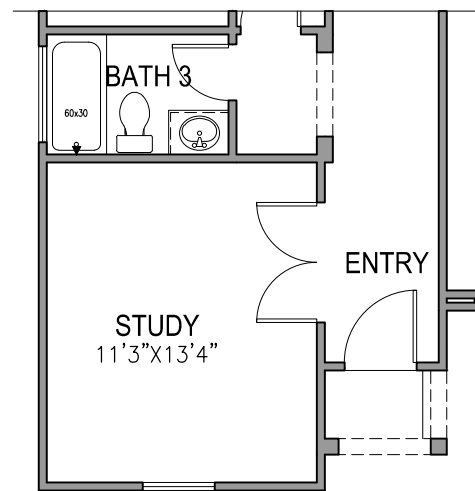
1645 'D' ELEVATIONS
SIERRA VISTA
JM-02

JMC HOMES

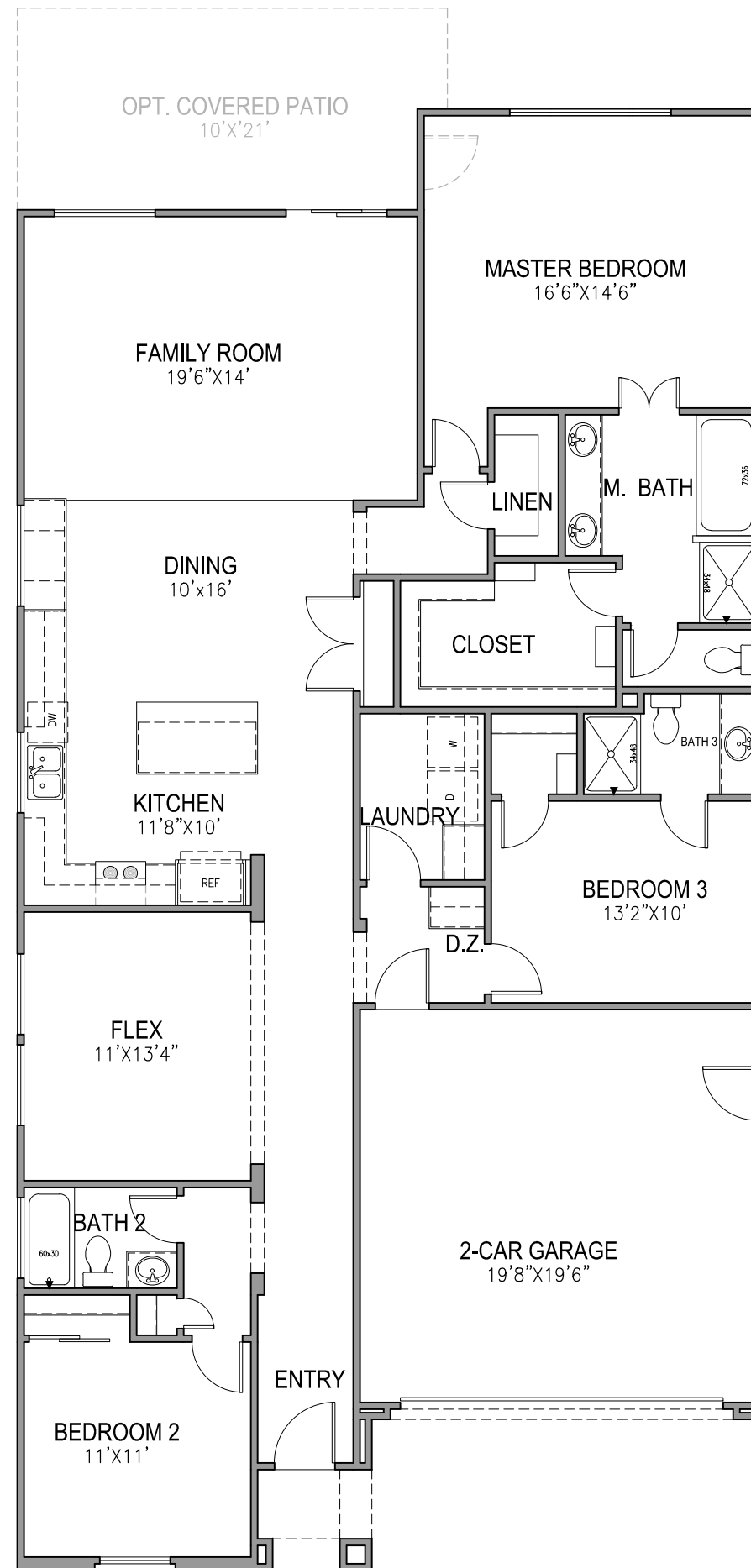
John Mourier Construction Inc.
Roseville, California



STUDY PLAN
SCALE: 1/8"=1'-0"



STUDY PLAN
SCALE: 1/8"=1'-0"



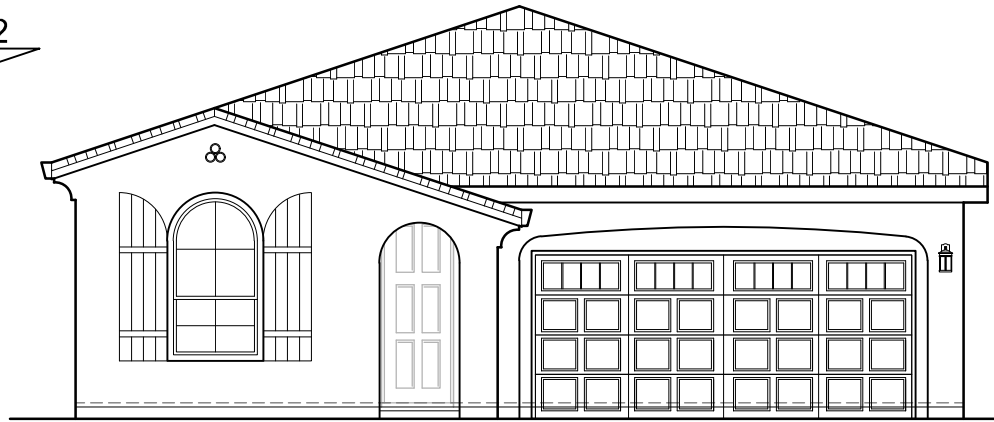
FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"

2001 FLOOR PLAN
SIERRA VISTA
JM-02

JMC HOMES

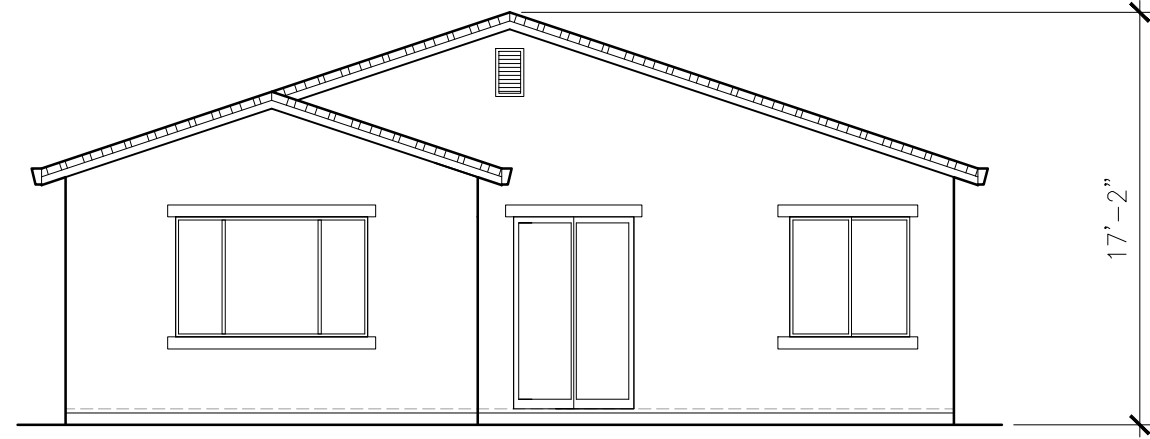
John Mourier Construction Inc.
Roseville, California

12
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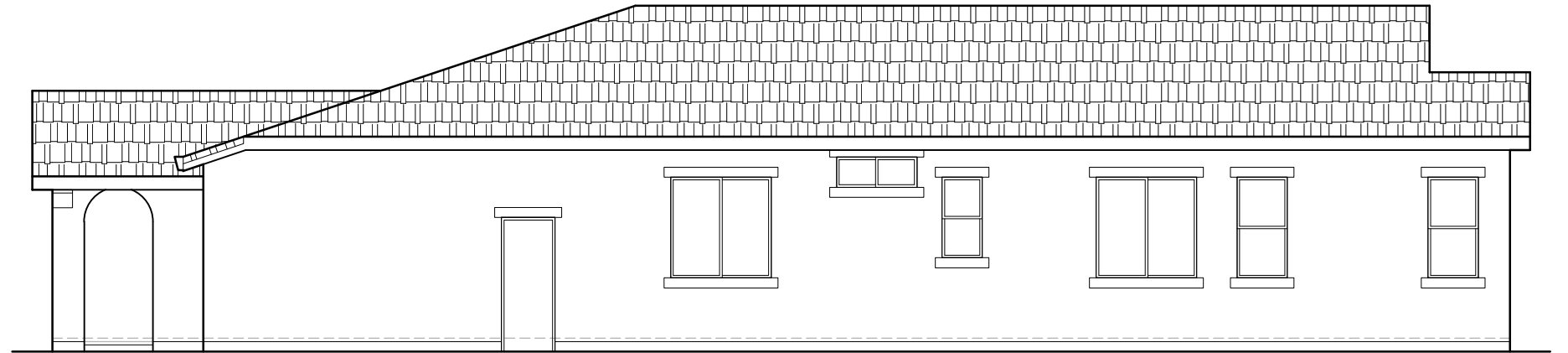
FRONT ELEVATION 'A'

SCALE: 1/8"=1'-0"



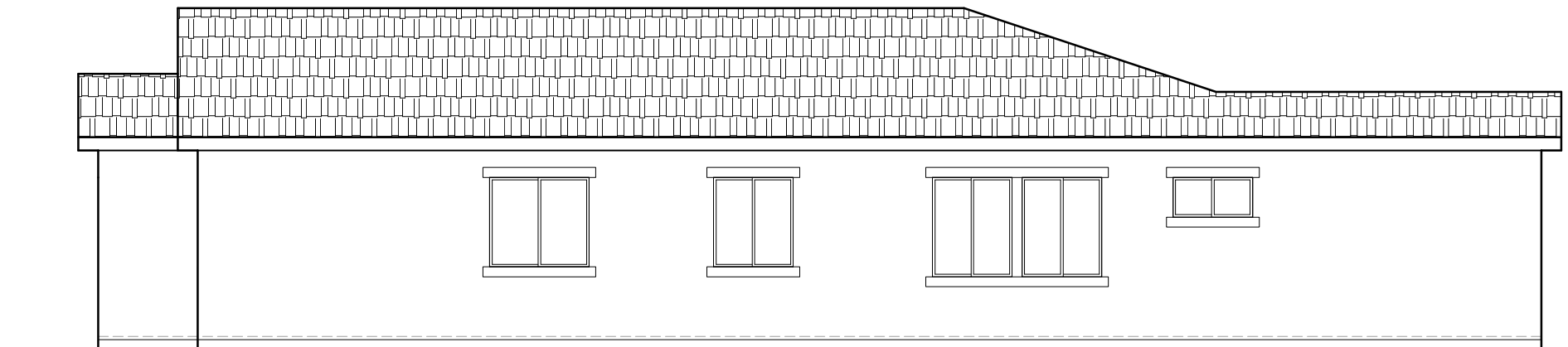
REAR ELEVATION 'A'

SCALE: 1/8"=1'-0"



RIGHT ELEVATION 'A'

SCALE: 1/8"=1'-0"



LEFT ELEVATION 'A'

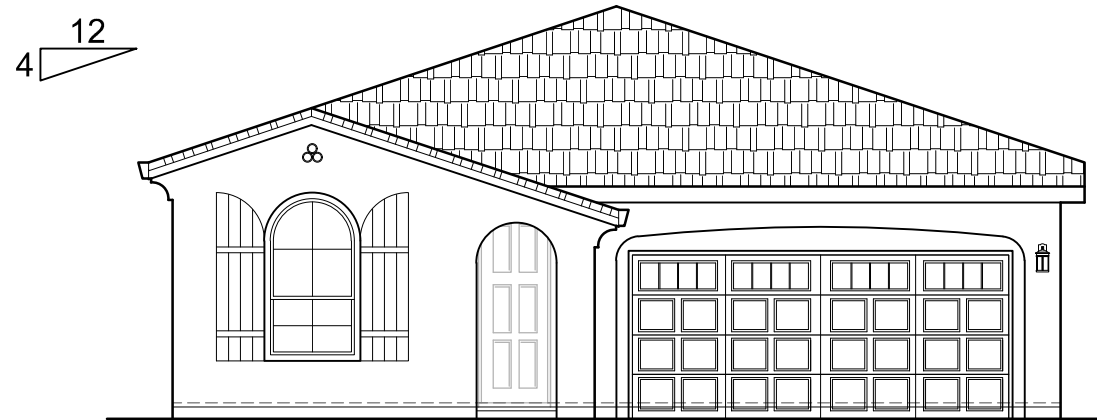
SCALE: 1/8"=1'-0"

2001 'A' ELEVATIONS
SIERRA VISTA
JM-02

JMC HOMES

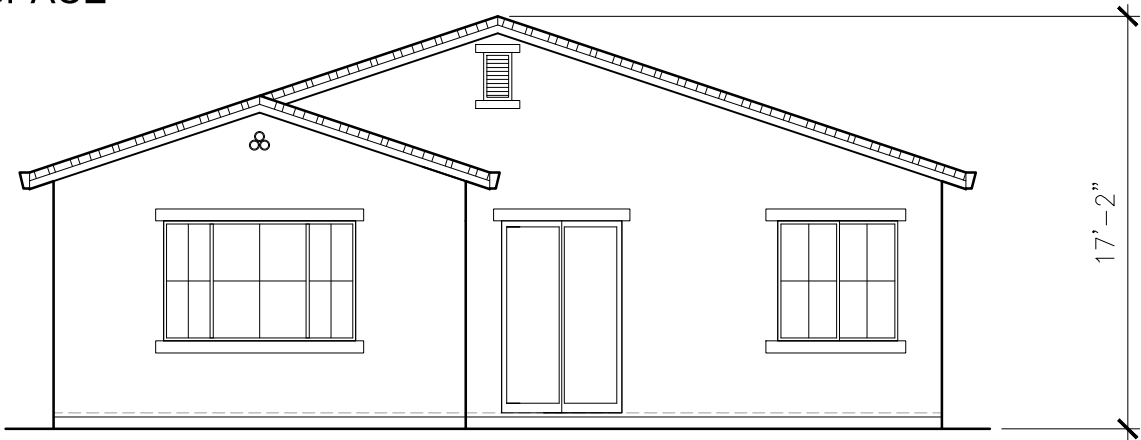
John Mourier Construction Inc.
Roseville, California

PLACE ARCHITECTURAL ENHANCEMENTS ONLY
WHEN REAR OR SIDES ARE FACING A STREET OR
OPEN SPACE



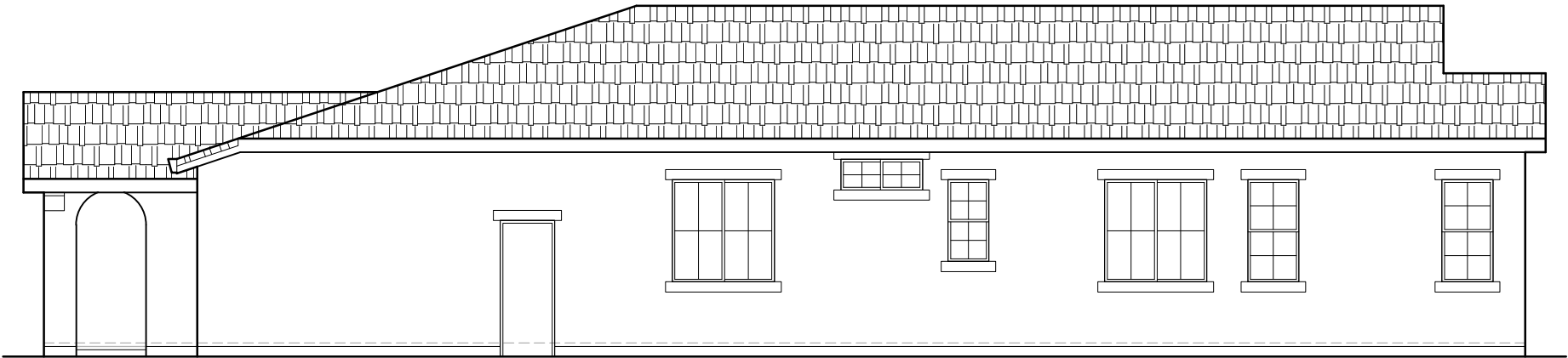
FRONT ELEVATION 'A'

SCALE: 1/8"=1'-0"



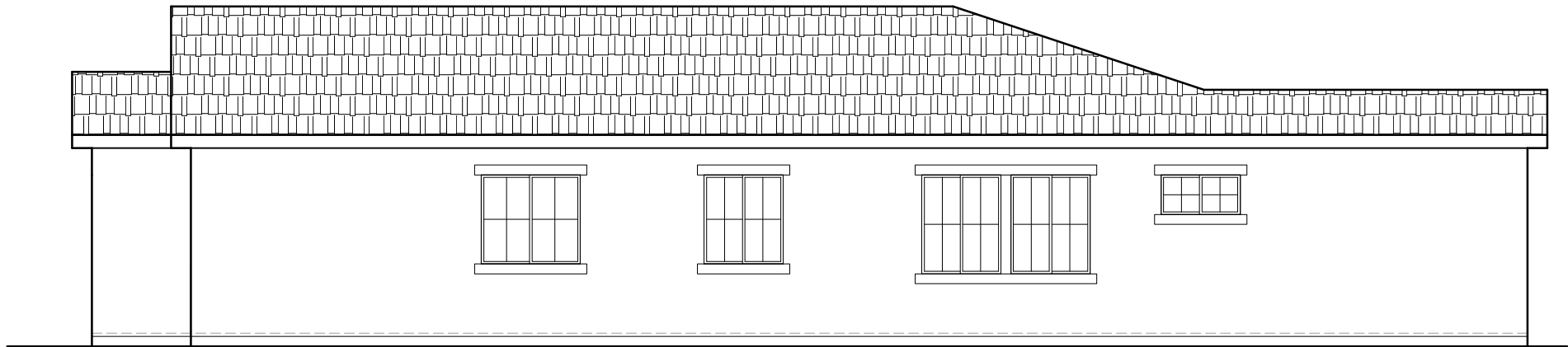
REAR ELEVATION 'A'

SCALE: 1/8"=1'-0"



RIGHT ELEVATION 'A'

SCALE: 1/8"=1'-0"



LEFT ELEVATION 'A'

SCALE: 1/8"=1'-0"

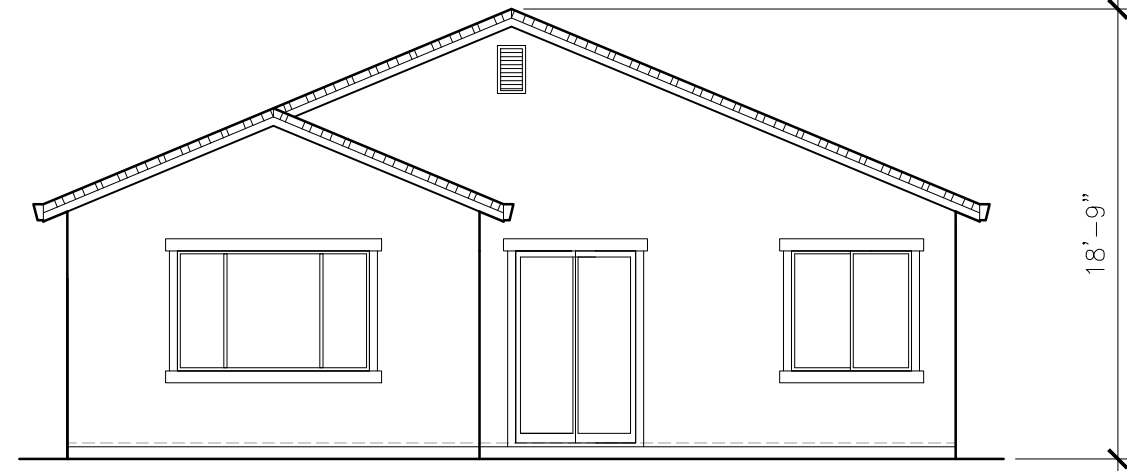
2001 'A' ELEVATIONS
SIERRA VISTA
JM-02



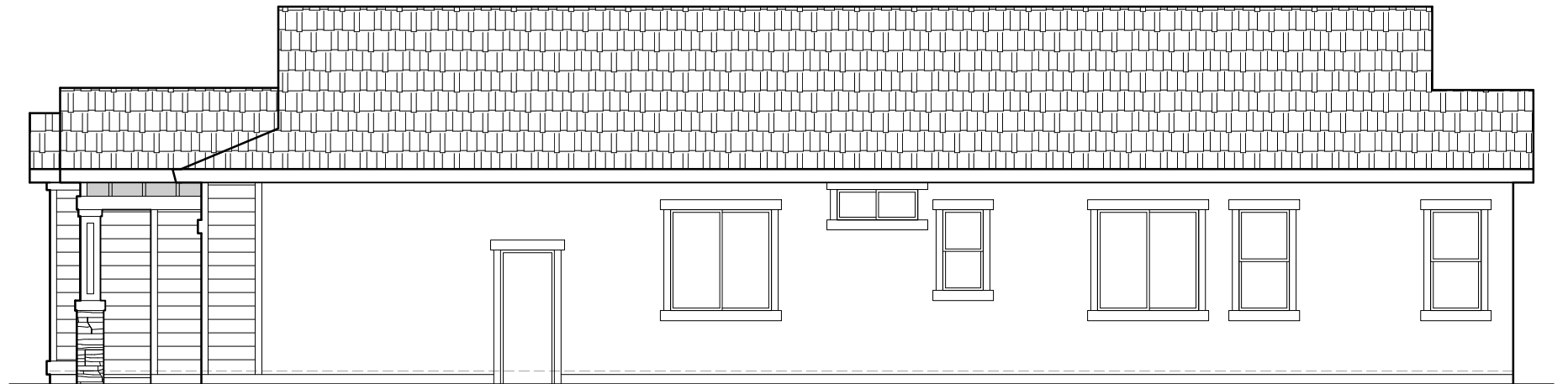
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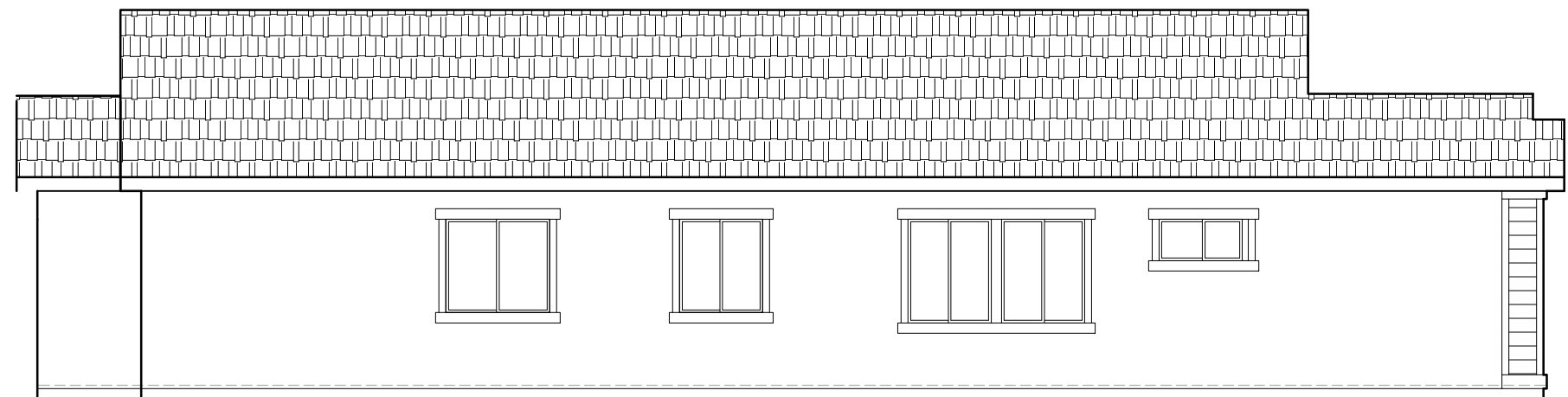
FRONT ELEVATION 'B'
SCALE: 1/8"=1'-0"



REAR ELEVATION 'B'
SCALE: 1/8"=1'-0"



RIGHT ELEVATION 'B'
SCALE: 1/8"=1'-0"



LEFT ELEVATION 'B'
SCALE: 1/8"=1'-0"

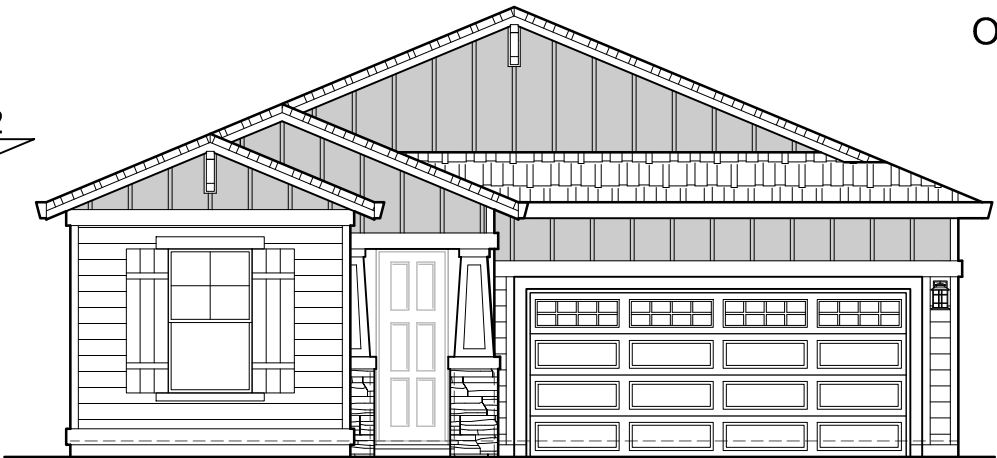
2001 'B' ELEVATIONS
SIERRA VISTA
JM-02



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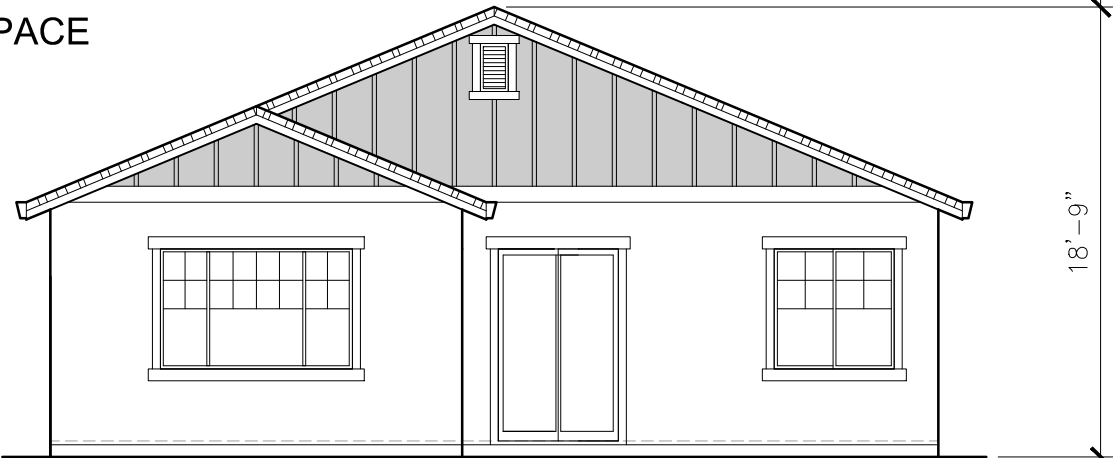
PLACE ARCHITECTURAL ENHANCEMENTS ONLY
WHEN REAR OR SIDES ARE FACING A STREET OR
OPEN SPACE

12
5



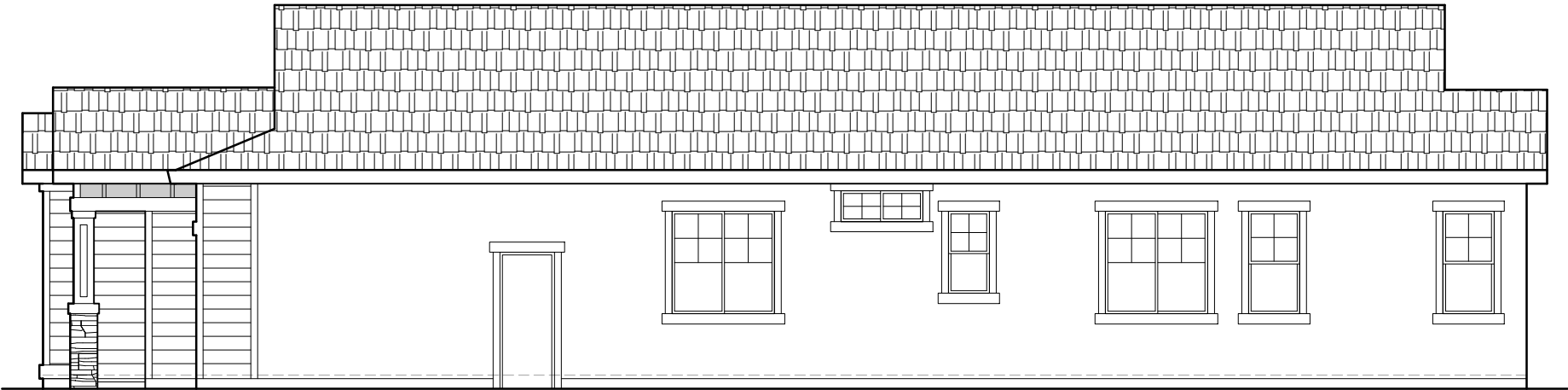
FRONT ELEVATION 'B'

SCALE: 1/8"=1'-0"



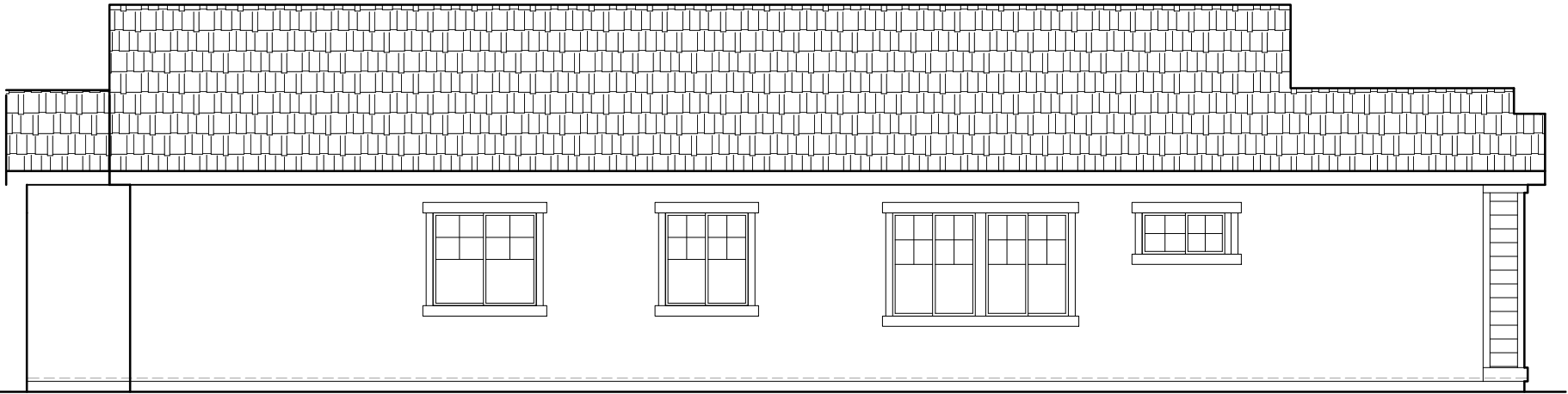
REAR ELEVATION 'B'

SCALE: 1/8"=1'-0"



RIGHT ELEVATION 'B'

SCALE: 1/8"=1'-0"



LEFT ELEVATION 'B'

SCALE: 1/8"=1'-0"

2001 'B' ELEVATIONS
SIERRA VISTA
JM-02

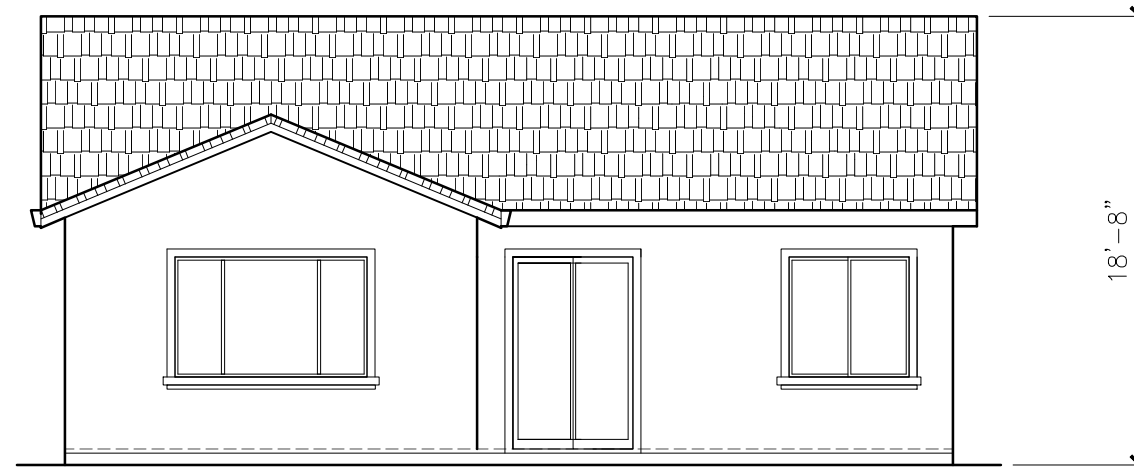


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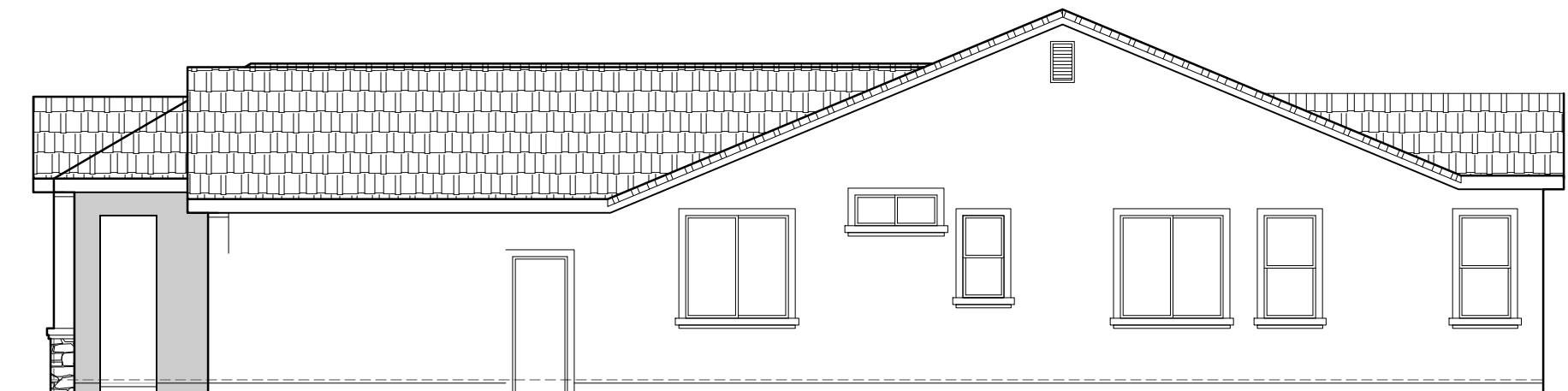
FRONT ELEVATION 'C'

SCALE: 1/8"=1'-0"



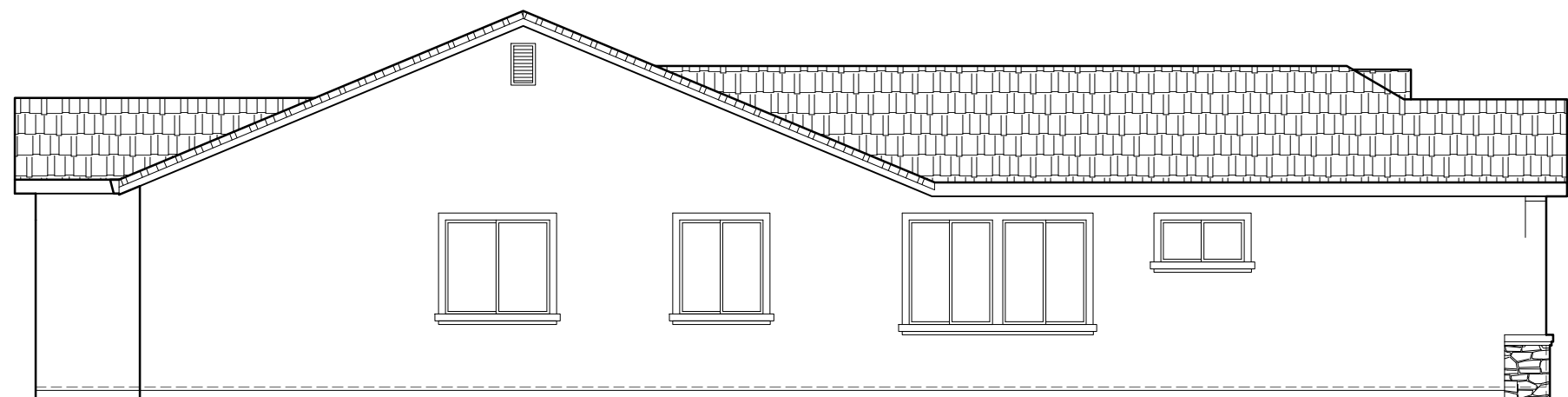
REAR ELEVATION 'C'

SCALE: 1/8"=1'-0"



RIGHT ELEVATION 'C'

SCALE: 1/8"=1'-0"



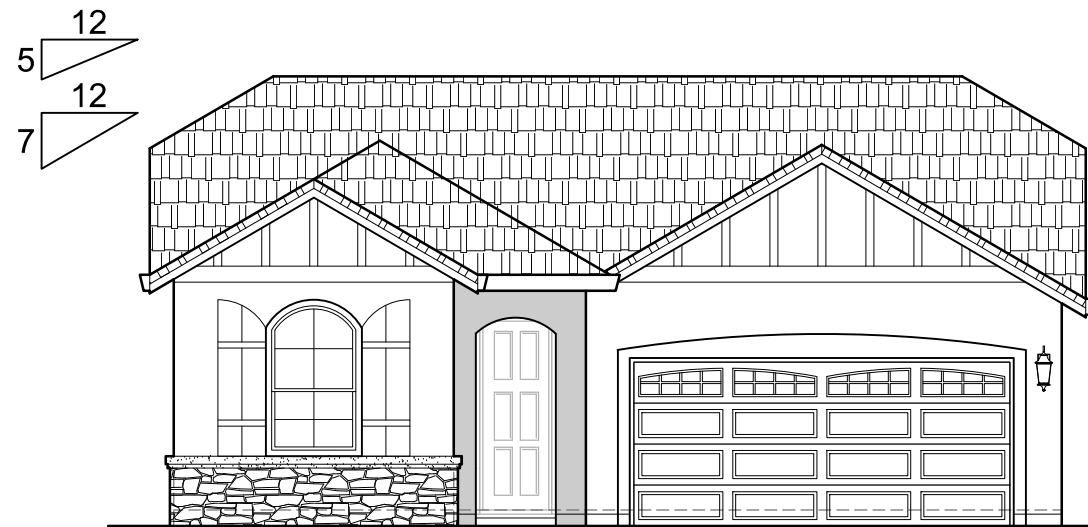
LEFT ELEVATION 'C'

SCALE: 1/8"=1'-0"

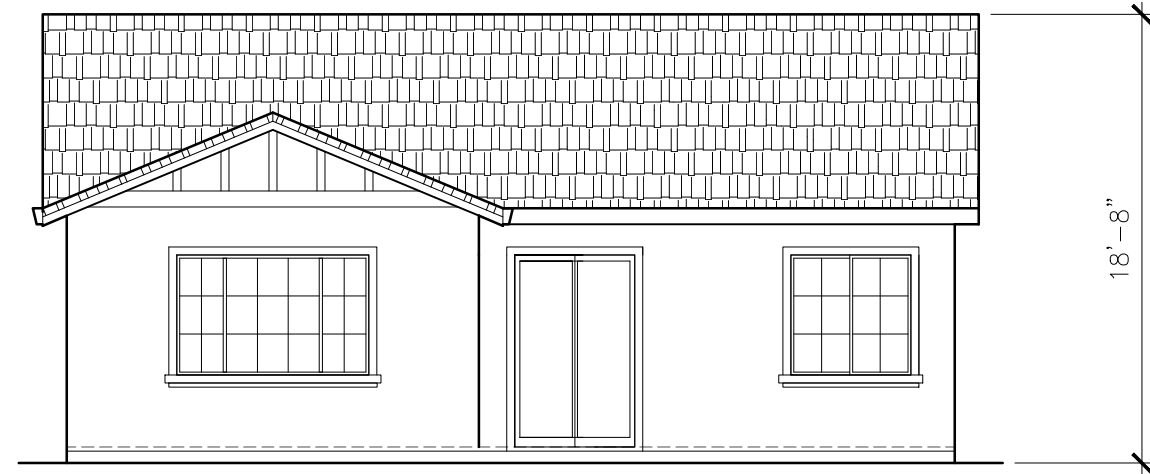
2001 'C' ELEVATIONS
SIERRA VISTA
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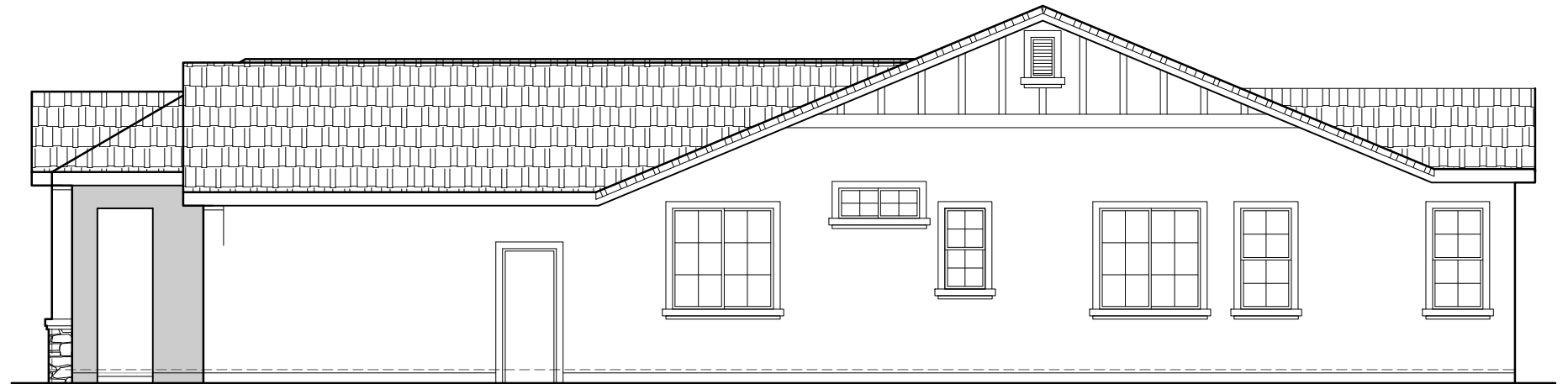


FRONT ELEVATION 'C'
SCALE: 1/8"=1'-0"

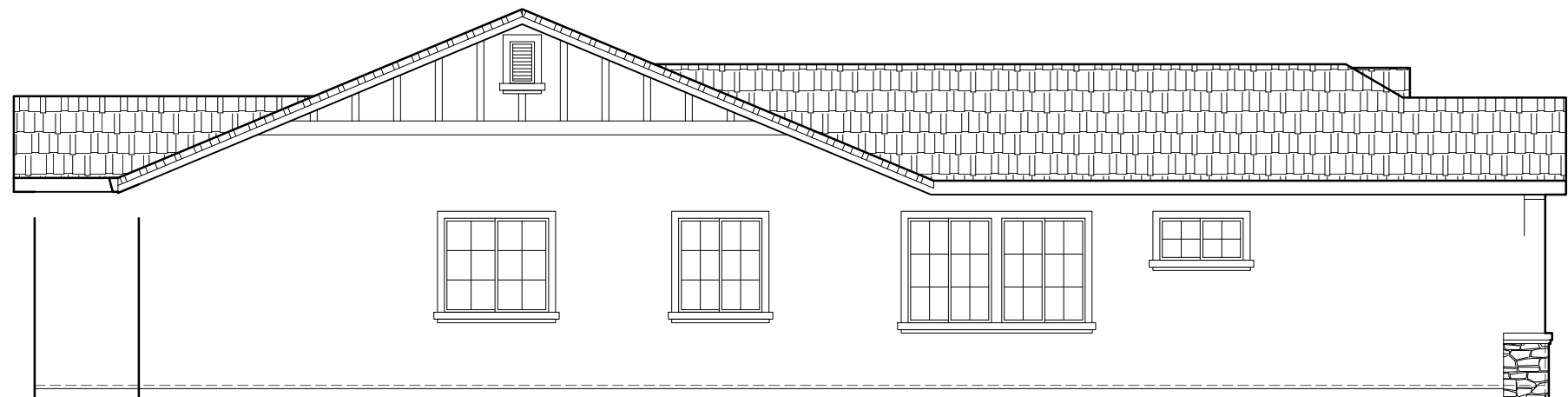


REAR ELEVATION 'C'
SCALE: 1/8"=1'-0"

PLACE ARCHITECTURAL ENHANCEMENTS ONLY
WHEN REAR OR SIDES ARE FACING A STREET OR
OPEN SPACE



RIGHT ELEVATION 'C'
SCALE: 1/8"=1'-0"



LEFT ELEVATION 'C'
SCALE: 1/8"=1'-0"

2001 'C' ELEVATIONS
SIERRA VISTA
JM-02

JMC HOMES

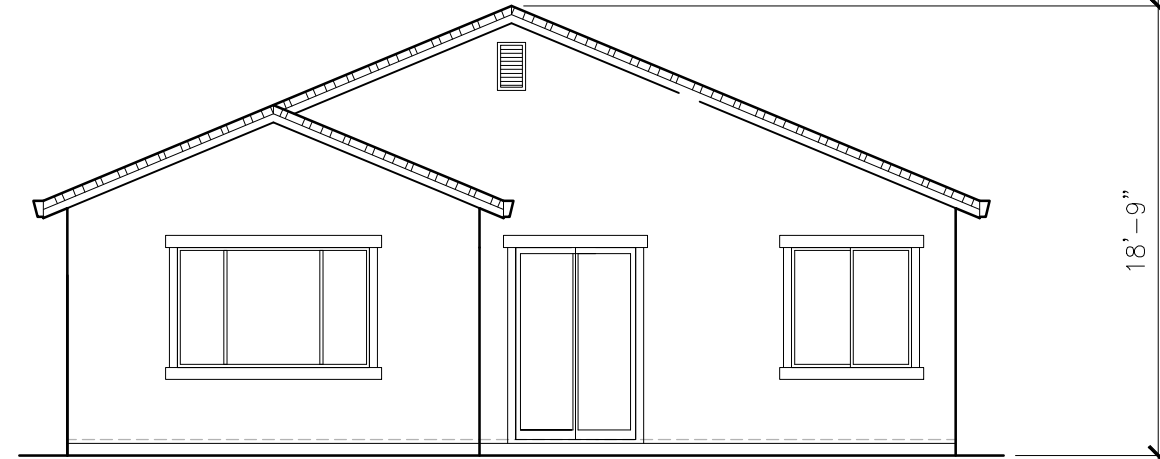
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5 12



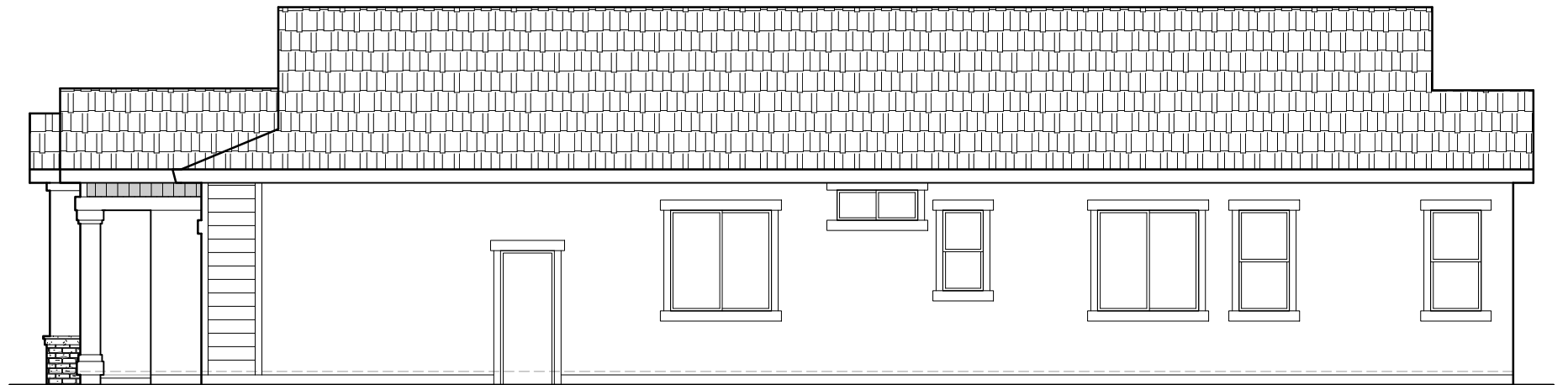
FRONT ELEVATION 'D'

SCALE: 1/8"=1'-0"



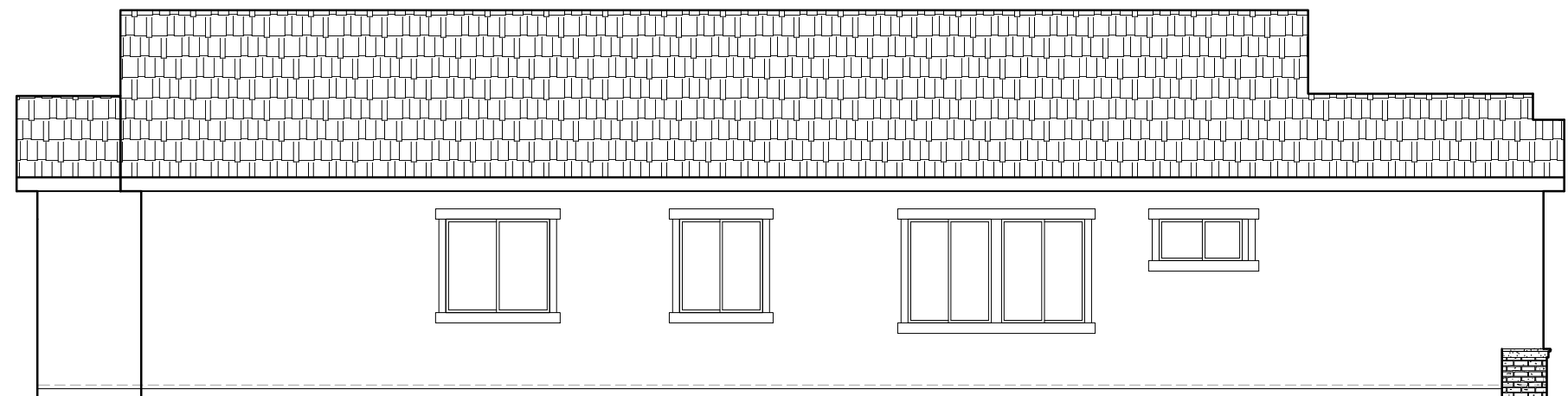
REAR ELEVATION 'D'

SCALE: 1/8"=1'-0"



RIGHT ELEVATION 'D'

SCALE: 1/8"=1'-0"



LEFT ELEVATION 'D'

SCALE: 1/8"=1'-0"

2001 'D' ELEVATIONS
SIERRA VISTA
JM-02

JMC HOMES

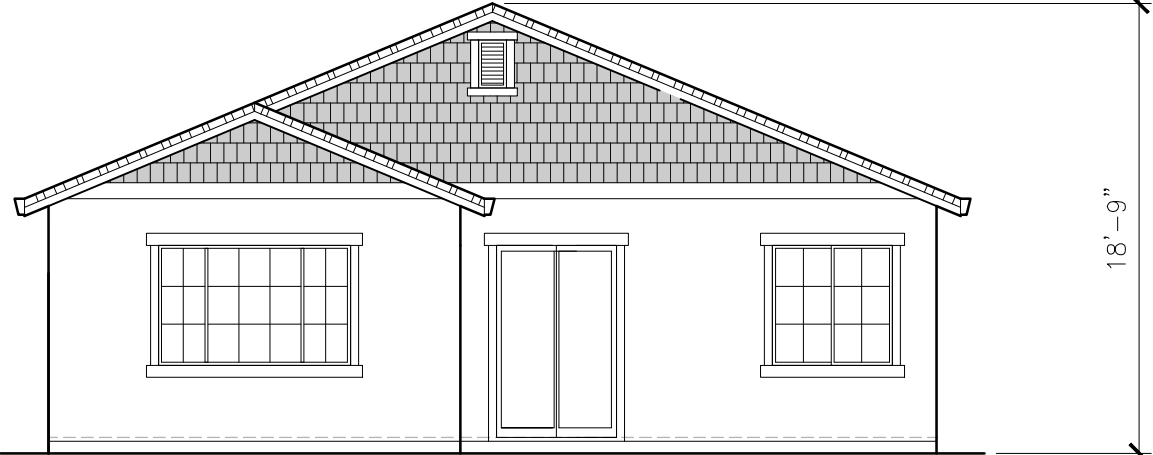
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PLACE ARCHITECTURAL ENHANCEMENTS ONLY
WHEN REAR OR SIDES ARE FACING A STREET OR
OPEN SPACE



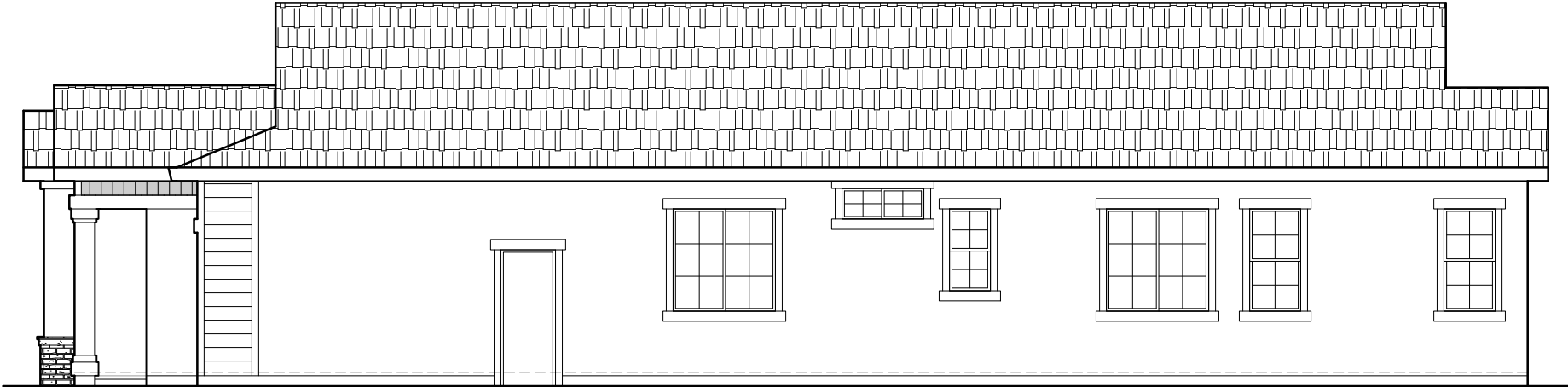
FRONT ELEVATION 'D'

SCALE: 1/8"=1'-0"



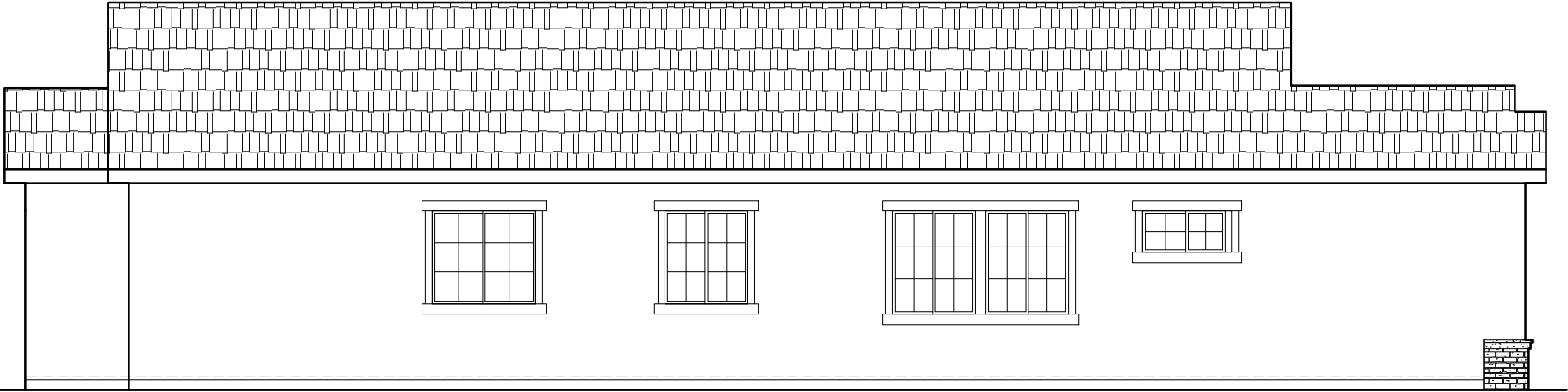
REAR ELEVATION 'D'

SCALE: 1/8"=1'-0"



RIGHT ELEVATION 'D'

SCALE: 1/8"=1'-0"



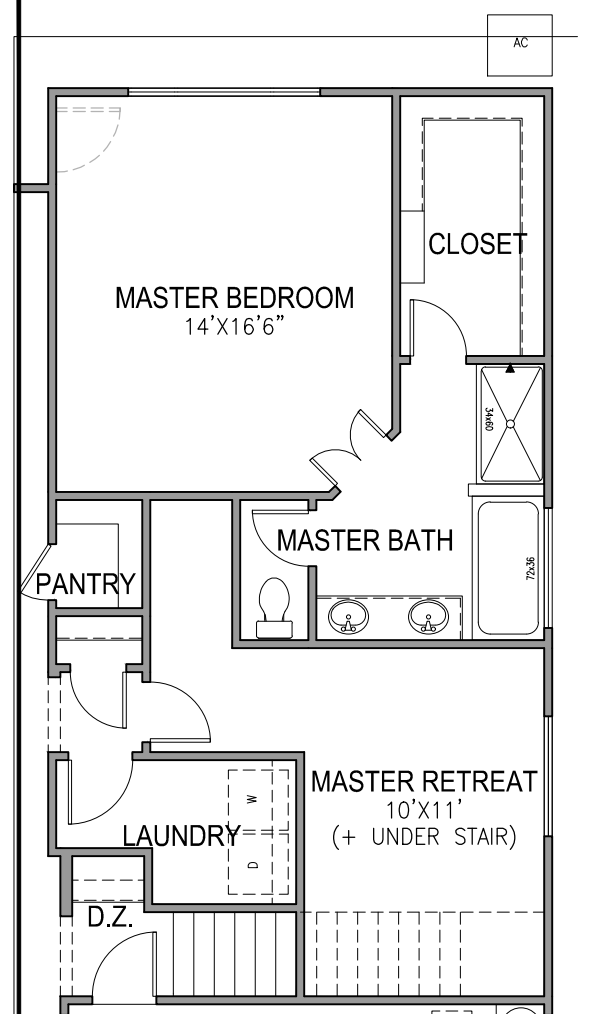
LEFT ELEVATION 'D'

SCALE: 1/8"=1'-0"

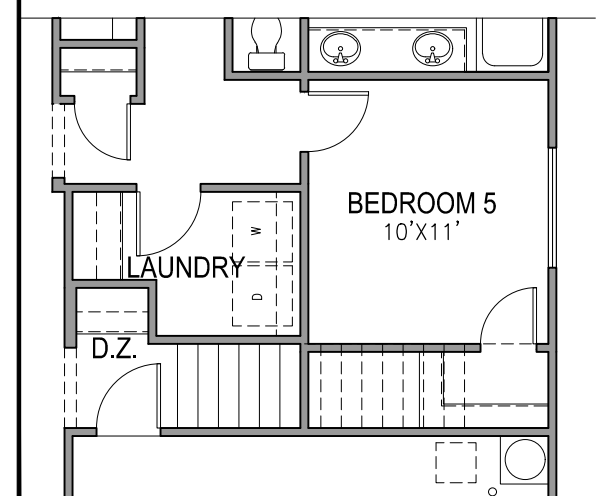
2001 'D' ELEVATIONS
SIERRA VISTA
JM-02



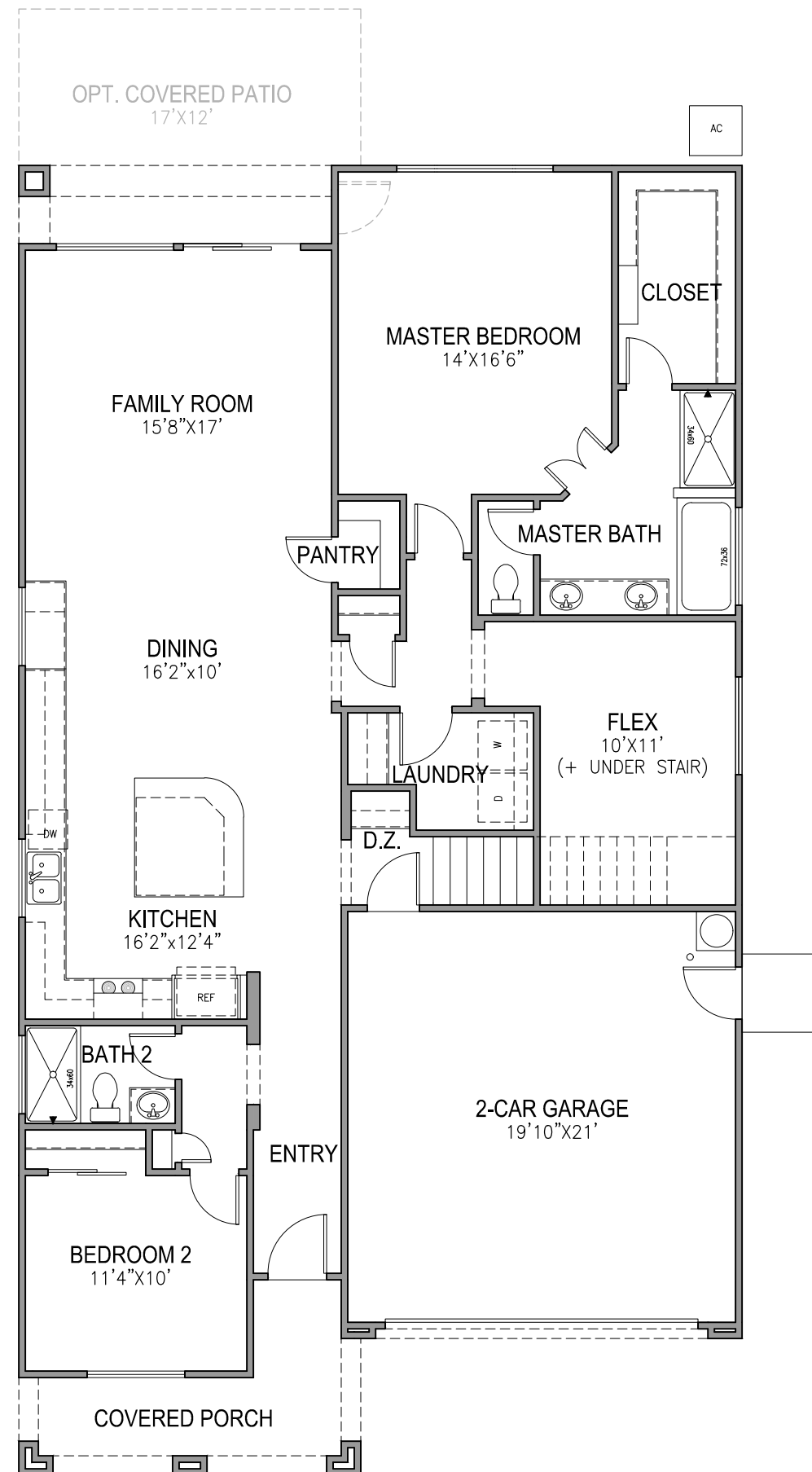
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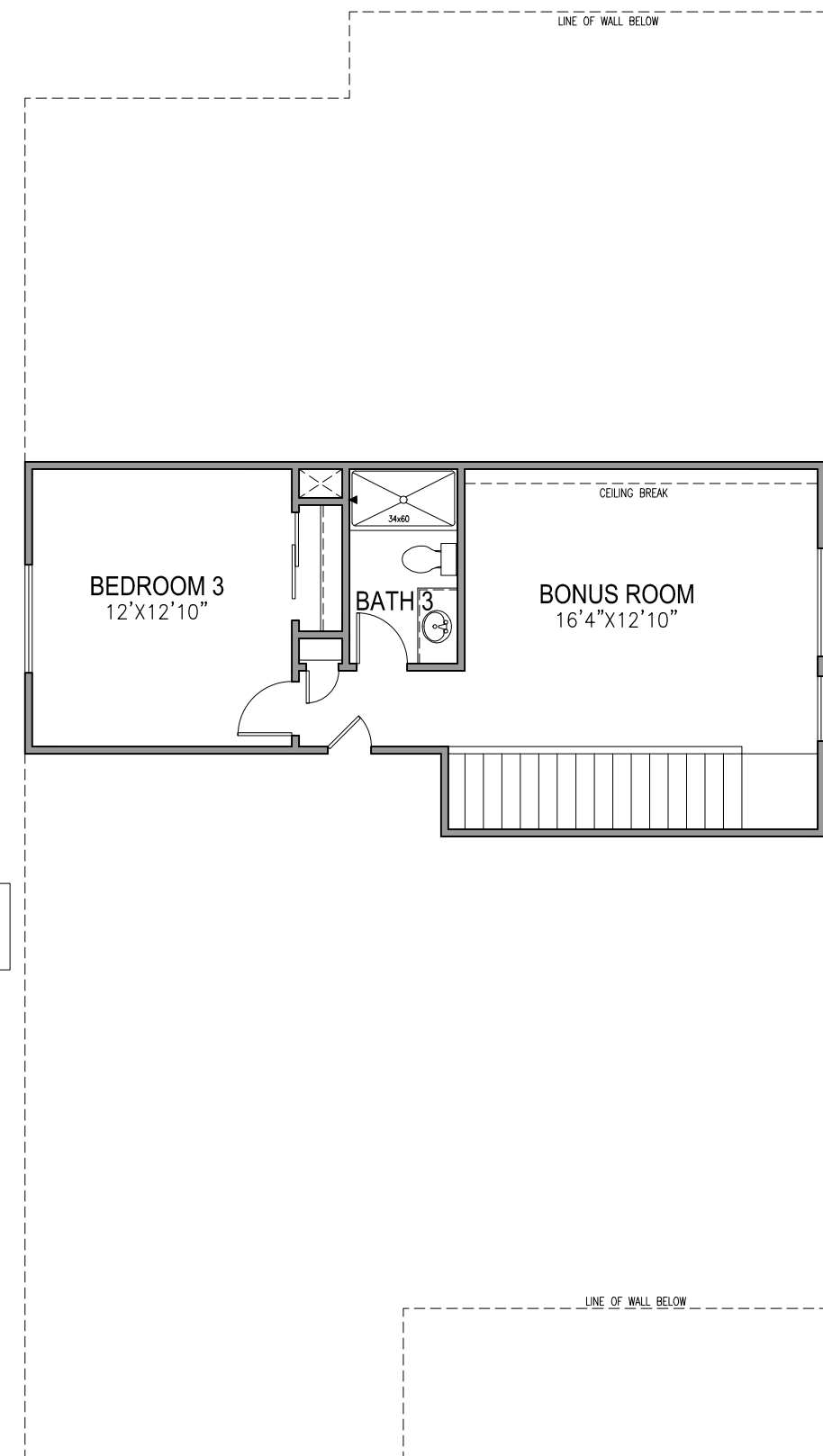
MASTER RETREAT OPT
SCALE: 1/8"=1'-0"



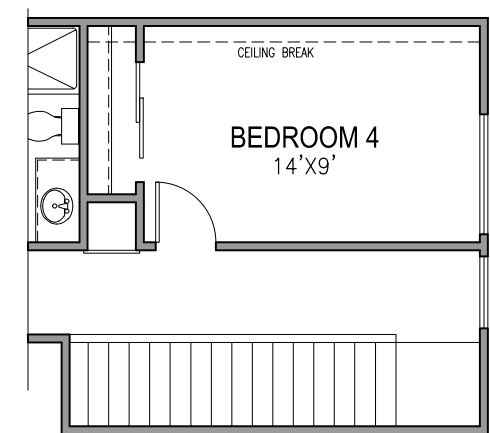
BEDROOM 5 OPT
SCALE: 1/8"=1'-0"



FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"



SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"

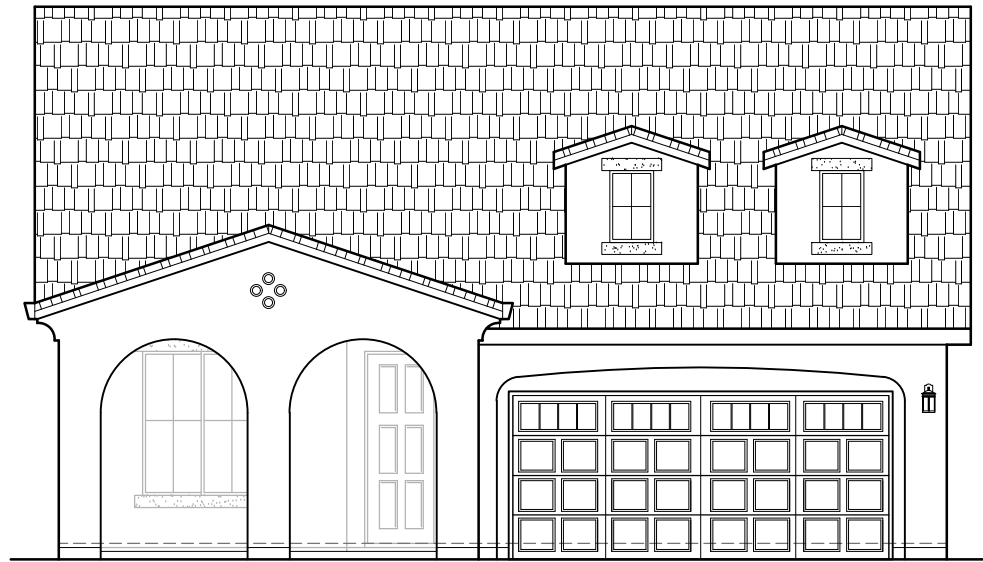


BEDROOM 4 OPTION
SCALE: 1/8"=1'-0"

2249 FLOOR PLAN
SIERRA VISTA
JM-02

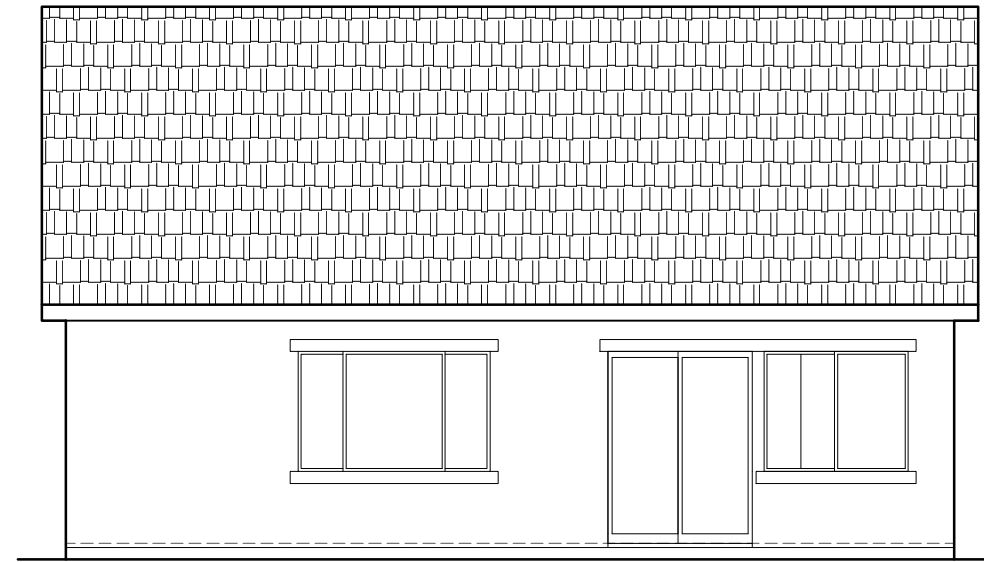
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FRONT ELEVATION 'A'

SCALE: 1/8"=1'-0"



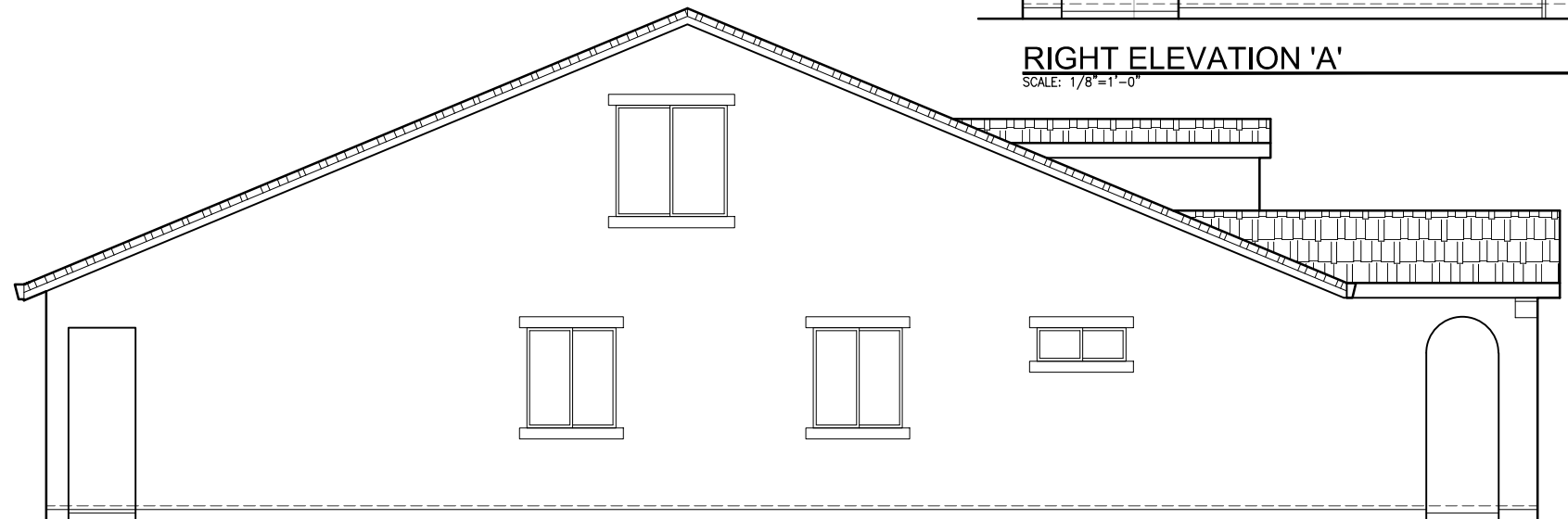
REAR ELEVATION 'A'

SCALE: 1/8"=1'-0"



RIGHT ELEVATION 'A'

SCALE: 1/8"=1'-0"



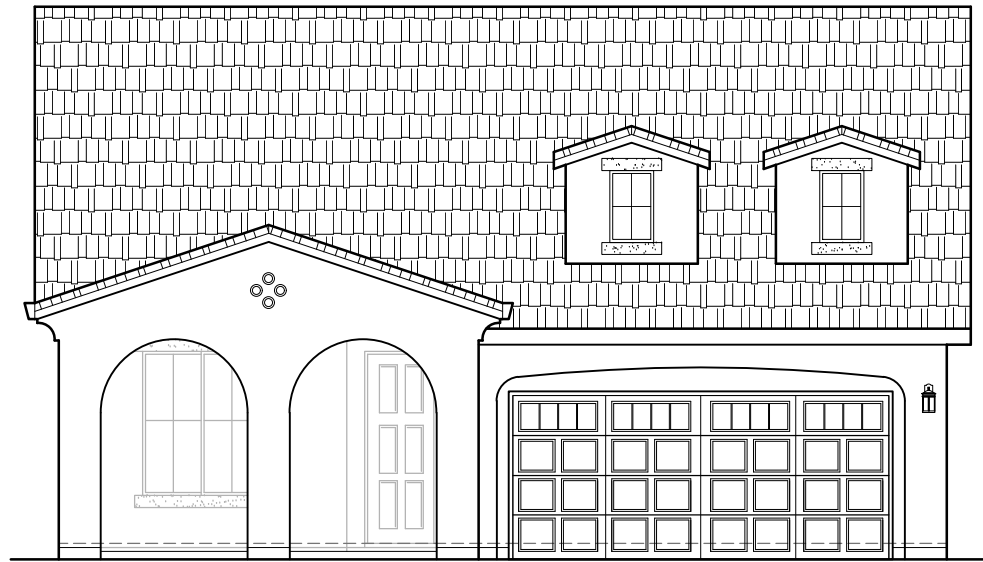
LEFT ELEVATION 'A'

SCALE: 1/8"=1'-0"

2249 'A' ELEVATIONS
SIERRA VISTA
JM-02

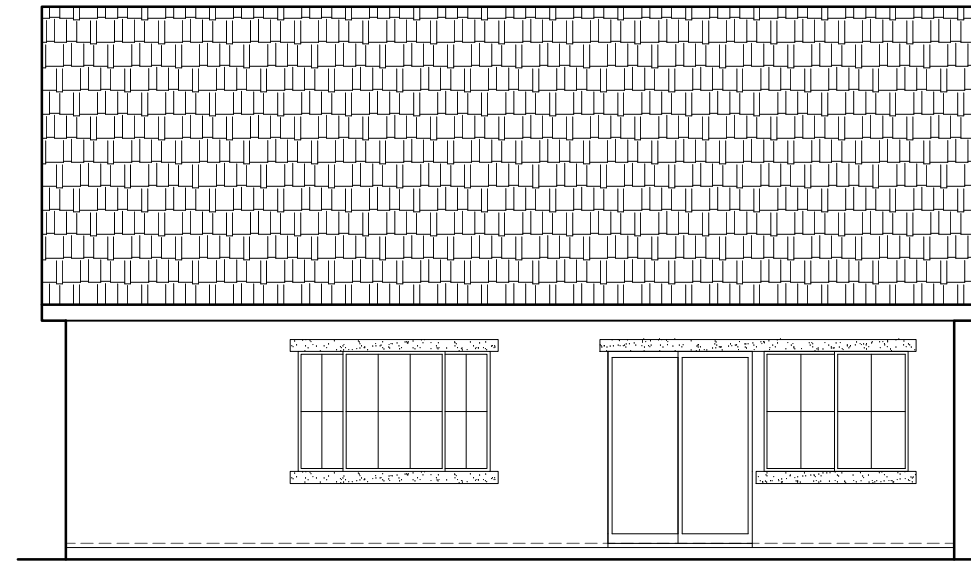


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FRONT ELEVATION 'A'

SCALE: 1/8"=1'-0"

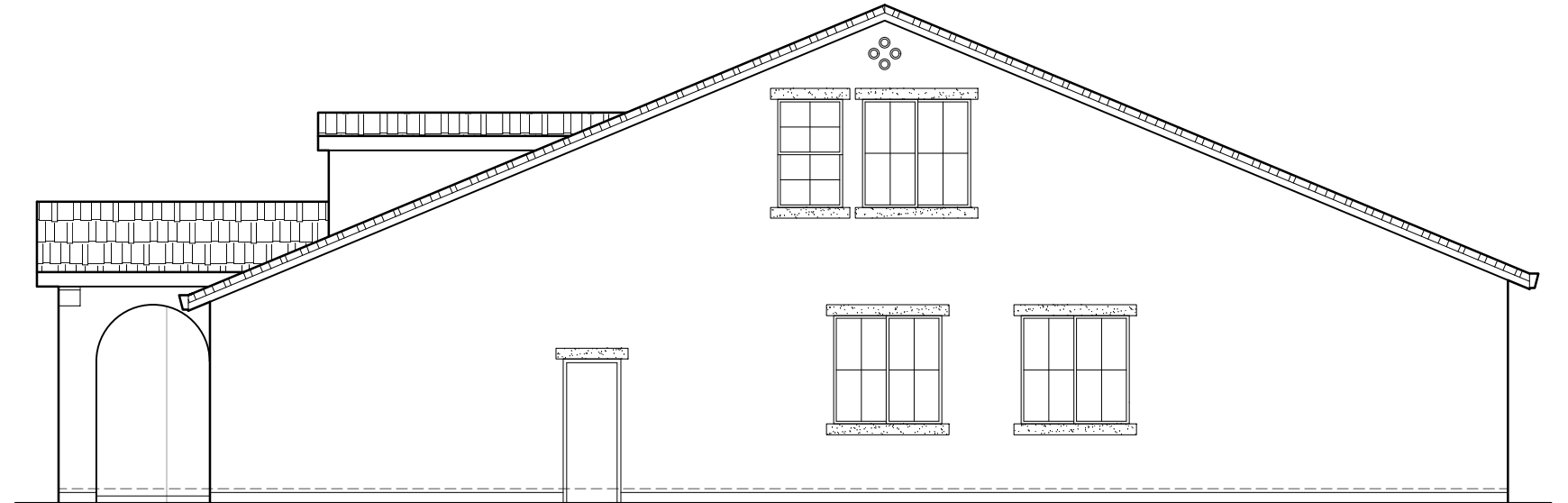


REAR ELEVATION 'A'

SCALE: 1/8"=1'-0"

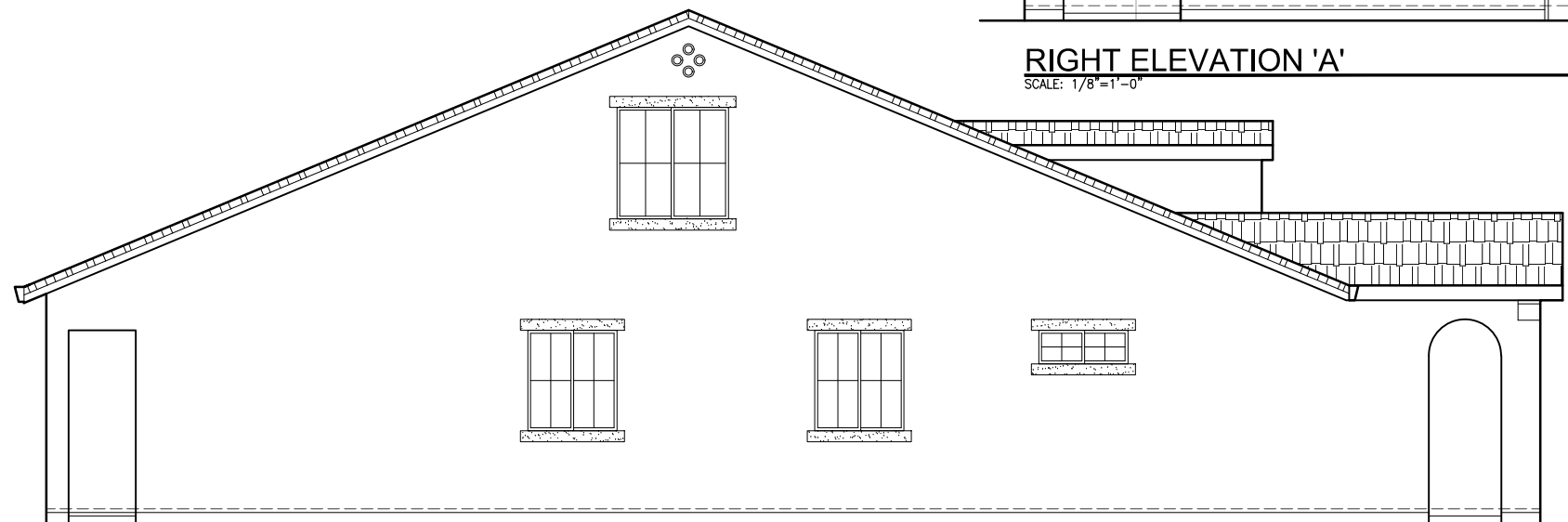
23'-0"

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WHEN REAR OR SIDES ARE FACING A STREET OR
OPEN SPACE



RIGHT ELEVATION 'A'

SCALE: 1/8"=1'-0"



LEFT ELEVATION 'A'

SCALE: 1/8"=1'-0"

2249 'A' ELEVATIONS
SIERRA VISTA
JM-02

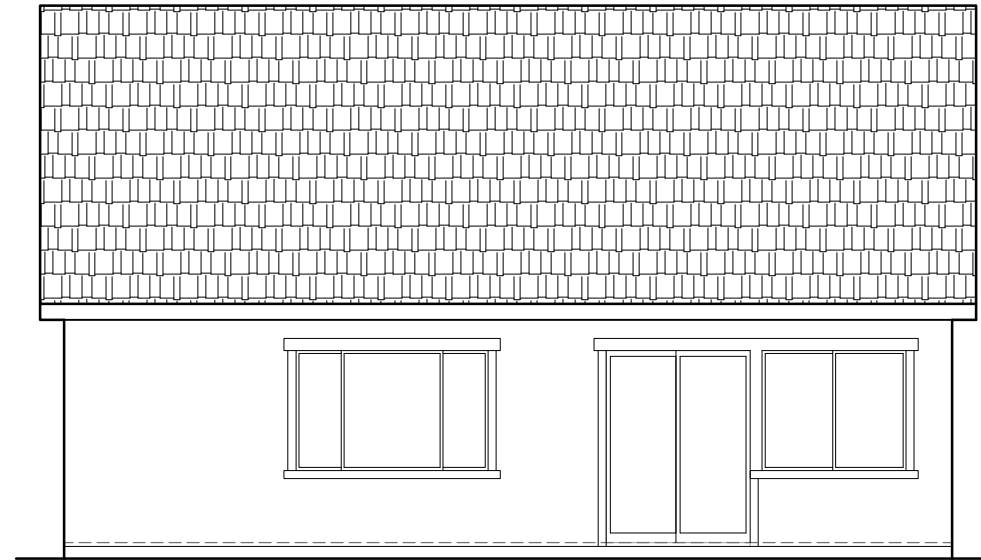
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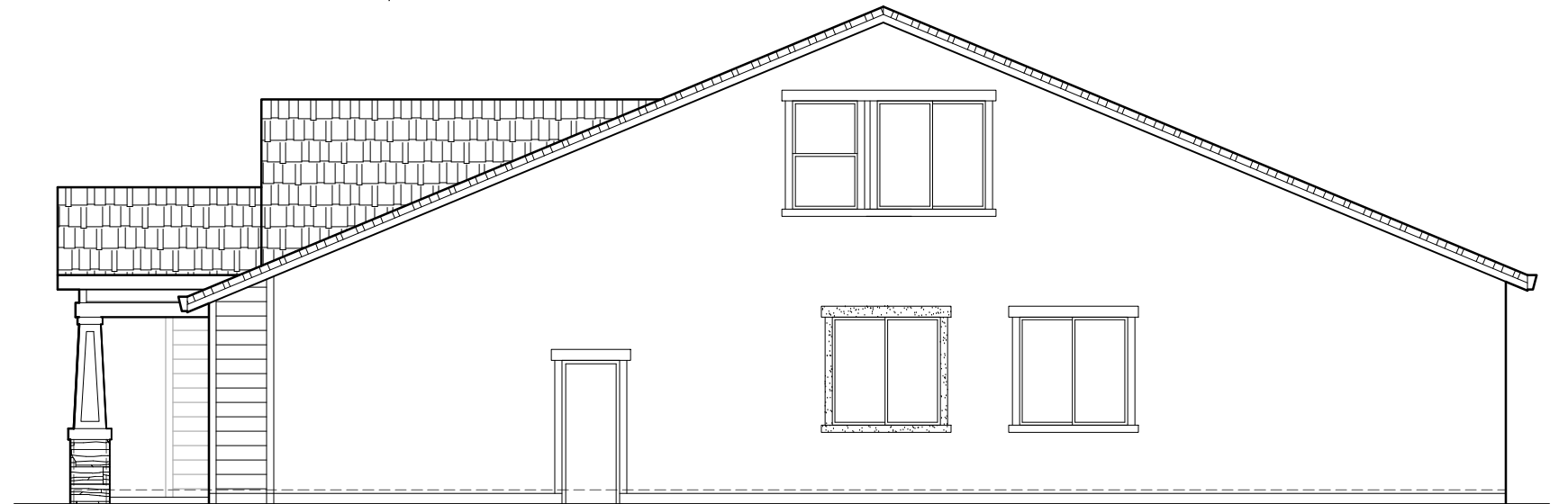
FRONT ELEVATION 'B'

SCALE: 1/8"=1'-0"



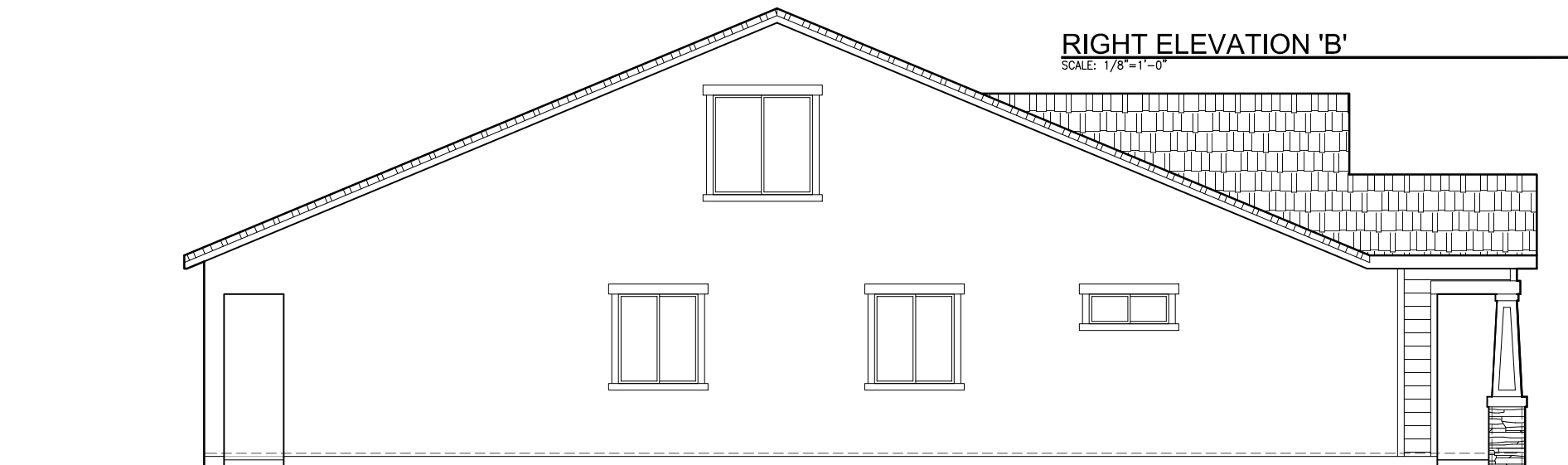
REAR ELEVATION 'B'

SCALE: 1/8"=1'-0"



RIGHT ELEVATION 'B'

SCALE: 1/8"=1'-0"



LEFT ELEVATION 'B'

SCALE: 1/8"=1'-0"

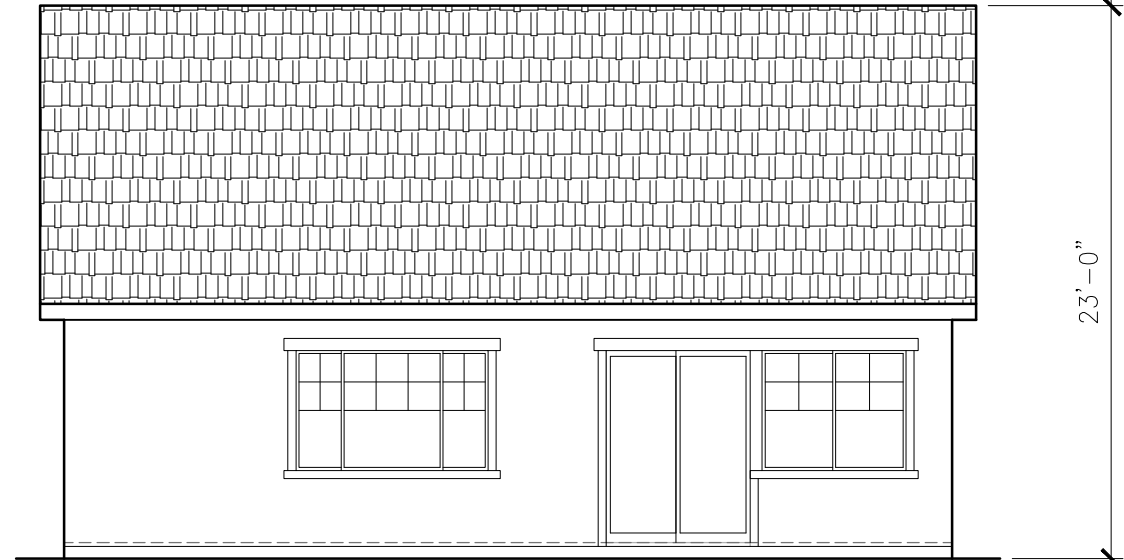
2249 'B' ELEVATIONS
SIERRA VISTA
JM-02



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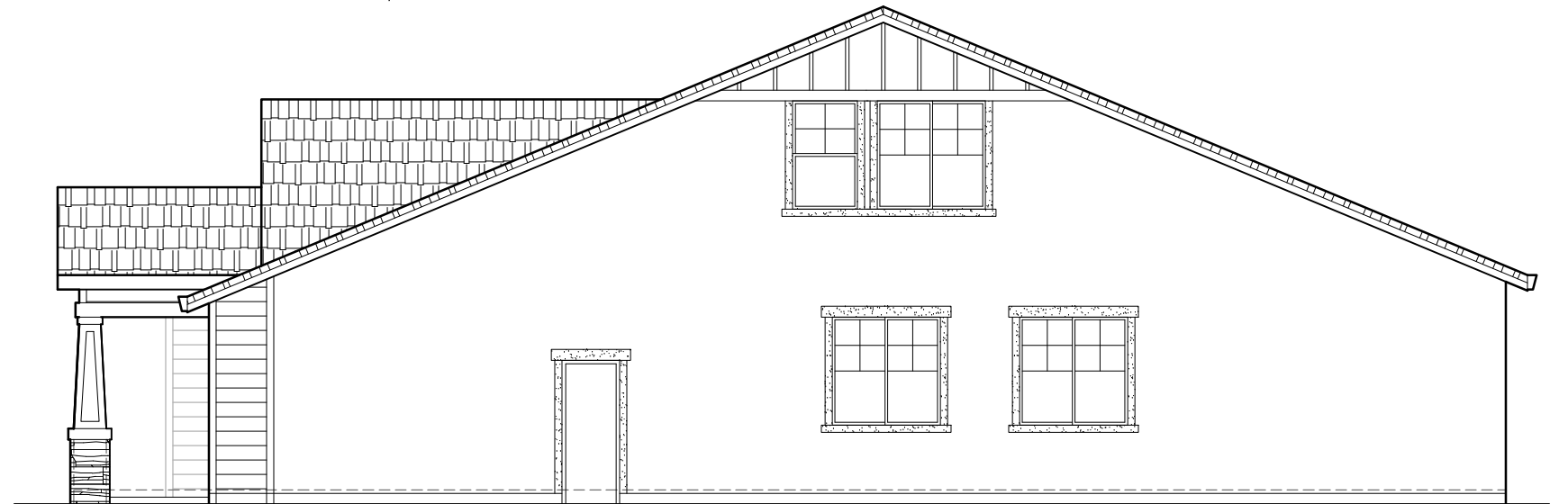


FRONT ELEVATION 'B'
SCALE: 1/8"=1'-0"

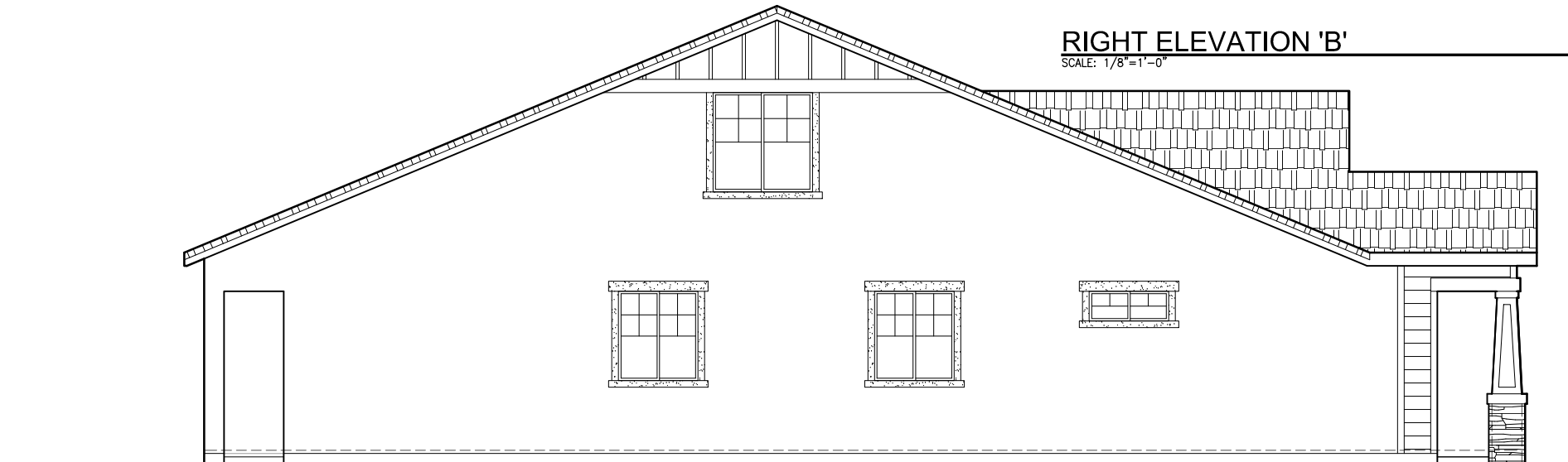


REAR ELEVATION 'B'
SCALE: 1/8"=1'-0"

PLACE ARCHITECTURAL ENHANCEMENTS ONLY
WHEN REAR OR SIDES ARE FACING A STREET OR
OPEN SPACE



RIGHT ELEVATION 'B'
SCALE: 1/8"=1'-0"



LEFT ELEVATION 'B'
SCALE: 1/8"=1'-0"

2249 'B' ELEVATIONS
SIERRA VISTA
JM-02

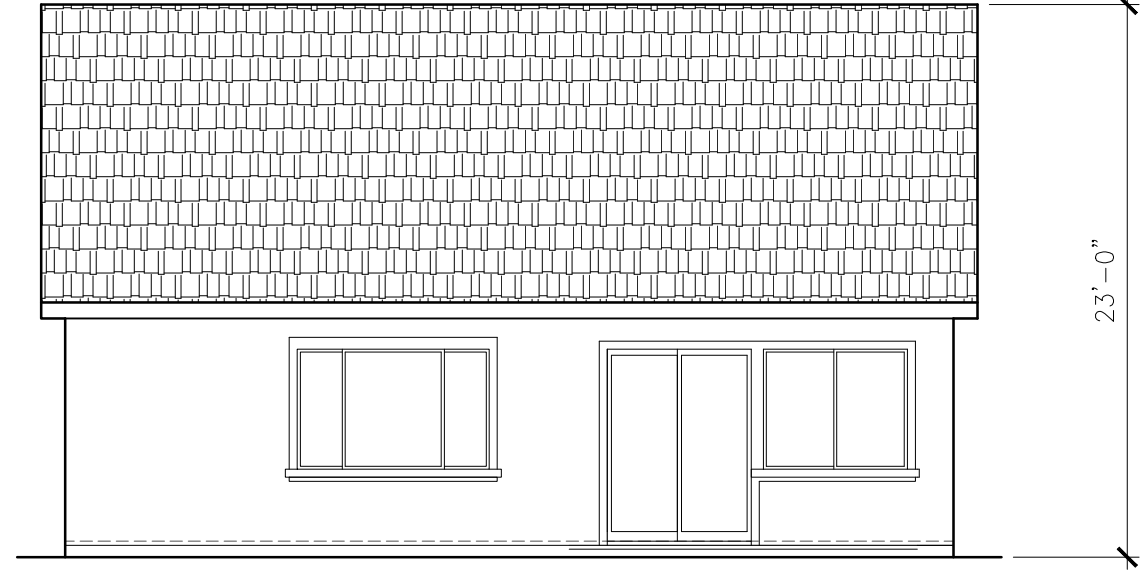
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FRONT ELEVATION 'C'

SCALE: 1/8"=1'-0"



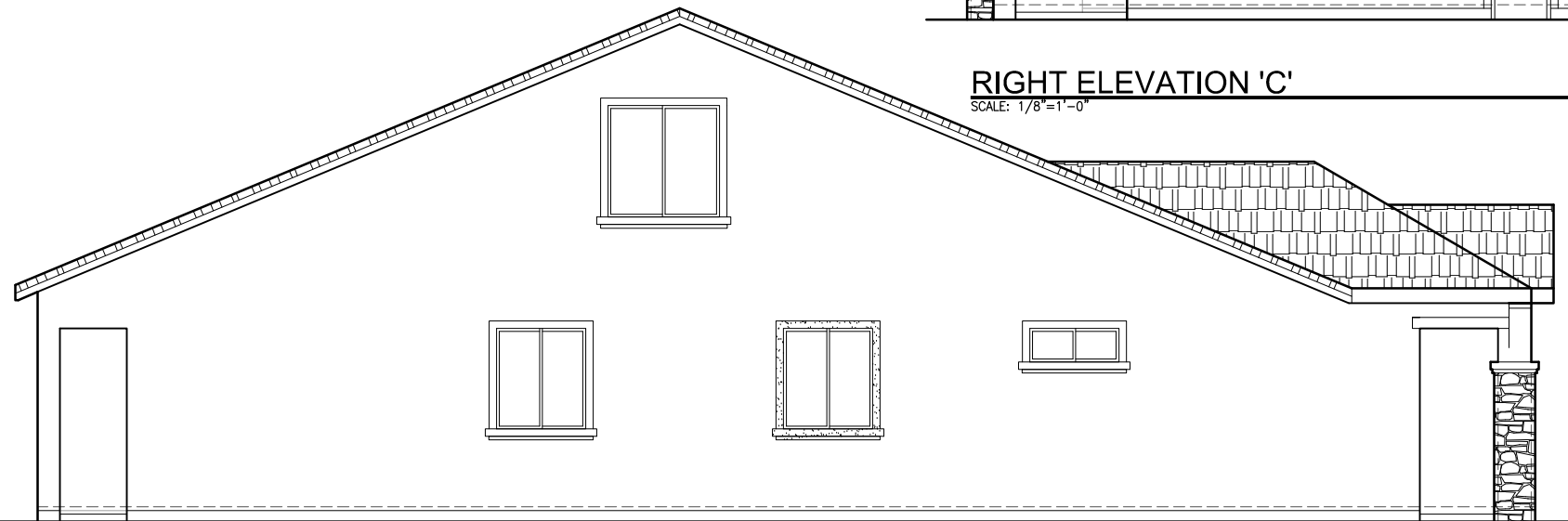
REAR ELEVATION 'C'

SCALE: 1/8"=1'-0"



RIGHT ELEVATION 'C'

SCALE: 1/8"=1'-0"



LEFT ELEVATION 'C'

SCALE: 1/8"=1'-0"

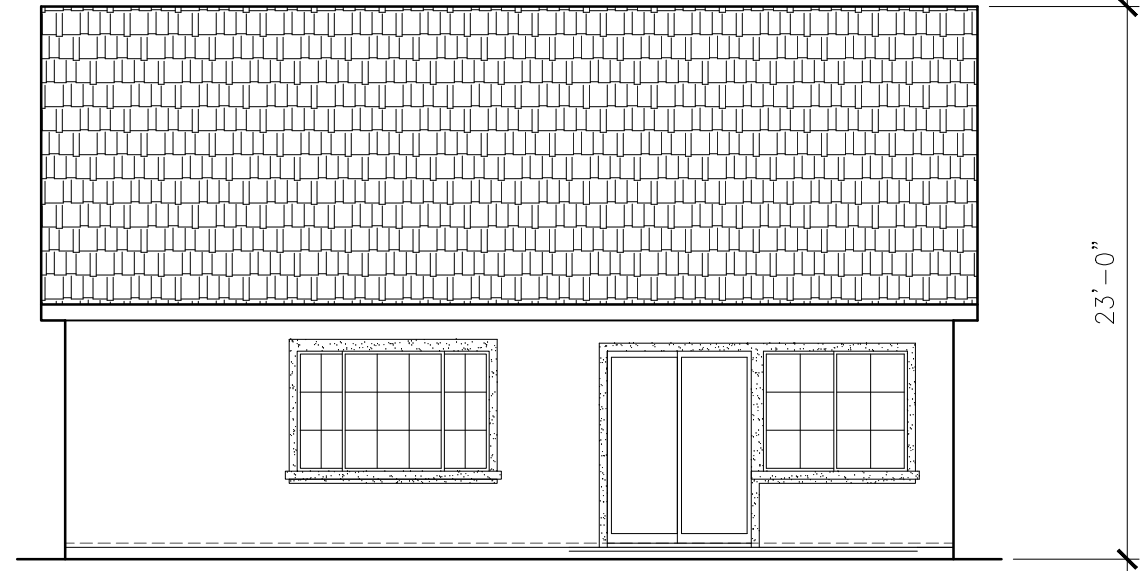
2249 'C' ELEVATIONS
SIERRA VISTA
JM-02

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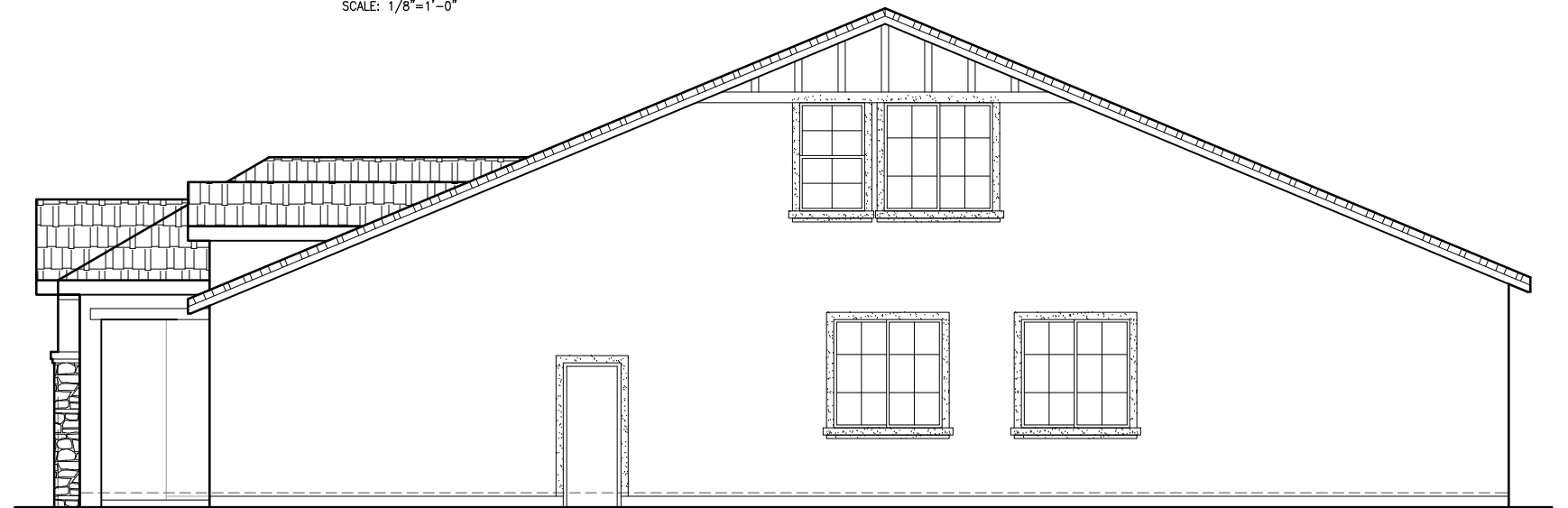


FRONT ELEVATION 'C'
SCALE: 1/8"=1'-0"

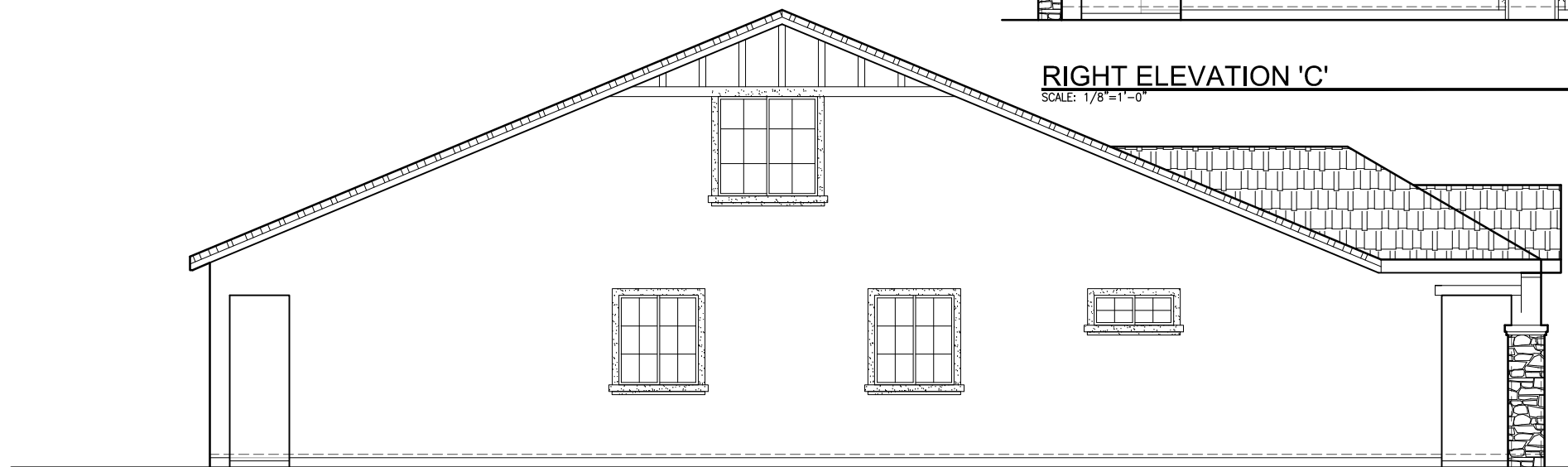


REAR ELEVATION 'C'
SCALE: 1/8"=1'-0"

PLACE ARCHITECTURAL ENHANCEMENTS ONLY
WHEN REAR OR SIDES ARE FACING A STREET OR
OPEN SPACE



RIGHT ELEVATION 'C'
SCALE: 1/8"=1'-0"



LEFT ELEVATION 'C'
SCALE: 1/8"=1'-0"

2249 'C' ELEVATIONS
SIERRA VISTA
JM-02

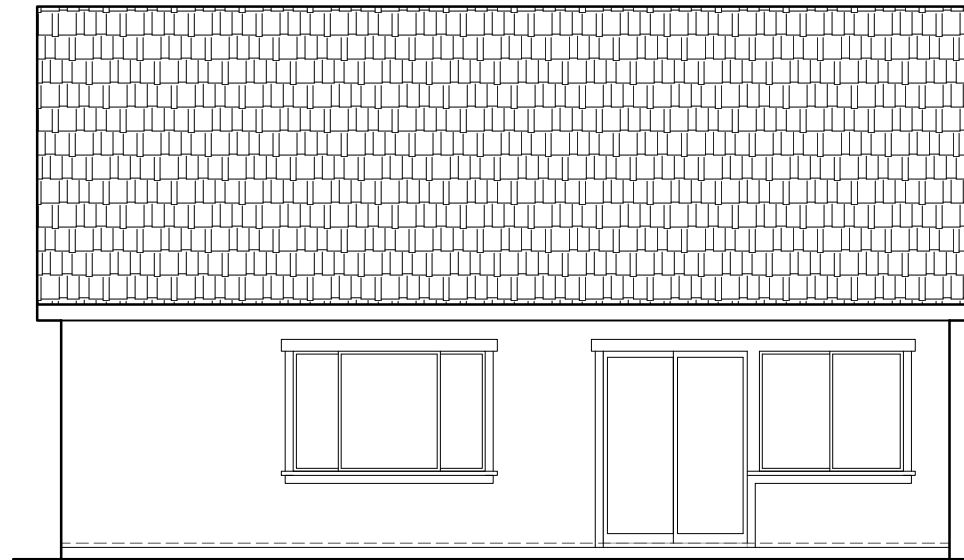
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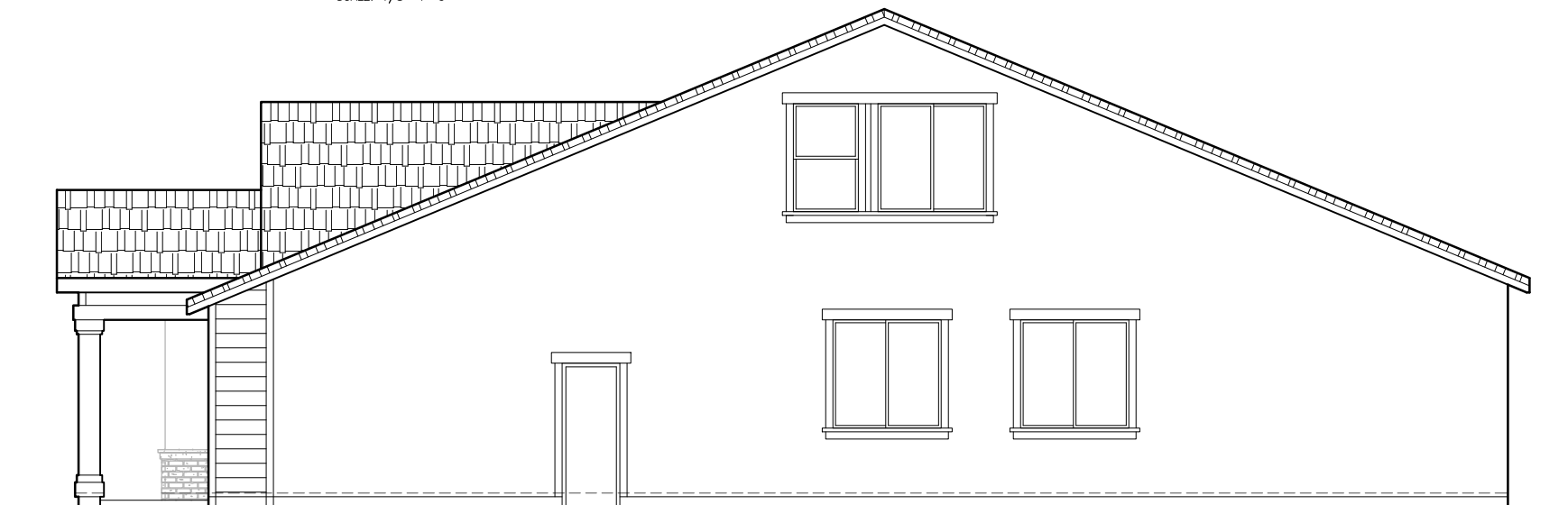
FRONT ELEVATION 'D'

SCALE: 1/8"=1'-0"



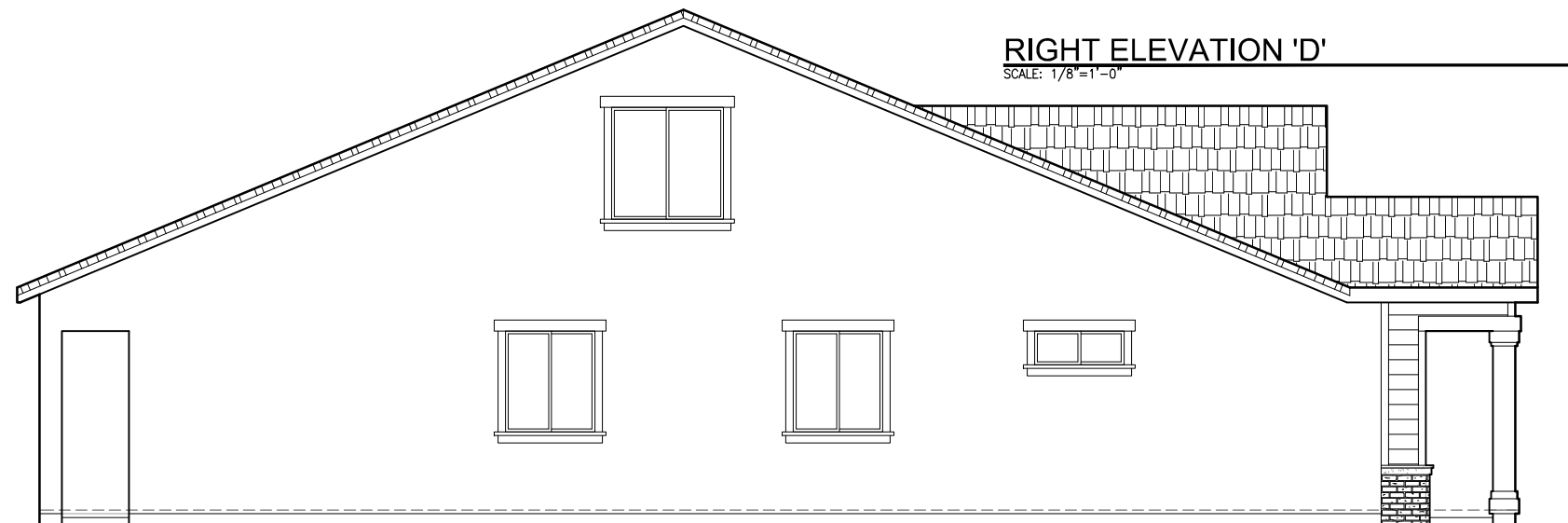
REAR ELEVATION 'D'

SCALE: 1/8"=1'-0"



RIGHT ELEVATION 'D'

SCALE: 1/8"=1'-0"



LEFT ELEVATION 'D'

2249 'D' ELEVATIONS
SIERRA VISTA
JM-02

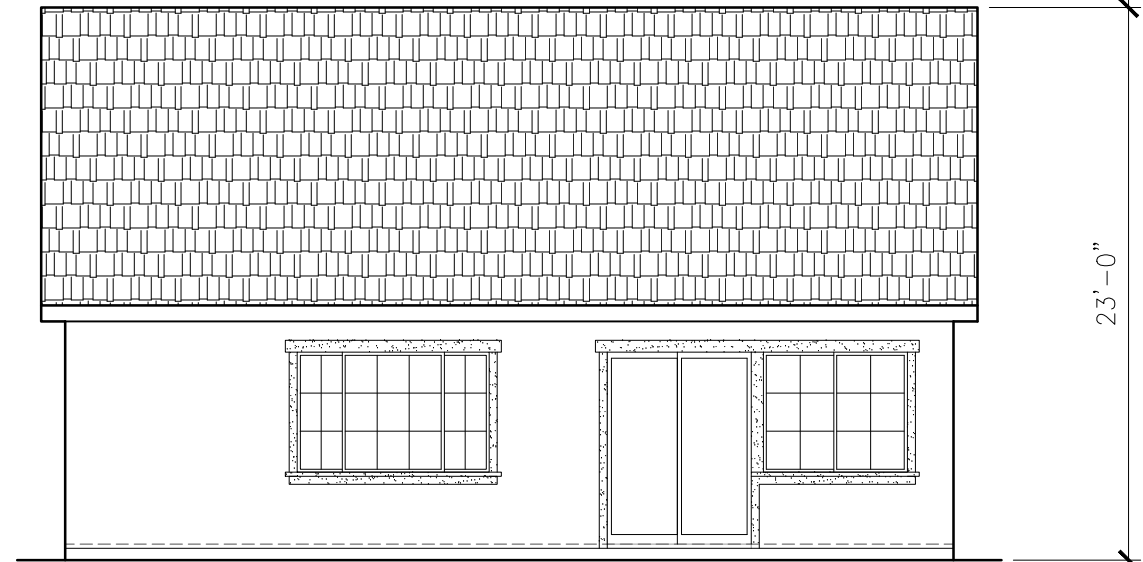


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FRONT ELEVATION 'D'

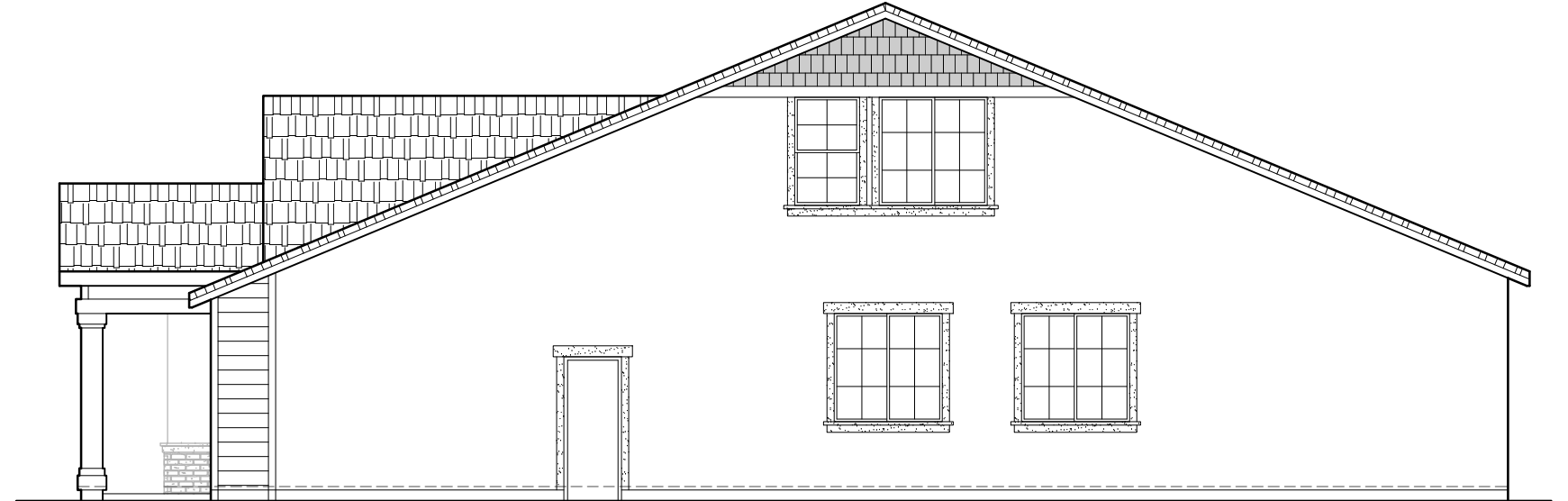
SCALE: 1/8"=1'-0"



REAR ELEVATION 'D'

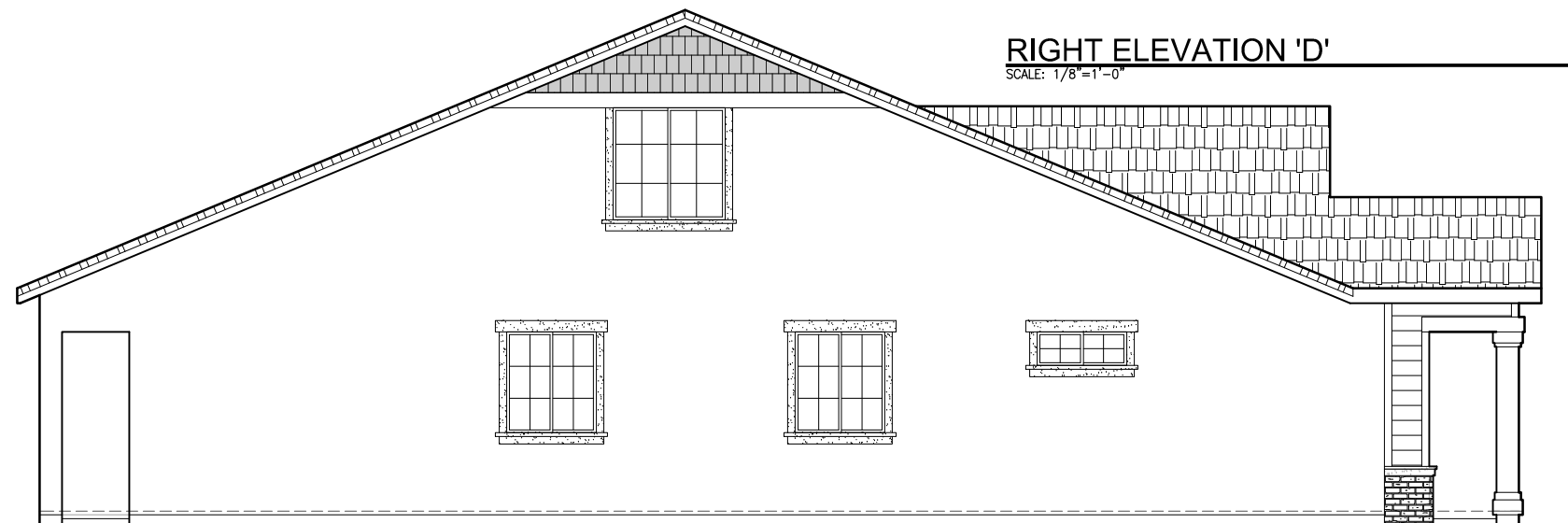
SCALE: 1/8"=1'-0"

PLACE ARCHITECTURAL ENHANCEMENTS ONLY
WHEN REAR OR SIDES ARE FACING A STREET OR
OPEN SPACE



RIGHT ELEVATION 'D'

SCALE: 1/8"=1'-0"



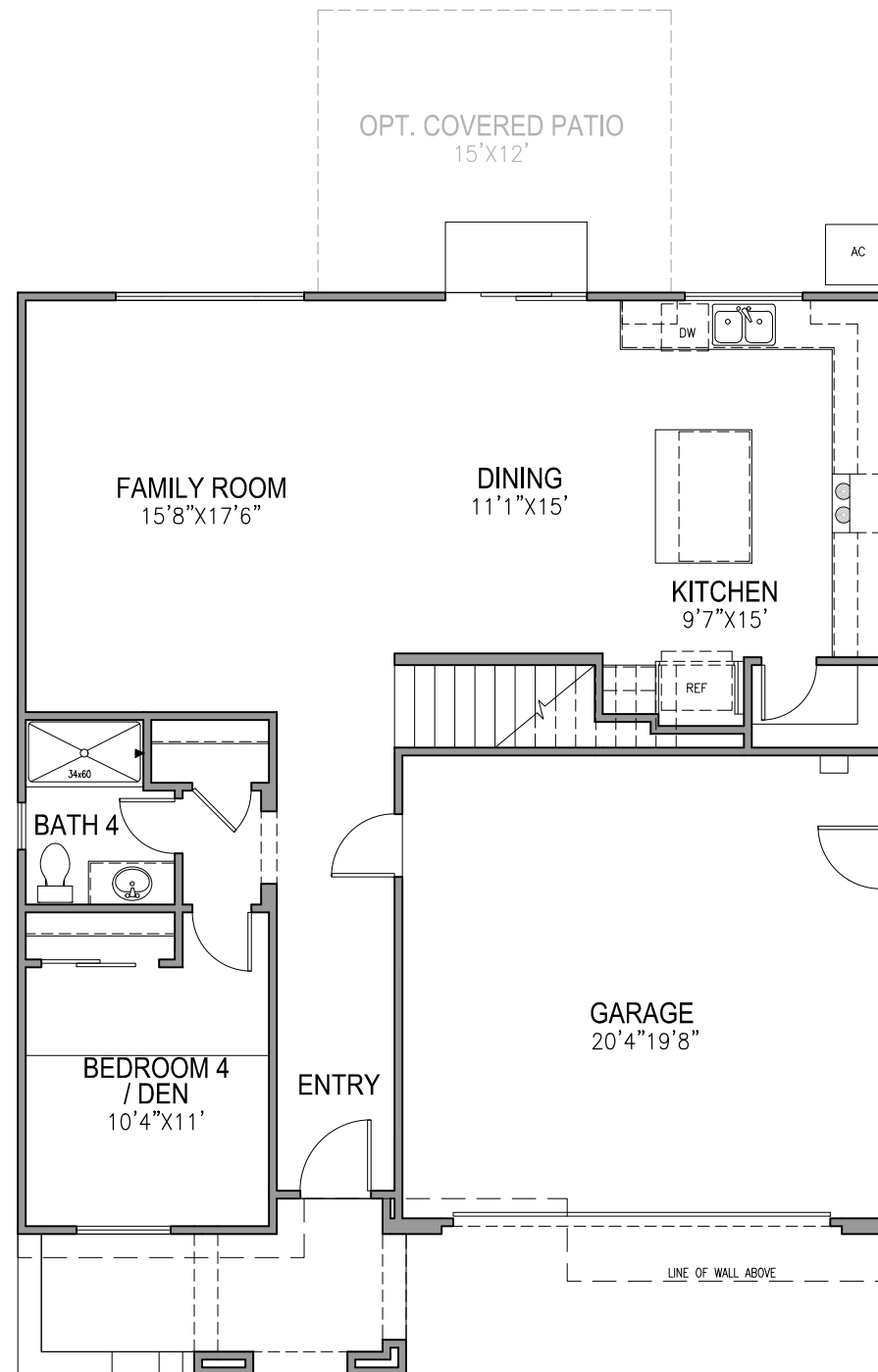
LEFT ELEVATION 'D'

SCALE: 1/8"=1'-0"

2249 'D' ELEVATIONS
SIERRA VISTA
JM-02

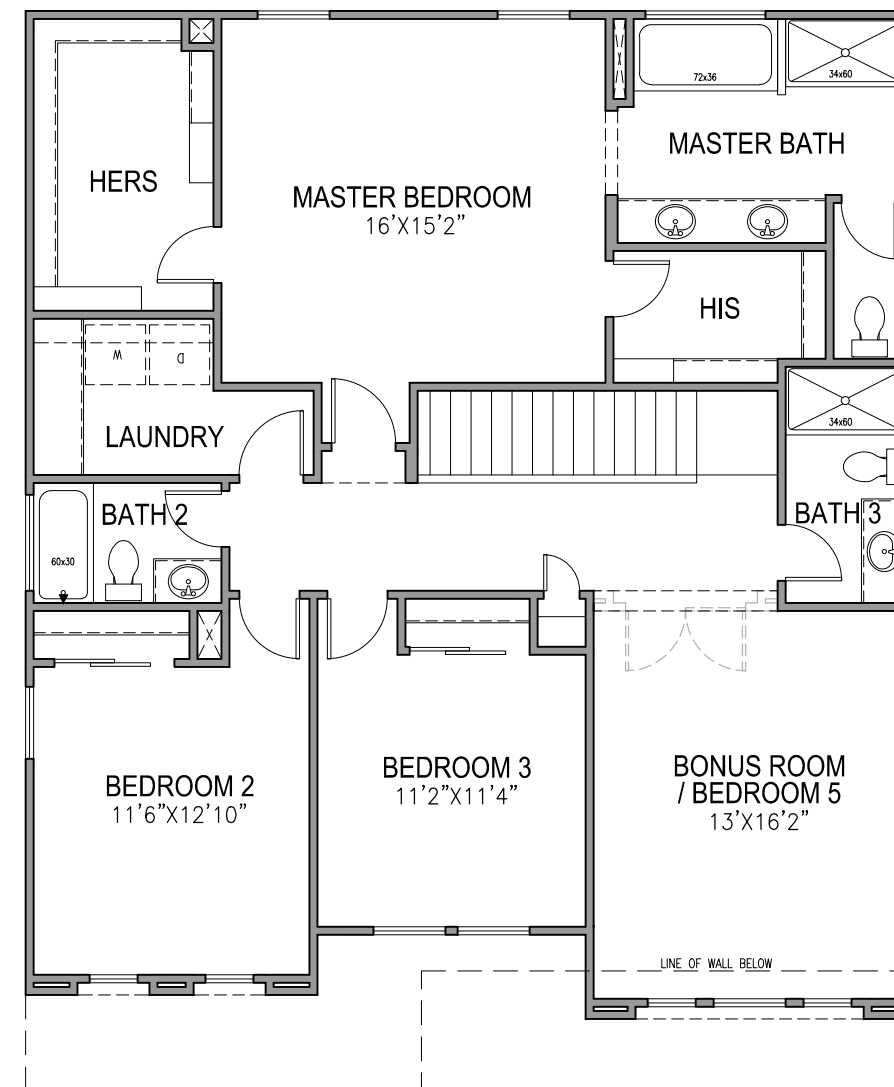
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FIRST FLOOR PLAN

SCALE: 1/8"=1'-0"



SECOND FLOOR PLAN

SCALE: 1/8"=1'-0"

2508 FLOOR PLAN
SIERRA VISTA
JM-02

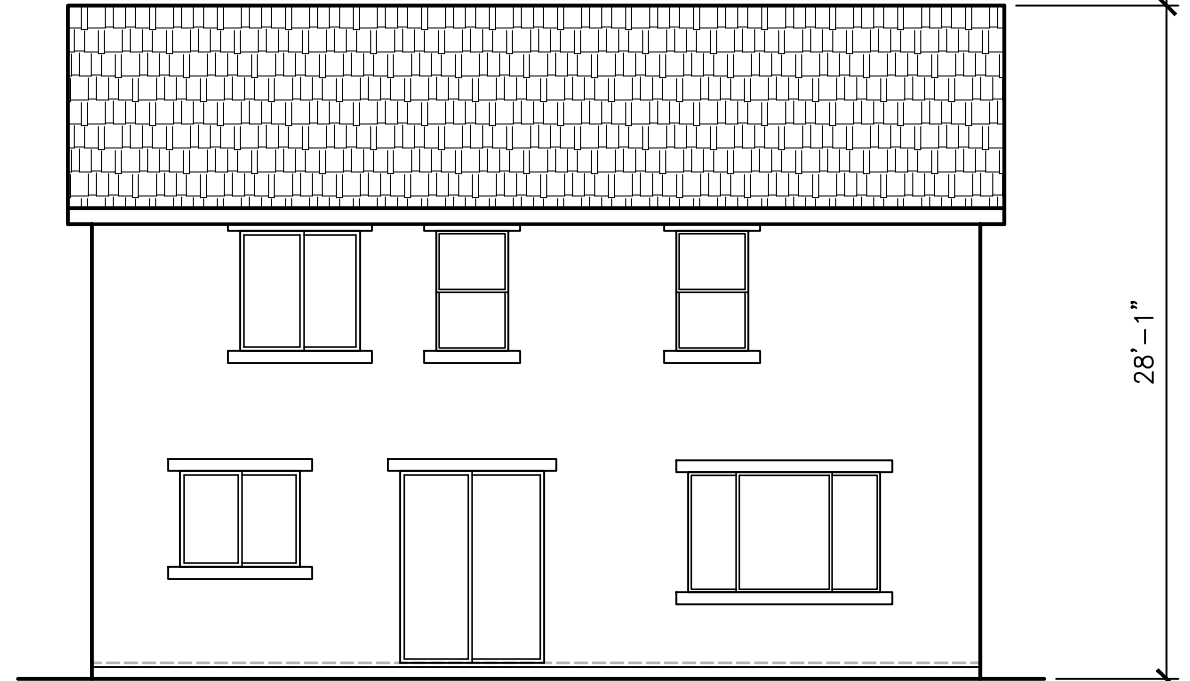


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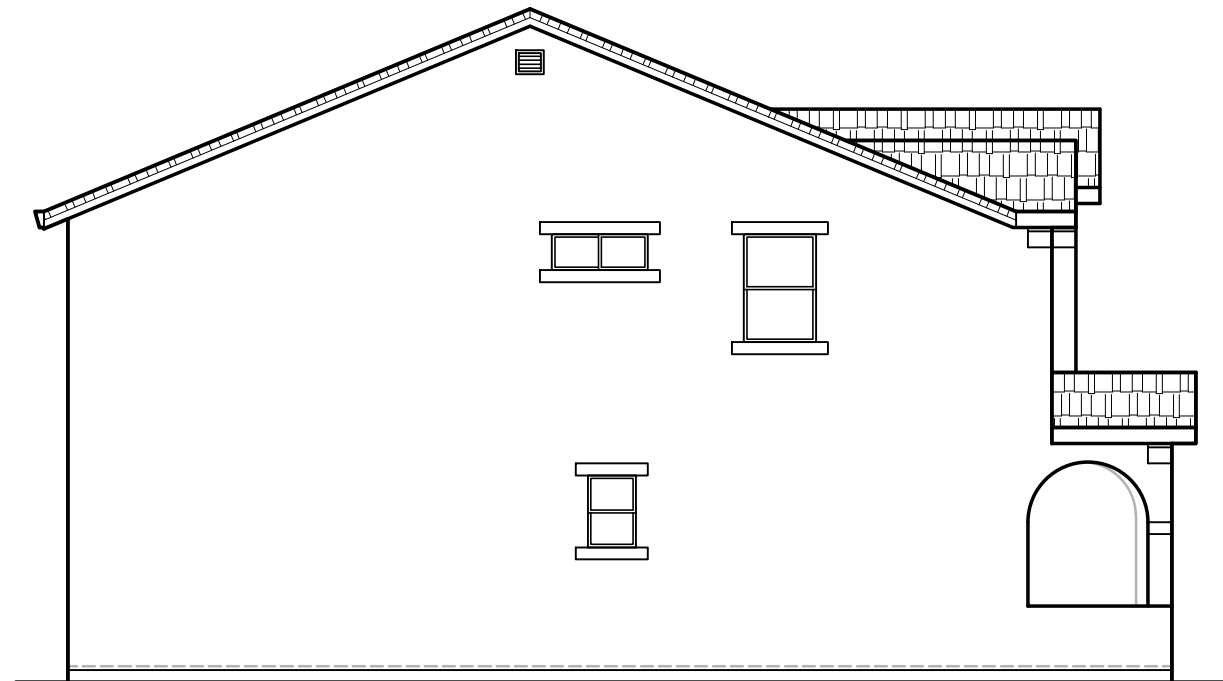
FRONT ELEVATION 'A'

SCALE: 1/8"=1'-0"



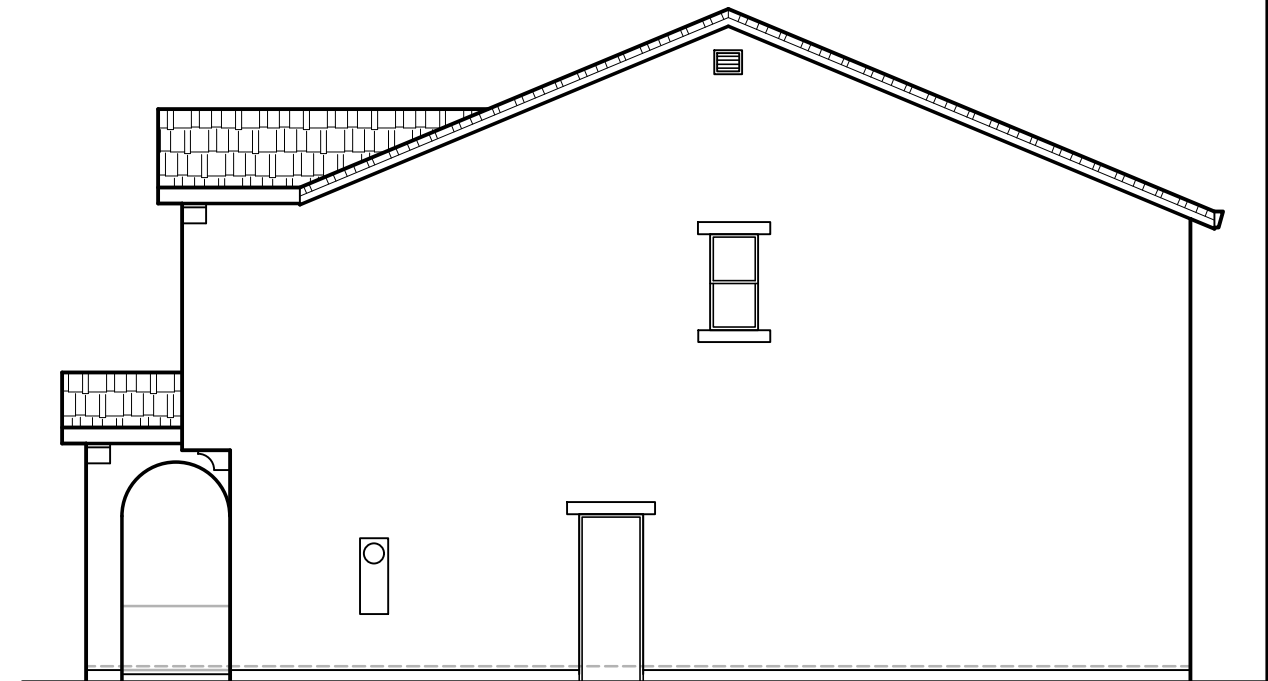
REAR ELEVATION 'A'

SCALE: 1/8"=1'-0"



LEFT ELEVATION 'A'

SCALE: 1/8"=1'-0"



RIGHT ELEVATION 'A'

SCALE: 1/8"=1'-0"

2508 'A' ELEVATIONS
SIERRA VISTA
JM-02

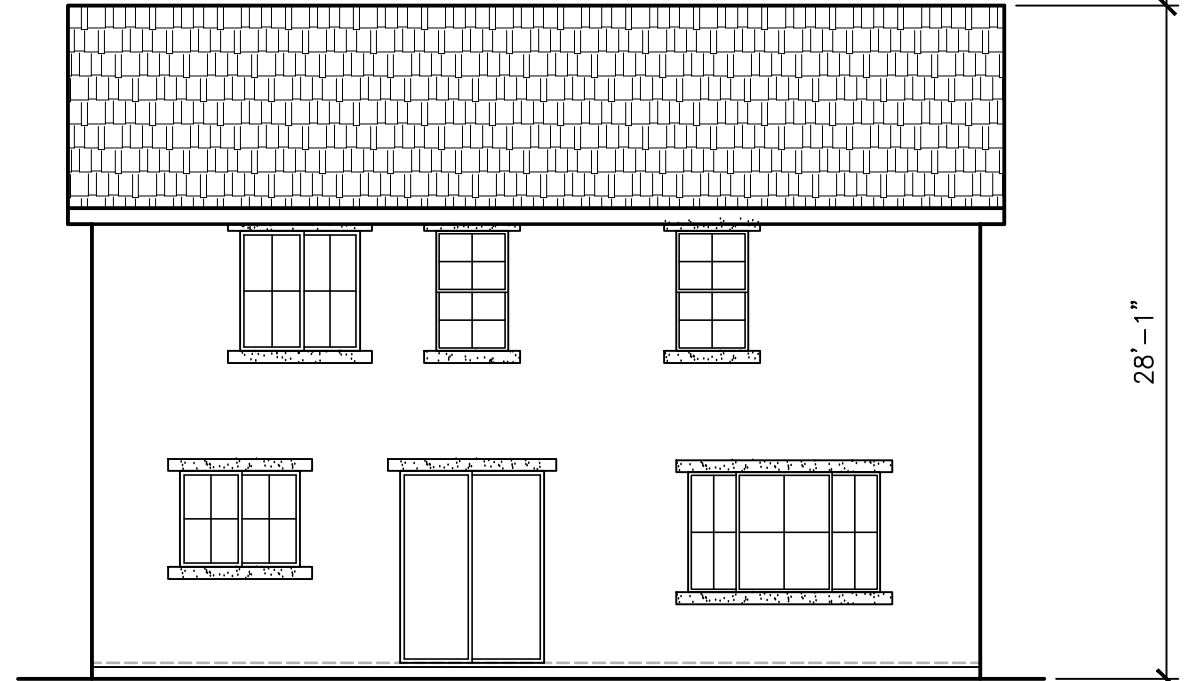
JMC HOMES

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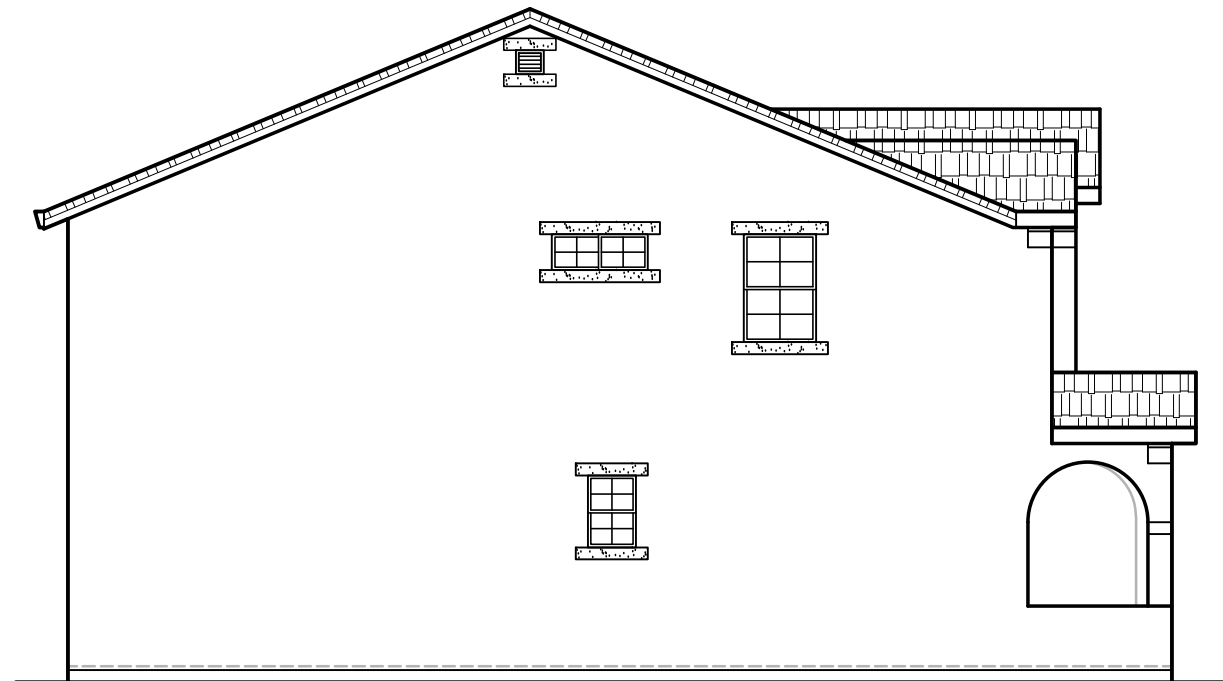
FRONT ELEVATION 'A'

SCALE: 1/8"=1'-0"



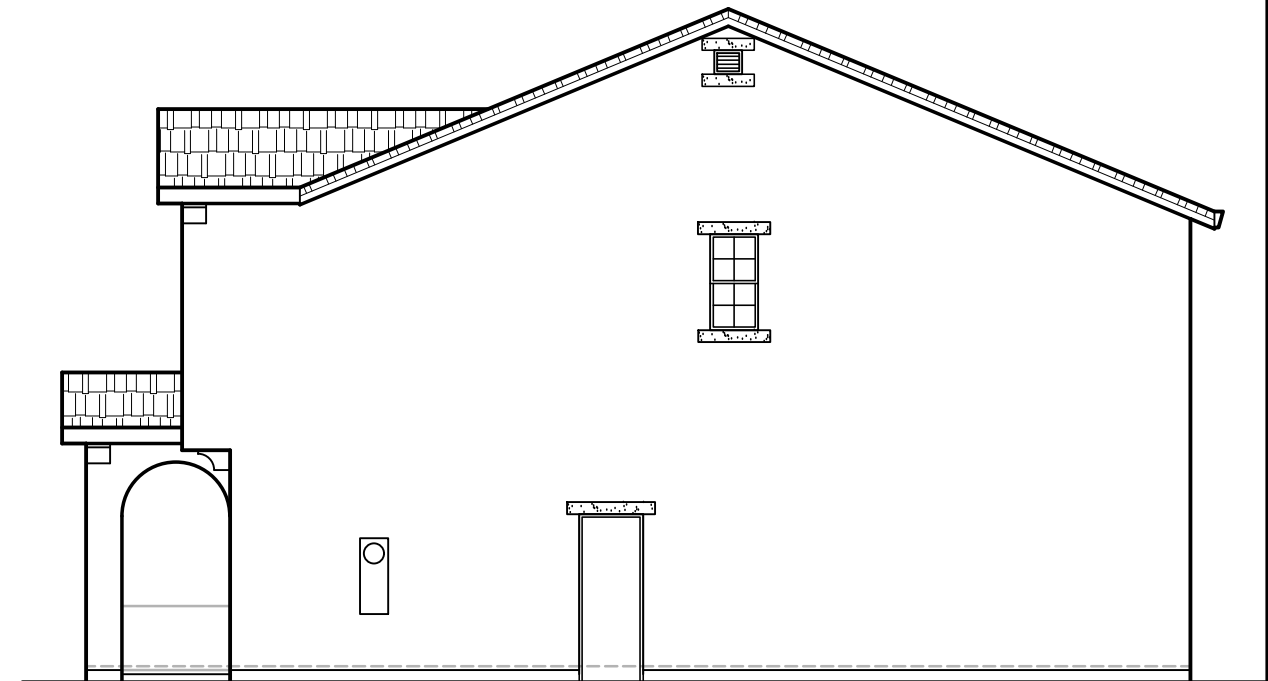
REAR ELEVATION 'A'

SCALE: 1/8"=1'-0"



LEFT ELEVATION 'A'

SCALE: 1/8"=1'-0"



RIGHT ELEVATION 'A'

SCALE: 1/8"=1'-0"

PLACE ARCHITECTURAL ENHANCEMENTS ONLY
WHEN REAR OR SIDES ARE FACING A STREET OR
OPEN SPACE

2508 'A' ELEVATIONS
SIERRA VISTA
JM-02

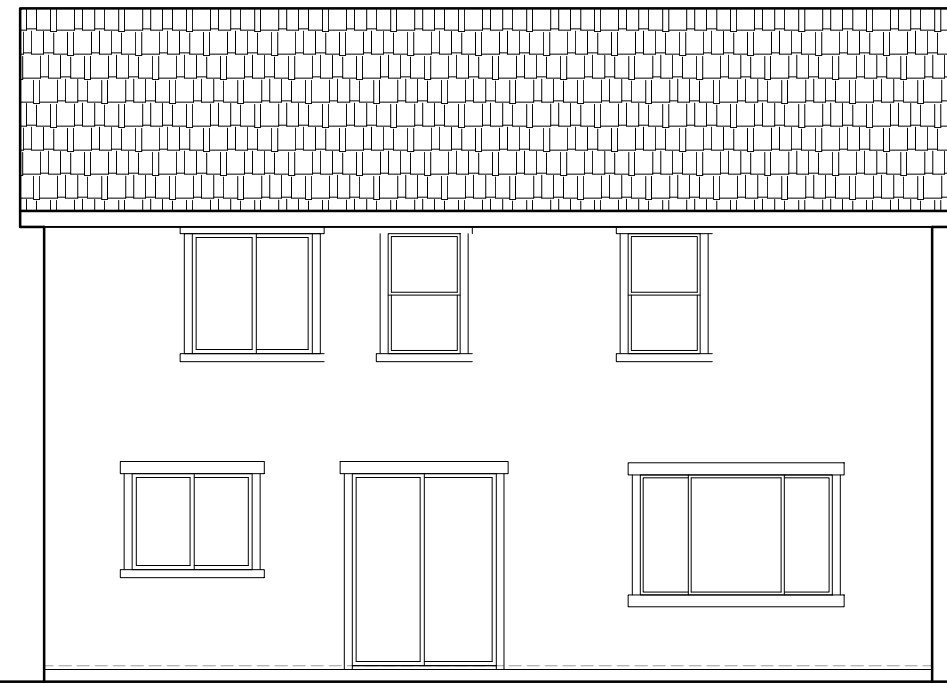
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FRONT ELEVATION 'B'

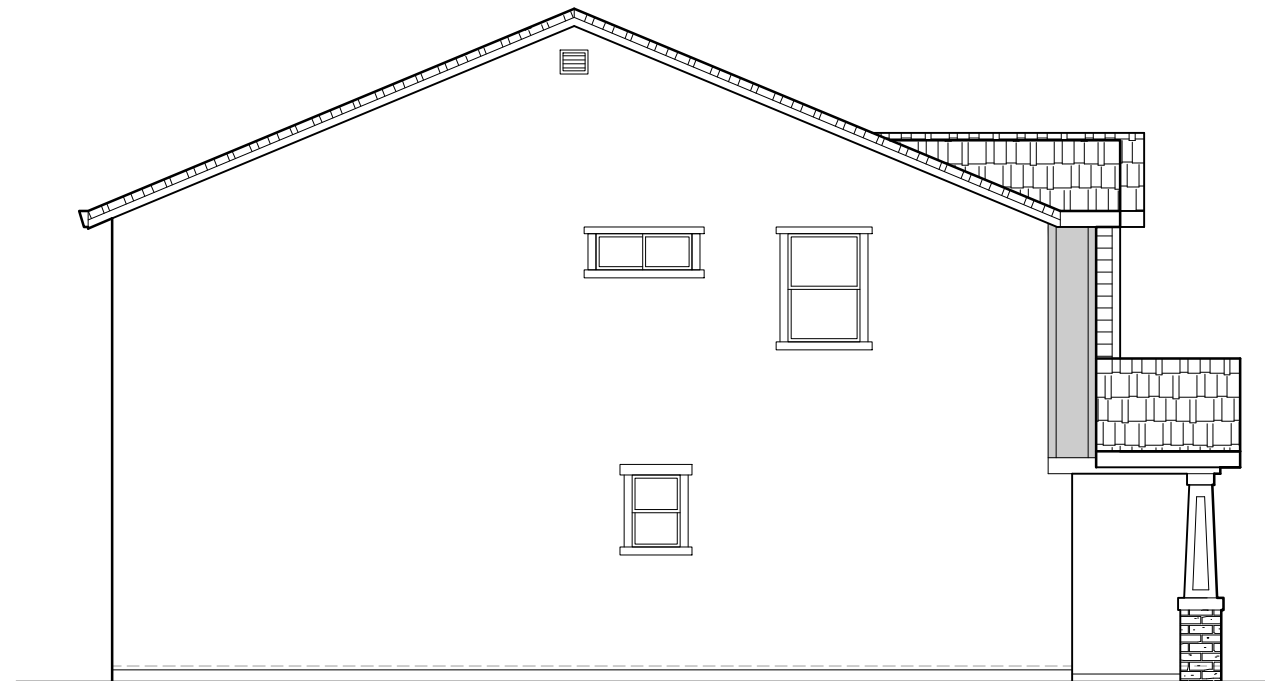
SCALE: 1/8"=1'-0"



REAR ELEVATION 'B'

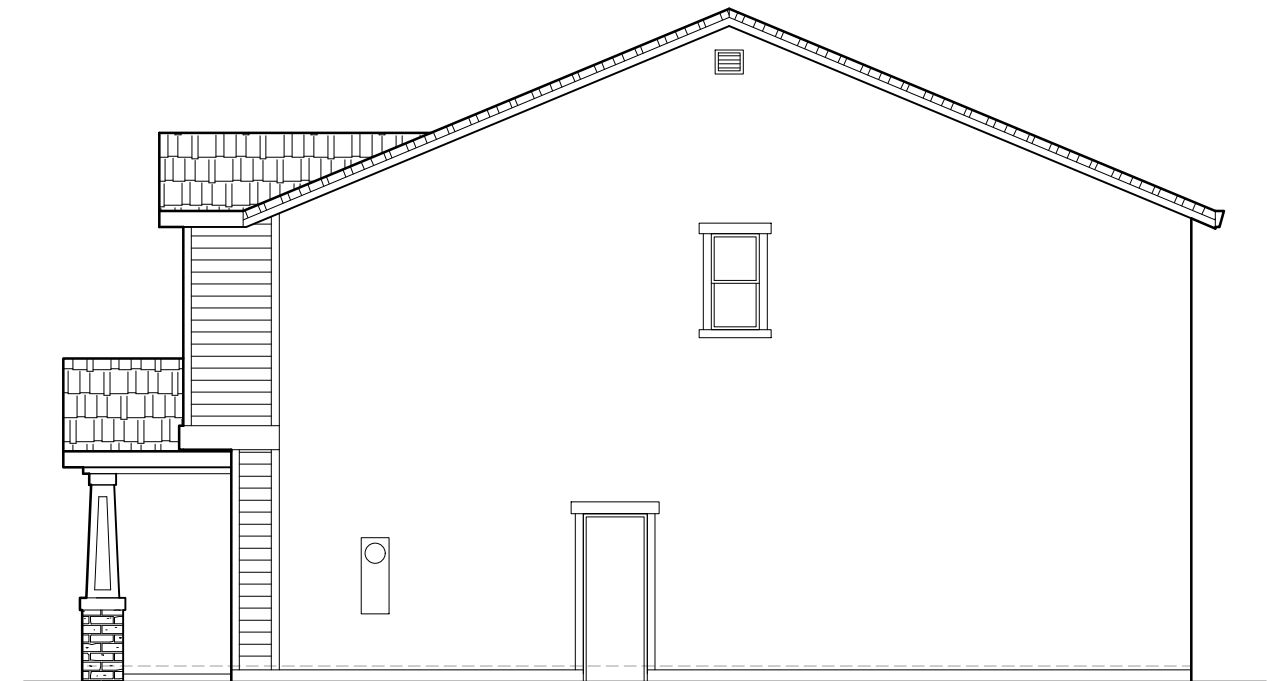
SCALE: 1/8"=1'-0"

28'-1"



LEFT ELEVATION 'B'

SCALE: 1/8"=1'-0"



RIGHT ELEVATION 'B'

SCALE: 1/8"=1'-0"

2508 'B' ELEVATIONS
SIERRA VISTA
JM-02

JMC HOMES

John Mourier Construction Inc.
Roseville, California



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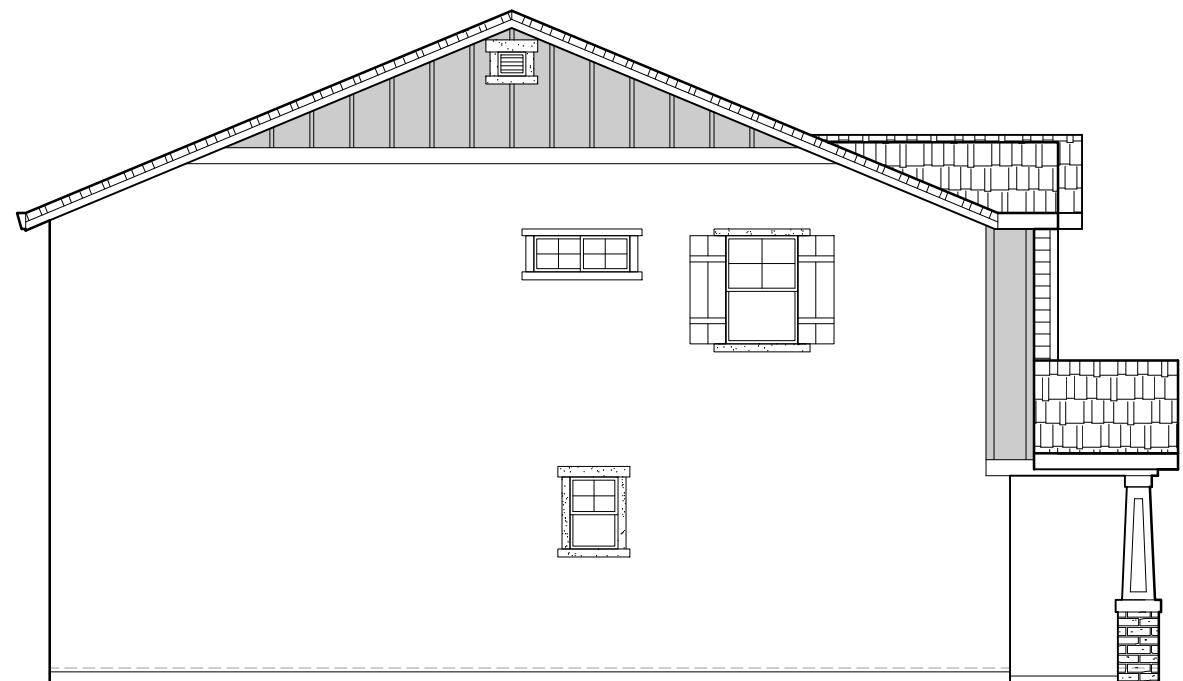
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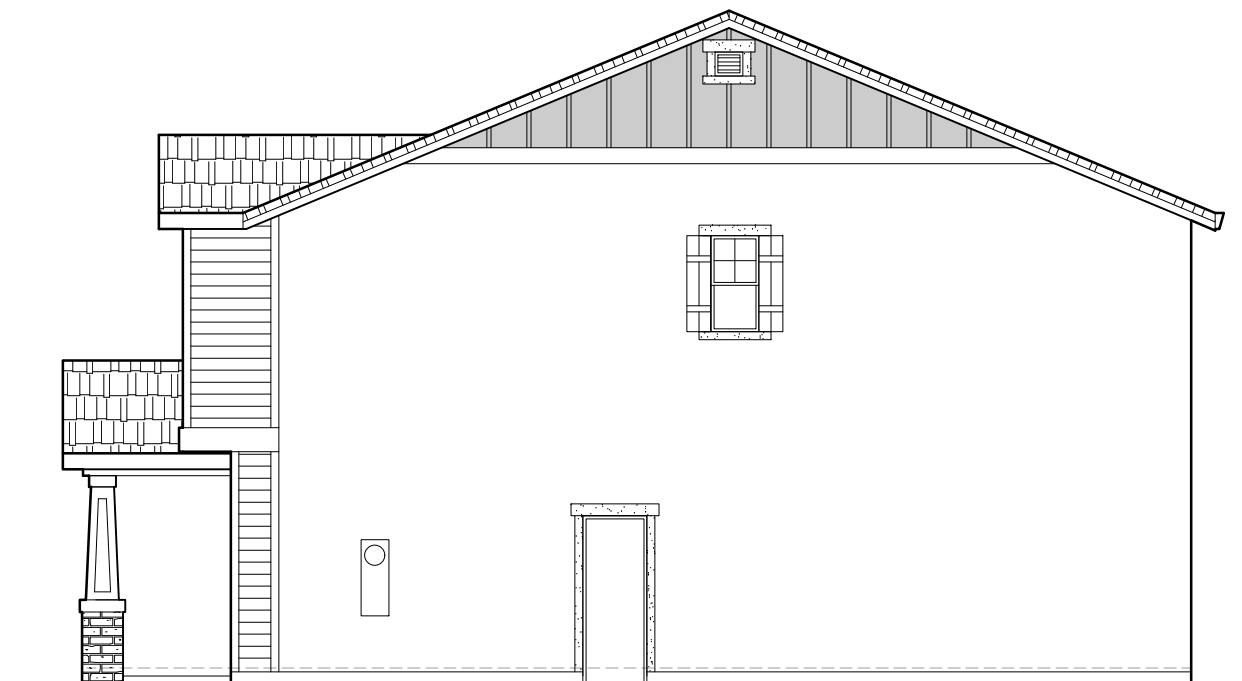
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LEFT ELEVATION 'B'

SCALE: 1/8"=1'-0"



RIGHT ELEVATION 'B'

SCALE: 1/8"=1'-0"

PLACE ARCHITECTURAL ENHANCEMENTS ONLY
WHEN REAR OR SIDES ARE FACING A STREET OR
OPEN SPACE

2508 'B' ELEVATIONS
SIERRA VISTA
JM-02

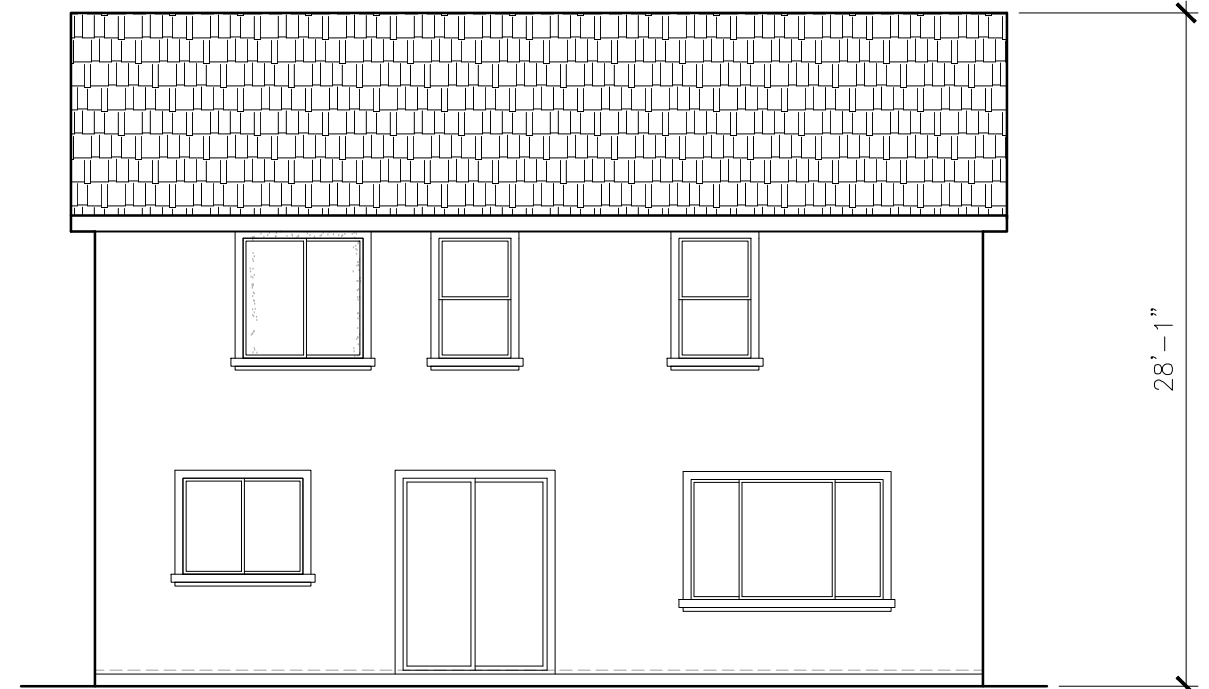
JMC HOMES

John Mourier Construction Inc.
Roseville, California



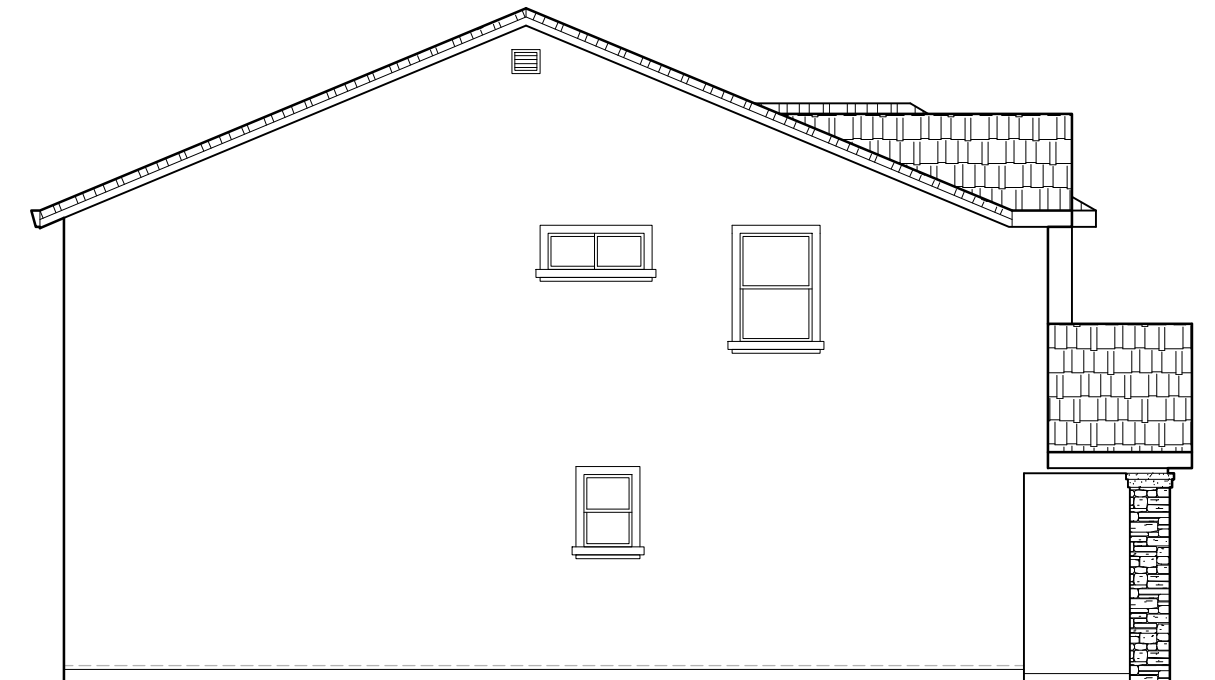
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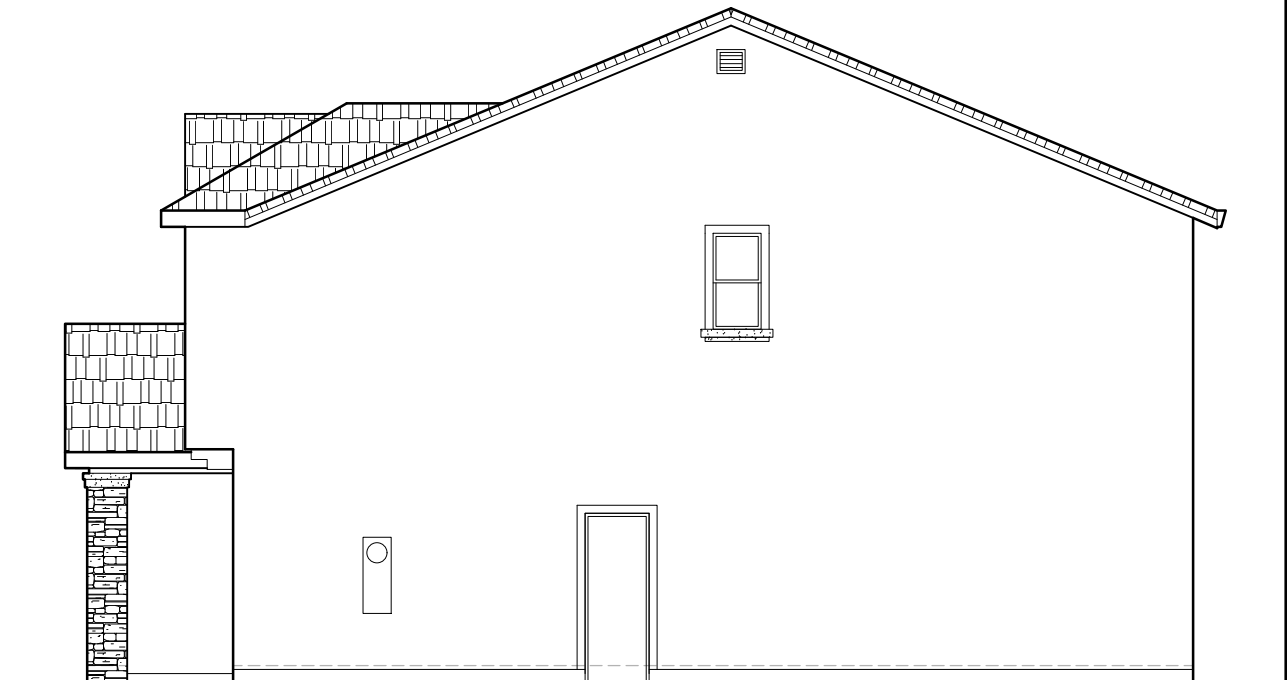
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RIGHT ELEVATION 'C'

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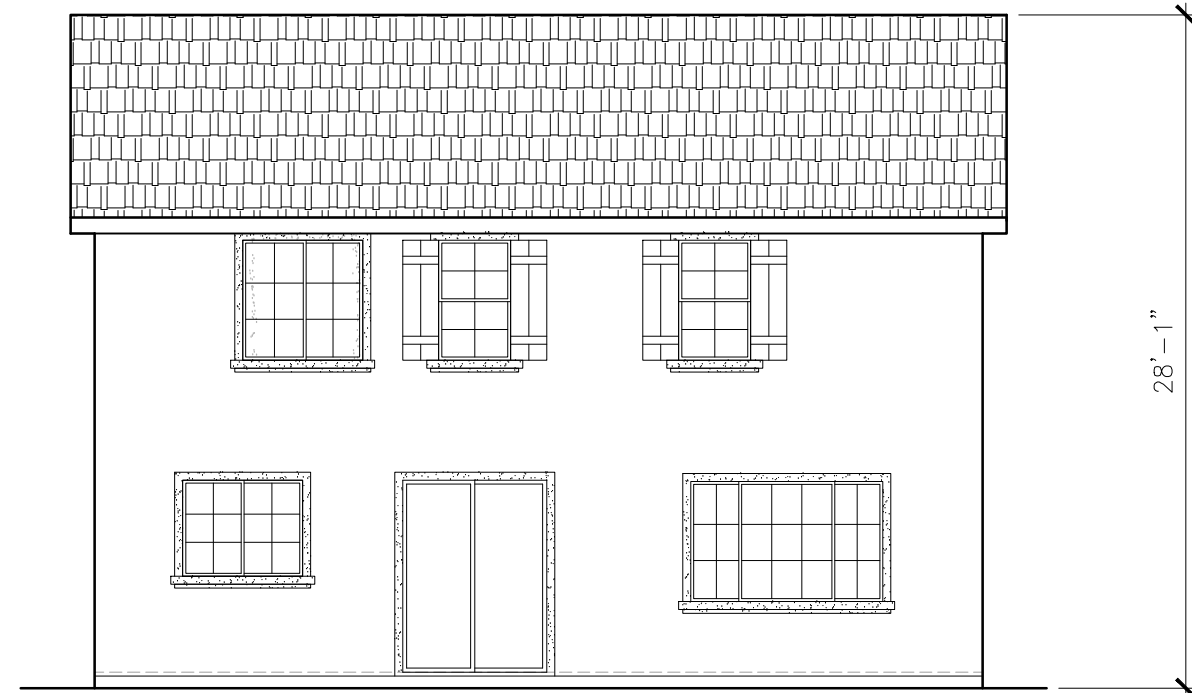
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SIERRA VISTA
JM-02

JMC HOMES

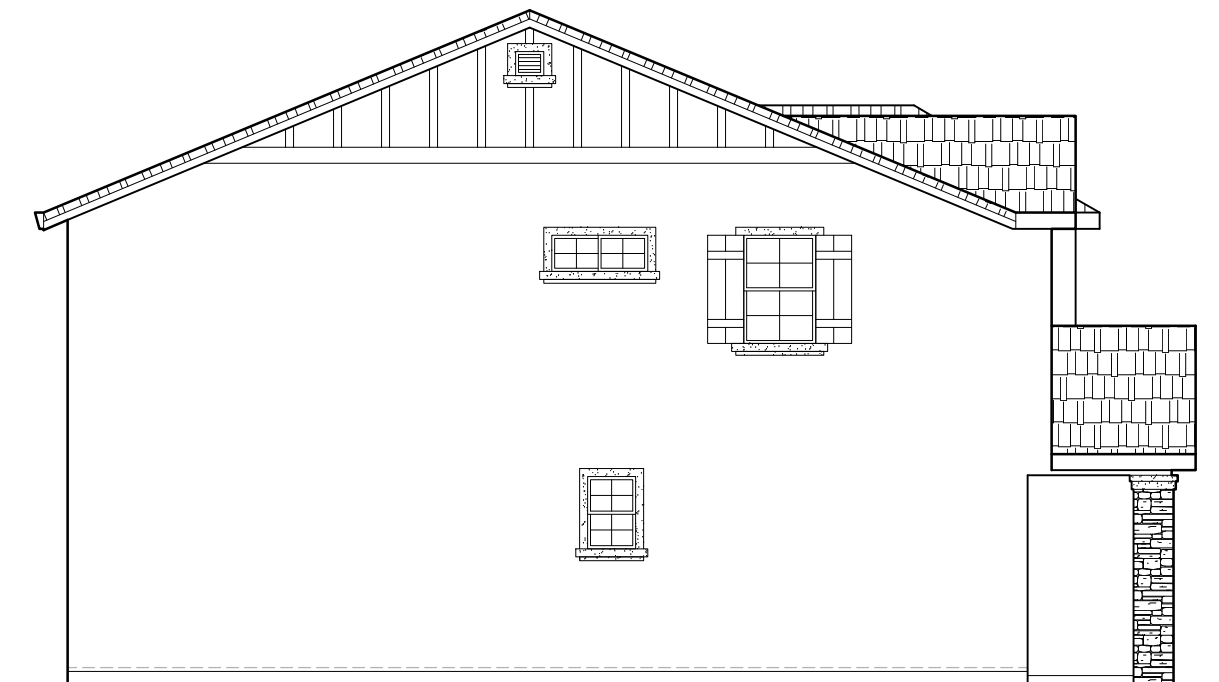
John Mourier Construction Inc.
Roseville, California



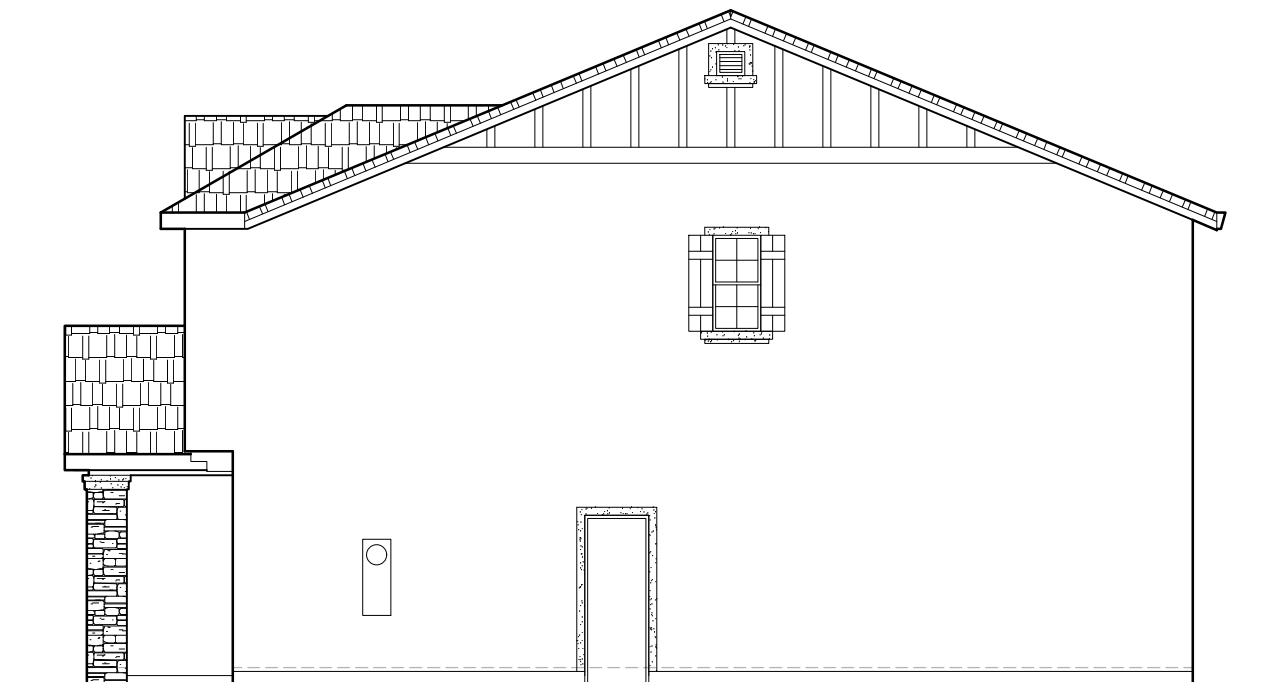
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RIGHT ELEVATION 'C'
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PLACE ARCHITECTURAL ENHANCEMENTS ONLY
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OPEN SPACE

2508 'C' ELEVATIONS
SIERRA VISTA
JM-02

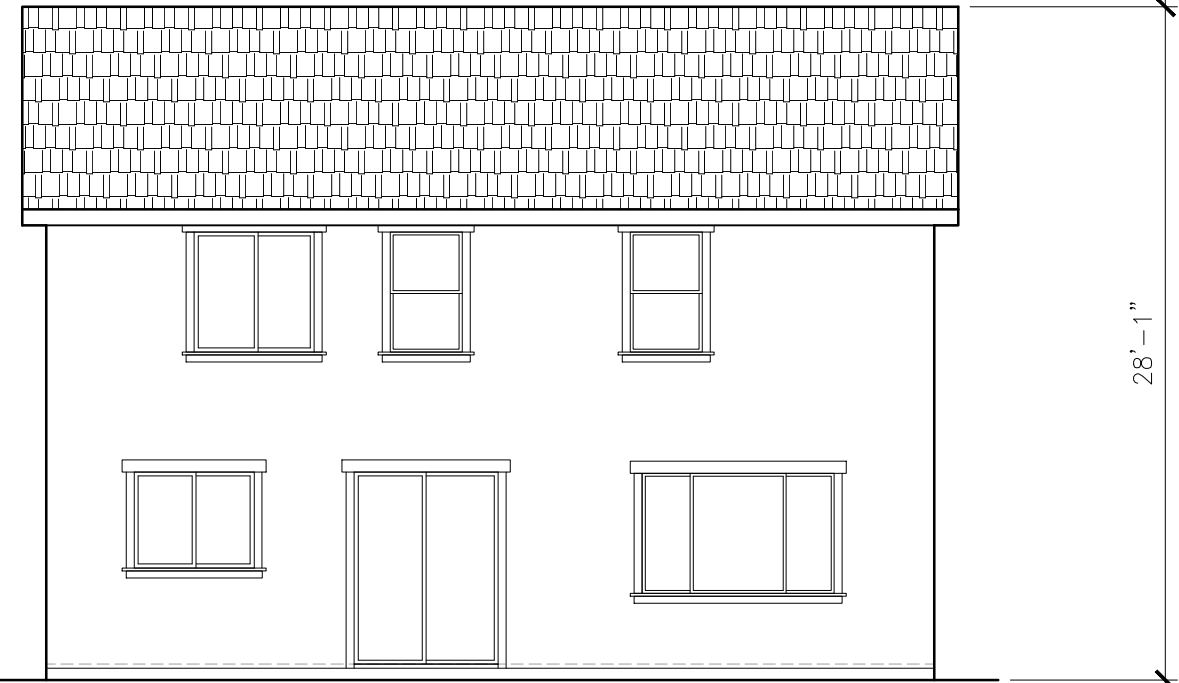
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Roseville, California



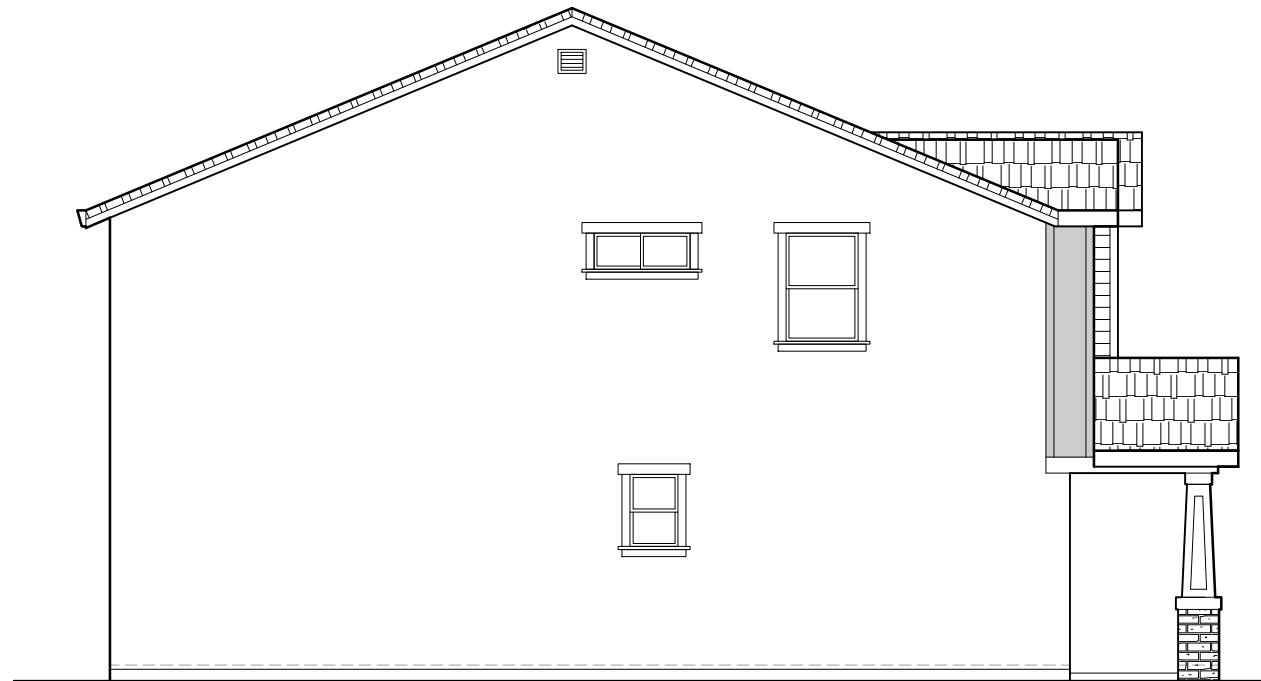
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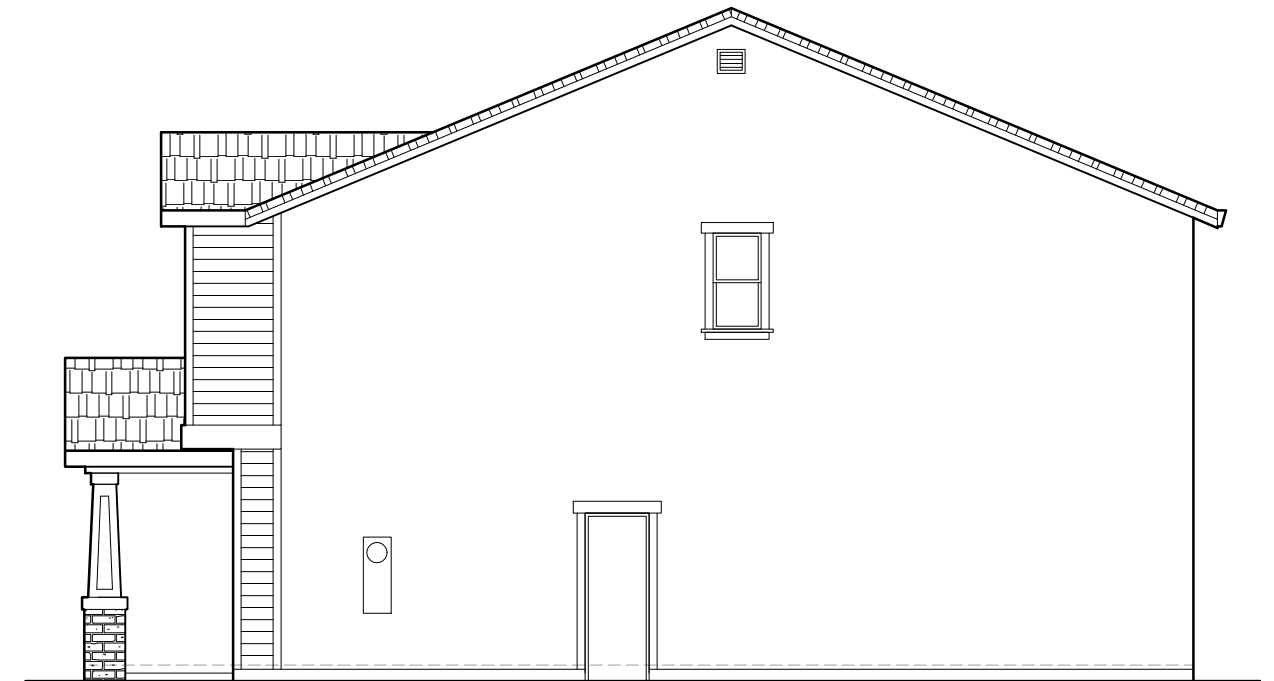
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2508 'D' ELEVATIONS
SIERRA VISTA
JM-02

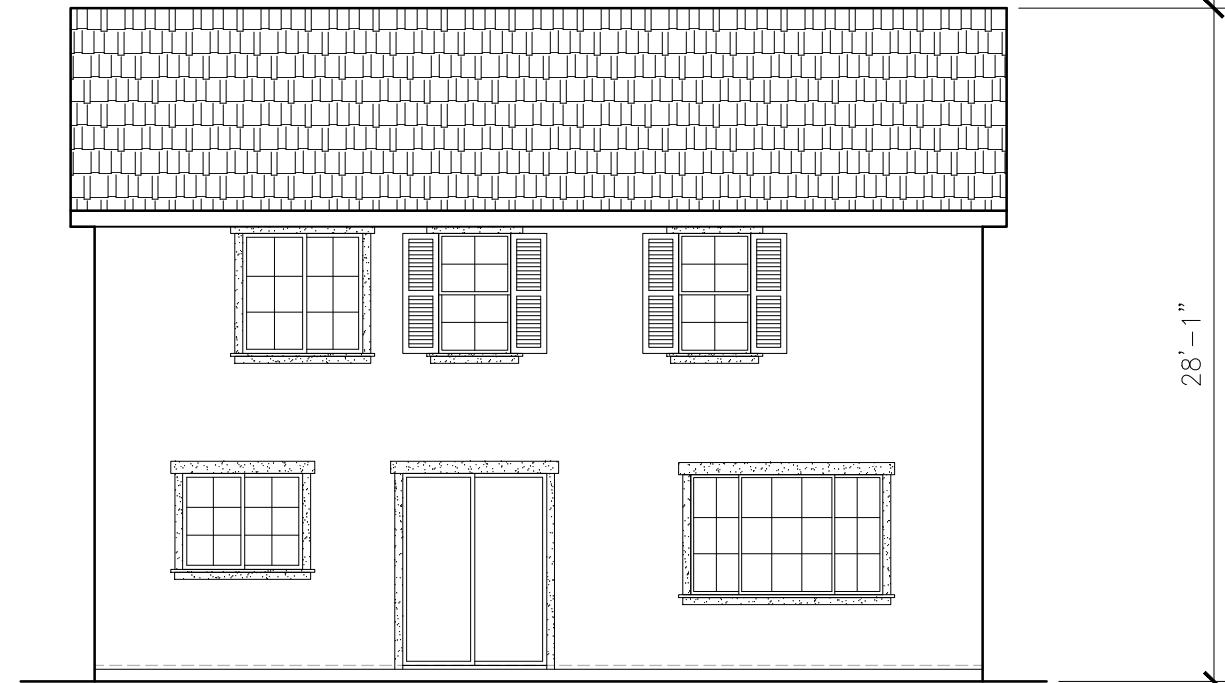
JMC HOMES

John Mourier Construction Inc.
Roseville, California



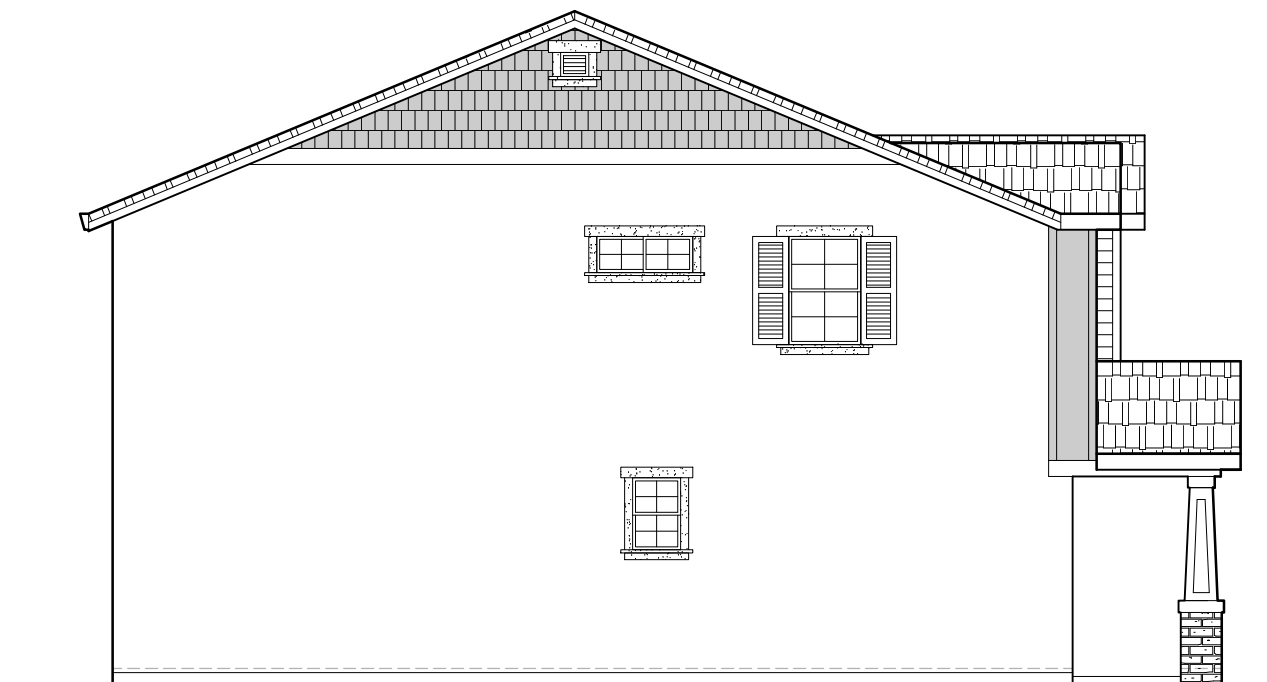
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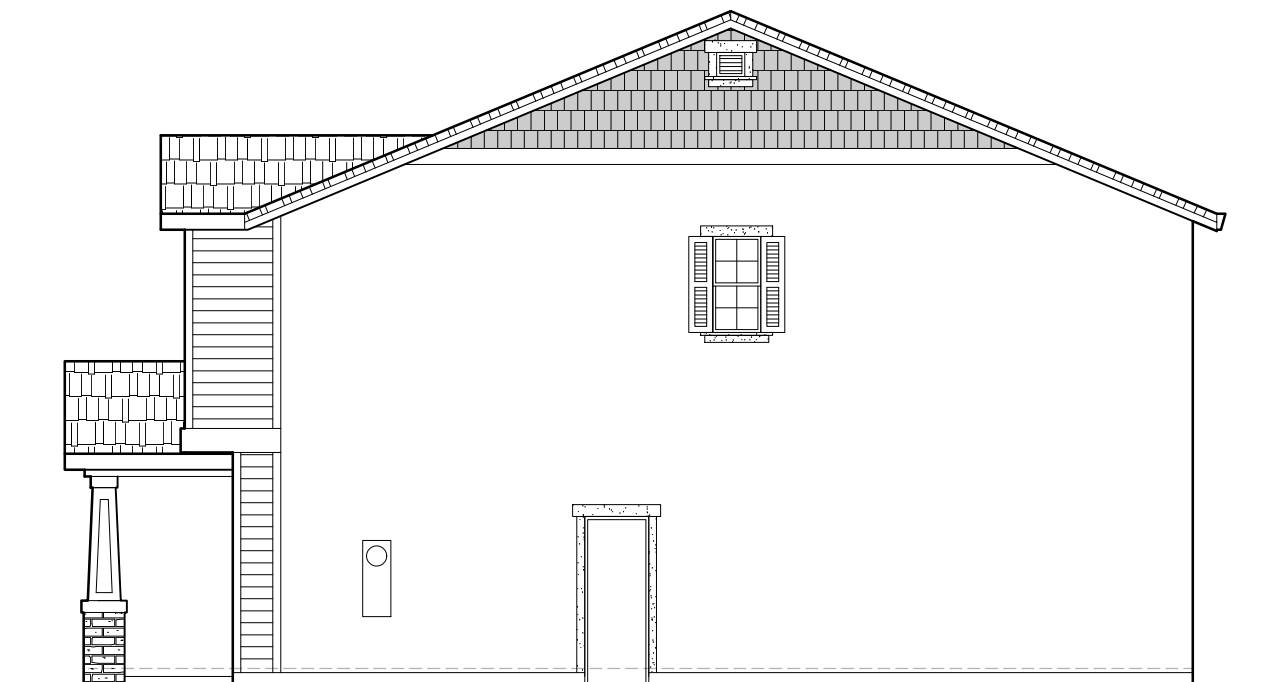
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RIGHT ELEVATION 'D'

SCALE: 1/8"=1'-0"

PLACE ARCHITECTURAL ENHANCEMENTS ONLY
WHEN REAR OR SIDES ARE FACING A STREET OR
OPEN SPACE

2508 'C' ELEVATIONS
SIERRA VISTA
JM-02

JMC HOMES

John Mourier Construction Inc.
Roseville, California



PLANNING COMMISSION COMMUNICATION

Title: HPCO PCL CO-21, -31, -41, -42 – CAMPUS OAKS COMMERCIAL – 1495
BLUE OAKS BL – FILE # PL18-0080

Contact:

Meeting Date: 10/25/2018

Item #: 6.1.

ATTACHMENTS:

Description

Staff Report

Attachment 1 Law Office of Benjamin Kanani

Attachment 2 Letter to Stephen Des Jardins re. Roseville Solidarity (00472540xB0A85)

Attachment 3 Renderings

Exhibit A Addendum

Exhibit B General Plan Change Pages

Exhibit C Rezone

Exhibit D DAA

Exhibit E HPCO Redlines

Exhibit F Site Plan & Notes

Exhibit G Grading Plan

Exhibit H Utilities and Stormwater

Exhibit I Landscape Plans - Part 1

Exhibit I Landscape Plans - Part 2

Exhibit J Photometric Plan

Exhibit K Elevations

Exhibit L Subdivision Map

ITEM 6.1: GENERAL PLAN AMENDMENT, REZONE, DEVELOPMENT AGREEMENT AMENDMENT, MODIFICATION OF A MAJOR PROJECT PERMIT STAGE 1, MAJOR PROJECT PERMIT STAGE 2, AND TENTATIVE SUBDIVISION MAP – 1495 BLUE OAKS BLVD – HPCO PCL CO-21, -31, -41, AND -42 – CAMPUS OAKS COMMERCIAL – PL18-0080

REQUEST

The applicant requests approval of a General Plan Amendment and Rezone to modify the land uses of Parcels CO-21 and CO-31 from Business Professional (BP) to Community Commercial (CC), and a Development Agreement Amendment to reflect the land use changes. A Major Project Permit (MPP) Stage 1 Modification is requested to change the HPCO Master Plan to reflect the proposed land use changes and master site plan for the Campus Oaks Commercial Center, and an MPP Stage 2 is requested for the proposed detailed site planning and building elevations for a portion of the Commercial Center. A Tentative Subdivision Map is requested to divide the site into 15 lots.

Applicant/Owner – Stephen Des Jardins, BBC Roseville Oaks, LLC

SUMMARY RECOMMENDATION

The Planning Division recommends that the Planning Commission take the following actions:

- A. Consider the Addendum to the Hewlett Packard Master Plan EIR/Initial Study
- B. Recommend the City Council approve the General Plan Text and Land Use Amendments,
- C. Recommend the City Council adopt the two (2) findings of fact and approve the Rezone,
- D. Recommend the City Council approve the Development Agreement Amendment,
- E. Recommend the City Council adopt the two (2) findings of fact and approve the Modification of a Major Project Permit Stage 1 (Campus Oaks Master Plan Amendment);
- F. Adopt the two (2) findings of fact and approve the Major Project Permit Stage 2 subject to one hundred two (102) conditions of approval,
- G. Adopt the three (3) findings of fact and approve the Tentative Subdivision Map subject to sixty-four (64) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

The City received a letter from the Law Office of Benjamin Kanani (Attachment 1), representing Roseville Solidarity, expressing concern that the environmental impacts of the proposed project had not been adequately reviewed. This letter was received on September 18, 2018, prior to publication of any environmental documentation for the proposed project. Therefore, the letter focuses on describing the environmental review which has taken place in the past. The Roseville Solidarity letter focuses on an argument that an Addendum would be the inappropriate type of environmental document because of inadequacies in the prior analyses. However, the letter cites neither case law nor any sections of the California Environmental Quality Act (CEQA) Guidelines in making its argument.

The Law Office of Remy Moose Manley (RMM) provided a letter response (Attachment 2) to the Roseville Solidarity letter, at the request of the applicant. The RMM response states that the Roseville Solidarity letter is premised upon deeply flawed misstatements of the law. Citing established case law, the RMM response points out that the time to challenge the prior environmental documents has passed, and that “supplemental review provisions and statute of limitations bar challenges where environmental effects were not, but could have been, raised” in previous environmental documents. Therefore, the City is not obligated to revisit or re-demonstrate the validity those prior environmental documents when making decisions about analysis of

the current proposal. The RMM response then lays out the provisions of CEQA and case law which establish whether an Addendum shall be prepared.

There are no other outstanding issues related to the project proposal. The applicant has reviewed and is in agreement with the recommended conditions of approval.

BACKGROUND

The project site is located at 1495 Blue Oaks Boulevard at the southeastern corner of Blue Oaks Boulevard and Woodcreek Oaks Boulevard, within the City's North Industrial Planning Area. The project site was originally owned by Hewlett Packard (HP) and was designated for Light Industrial land use. The properties were sold and subdivided and are currently owned by BBC Roseville Oaks, LLC.

The project site, along with properties to the south and east, were governed by the June 1996 Hewlett-Packard Master Plan (amended in 2001). However, this master plan outlined a development plan and process for industrial uses with Hewlett-Packard as the single owner and operator. As Hewlett-Packard shifted their business plans for the property and sold some of the land, there was an interest in amending the master plan. In 2014 the Hewlett-Packard Campus Oaks Master Plan Amendment (HPCO Master Plan) was submitted, which covered a portion of the land within the Hewlett-Packard Master Plan. Figure 1 shows the portion of property which continues to be regulated by the Hewlett-Packard Master Plan and the portion regulated by the HPCO Master Plan. The HPCO Master Plan redesignated 198 acres of industrial land to a mix of Low, Medium, and High Density Residential; Business Professional, Community Commercial, Tech/Business Park – Light Industrial, Parks and Recreation, Open Space, and Public/Quasi-Public. The HPCO Master Plan also established development standards, permitted uses, and a development plan for the area, and a tentative subdivision map to create large lots based on the land use plan. The project received final approval in August of 2015.

Various projects consistent with the HPCO Master Plan have begun or been completed since the Master Plan approval. This includes the completion of several roadways, including the extension of Roseville Parkway from Foothills Boulevard to Blue Oaks Boulevard and the completion of Painted Desert Way; the construction of the first residential units in the plan area, the Campus Oaks Apartments; and mass

Figure 1: Project Location

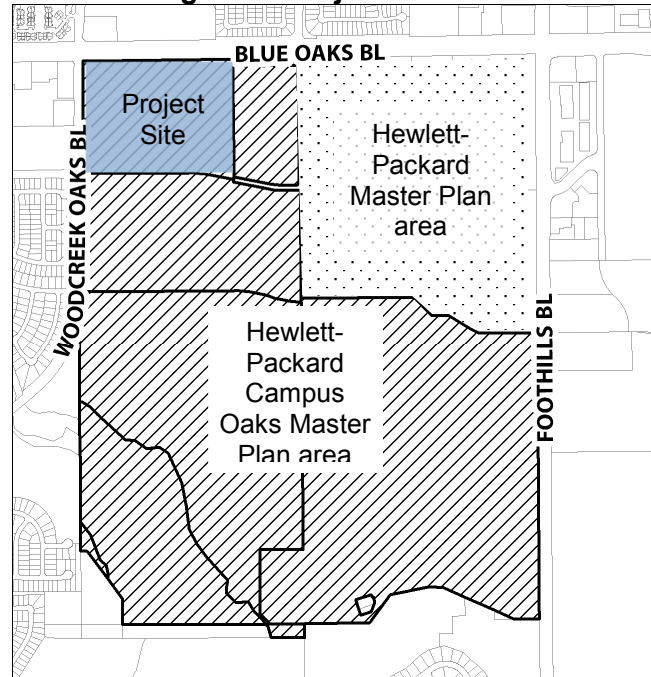


Figure 2: 2017 Aerial of Site



grading on most of the remaining plan area, for the purpose of leveling parcels and defining the future main roadways. An aerial photograph of the project site and surrounding areas is provided as Figure 2, but since the photo is from 2017 it does not capture all of the most recent work or completed roadways.

The existing HPCO Master Plan identifies the project site as the Campus Oaks Town Center (Town Center; see Figure 3). The project site includes approximately 10 acres of land designated for Business Professional uses and approximately 19 acres designated for Community Commercial uses, as shown in Figure 4 (Parcels CO-21, CO-31, CO-41, and CO-42). When these land uses were adopted, there was a conceptual plan for developing the Town Center (shown in Figure 3), and the anticipated buildout was 170,000 square feet of commercial space and 60,000 square feet of business professional or office space (as shown in Table 3-1 of the HPCO Master Plan).

SITE INFORMATION

Location: 1495 Blue Oaks Boulevard

Total Size: 29.64 acres

Topography and Setting: The site topography is generally flat, due to the mass grading activities which have occurred on the project site. The site is bounded to the north by Blue Oaks Boulevard, to the west by Woodcreek Oaks Boulevard, to the east by undeveloped land, and to the south by Painted Desert Way. Roseville Parkway extends through the eastern third of the project area.

Property to the north of the project site, across Blue Oaks Boulevard, has a land use designation of Community Commercial. The site includes a Walgreens, but otherwise remains undeveloped. Properties surrounding the Community Commercial area have a land use designation of Medium Density Residential, and are developed with single-family homes. Property to the west of the site is a mix of Community Commercial and High Density Residential, and is developed with a shopping center and apartments, respectively. Property to the south of the project site is within the HPCO Master Plan, and has a land use designation of Public/Quasi-Public (for a future fire station) and High Density Residential. These properties are currently undeveloped. Property to the east has a land use designation of Light Industrial. The property is currently undeveloped.

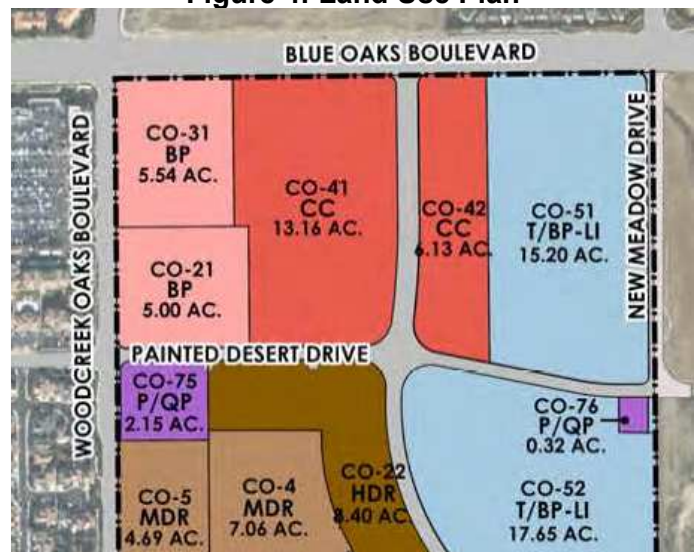
PROJECT DESCRIPTION

The applicant proposes to amend the land uses in the Town Center to convert Parcels CO-21 and CO-31 from Business Professional to Community Commercial. This would change the Campus Oaks Town Center

Figure 3: Town Center District



Figure 4: Land Use Plan



from a mix of office and retail uses, to a complete retail center. The application also includes detailed site plans showing the proposed location and size of each building in the center, as well as the supporting internal roadways, parking areas, landscaping, lighting, and monument signage. As part of the first phase of Town Center development, detailed elevations are included for approximately half the buildings in the center. Elevations for other buildings will be submitted to the City as part of later project proposals, not as a part of this project. In order to process these proposed plans, the applicant requests the following entitlements:

General Plan Amendment and Rezone: To change the land use and zoning designation of 10.39 acres from Business Professional to Community Commercial. This will change the HPCO Master Plan totals from 10.39 acres of Business Professional and 19.29 acres of Community Commercial to no Business Professional uses and 29.64 acres of Community Commercial land. The General Plan Amendment is included as Exhibit B and the Rezone is included as Exhibit C.

Development Agreement Amendment: The seventh amendment to the Development Agreement By and Between the City of Roseville and BBC Roseville Oaks, LLC Relative to the Campus Oaks Property within the Hewlett-Packard Campus Oaks Master Plan is to reflect the land use changes. The Development Agreement Amendment is included as Exhibit D.

Major Project Permit Stage 1 Modification: To amend the HPCO Master Plan text and figures consistent with the land use changes, and to update text and figures with the change in roadway name from HP Way to Roseville Parkway. The anticipated square footage of non-residential building area will also be changed, from 60,000 square feet of business/office space and 170,000 square feet of retail/commercial space to 240,000 square feet of retail/commercial space. This is a minor 10,000 square-foot increase in anticipated non-residential building space. The applicant proposes a total of 16 buildings and a total of 1,275 parking spaces. The HPCO Master Plan change pages are included as Exhibit E.

Major Project Permit Stage 2: To approve detailed site, landscaping and lighting plans for the entire project area, and elevations for 9 of the proposed buildings. The MPP Stage 2 materials are included as Exhibit F–K. Renderings of the proposed buildings are included as Attachment 3.

Tentative Subdivision Map: To divide the property into 15 lots, the locations of which are based on the locations of proposed buildings and their associated parking areas. Except for proposed Lot 2, which includes two buildings, all other lots have one building per lot. The Tentative Subdivision Map is included as Exhibit L.

EVALUATION: GENERAL PLAN AMENDMENT AND REZONE

Proposed amendments to the General Plan are analyzed for consistency with the goals and policies of the plan. For the proposed rezone, Zoning Ordinance Section 19.86.050 specifies that recommendations for approval or denial of a rezone shall include consideration of the proposed amendment's consistency with:

- 1. The public interest, health, safety, or welfare of the City, and**
- 2. The General Plan and any applicable Specific Plan.**

The project includes changing the land use designation and zoning of approximately 10 acres from Business Professional to Community Commercial. According to the City of Roseville General Plan, the Business Professional land use is intended for professional offices, but allows limited commercial uses such as banks, restaurants, and day care centers. The Community Commercial use allows for a full range of retail stores and businesses, but also allows professional office uses. These land uses are similar, but one emphasizes office and allows some commercial uses, while the other emphasizes commercial, but allows office uses. As discussed in the Background section, this property is surrounded

on three sides by existing or planned non-residential uses, including Community Commercial and Light Industrial, so the proposed land use designation is compatible with the surroundings. In addition, the proposed project is located in an area described in the HPCO Master Plan as a “vibrant Town Center where residents, employees and passers-by can shop, eat, and meet their everyday needs.” The proposed land use change from Business Professional to Community Commercial would continue to meet that purpose, and allow the applicant to pursue development of a retail shopping center on the property, as discussed in the Major Project Permit evaluation. The proposed project is consistent with the intent and objectives of the General Plan and is consistent with the interest, health, safety, and welfare of the City.

EVALUATION: DEVELOPMENT AGREEMENT AMENDMENT

Zoning Ordinance Section 19.84.040 specifies that recommendations for approval or denial of a Development Agreement (DA), including Amendments, shall include consideration of the following:

1. Consistency with the objectives, policies, programs, and land use designations of the City of Roseville General Plan.
2. Consistency with the City of Roseville Zoning Ordinance.
3. Conformity with the needs of public health, safety, and welfare.
4. The effect on the orderly development of property or the preservation of property values.
5. Whether the provisions of the Agreement shall provide sufficient benefit to the City to justify entering into the agreement.

The DAs are binding contracts that set the terms, rules, conditions, regulations, entitlements, responsibilities, and other provisions relating to the development of the covered properties. The proposed amendment to the DA would change the portions which describe the land uses, to make those sections consistent with the proposed project land use amendment. No changes to development triggers, fees, or other conditions/sections of the DA are proposed. Therefore, the proposed DA Amendment is consistent with items 1–5 above.

EVALUATION: MAJOR PROJECT PERMIT

The HP Campus Oaks Master Plan is considered the approved Major Project Permit (MPP) Stage 1 for the plan area. While Section 19.82.040 of the City of Roseville Zoning Ordinance describes the procedures for amendments to a Major Project Permit, Section 6.3.3 of the HPCO Master Plan requires City Council approval of major modifications to the Master Plan. Therefore, the Planning Commission will be making a recommendation and the City Council will be acting on the MPP Stage 1 entitlement. The MPP Stage 2 entitlements will require final action by the Planning Commission as outlined in the Zoning Ordinance. The findings for a Major Project Permit Stage 1 are as follows:

- 1. The Preliminary Development Plan is consistent with the General Plan, applicable Specific Plan, and adopted City design guidelines; and***
- 2. The design and installation of the Preliminary Development Plan shall not be detrimental to the public health and safety, or be materially detrimental to the public welfare.***

The findings for a Major Project Permit Stage 2 are as follows:

- 1. The Architecture and Landscaping is consistent with the General Plan, applicable Specific Plan, and adopted City design guidelines; and Phase 1 approval; and**
- 2. The design and installation of the Preliminary Development Plan shall not be detrimental to the public health and safety, or be materially detrimental to the public welfare.**

These findings are essentially the same, with the MPP 1 findings referring to the HPCO Master Plan and preliminary development plan, and the MPP 2 findings referring to the architecture and landscaping, as well as consistency with the Stage 1 Master Plan. Therefore, for the purposes of this evaluation, the modifications to both stages are examined together. The Major Project Permit 1 Modification includes amending the HPCO Master Plan text and figures consistent with the project changes, detailed site plans for the entire Town Center, and detailed elevations for 9 of the proposed 16 buildings.

The HPCO Master Plan modifications focus on changes to figures, tables, and text related to the changes in land use, and updating the name of HP Way to Roseville Parkway. No changes to policies, standards, or guidelines in the HPCO Master Plan are proposed. As discussed in the evaluation of the General Plan Amendment and Rezone, the proposed changes to land use are consistent with the intent and policies of the General Plan, and with the findings required for a Rezone.

The HPCO Master Plan includes an illustrative site plan for the Town Center, as well as a number of applicable policies and design guidelines for development. In the HPCO Master Plan, the overarching goals of Town Center development include creation of a commercial setting along the northern community entry (Roseville Parkway), positioning of the Town Center on Blue Oaks Boulevard to attract activity and users, and creation of a paseo connecting the residential neighborhoods to the Town Center.

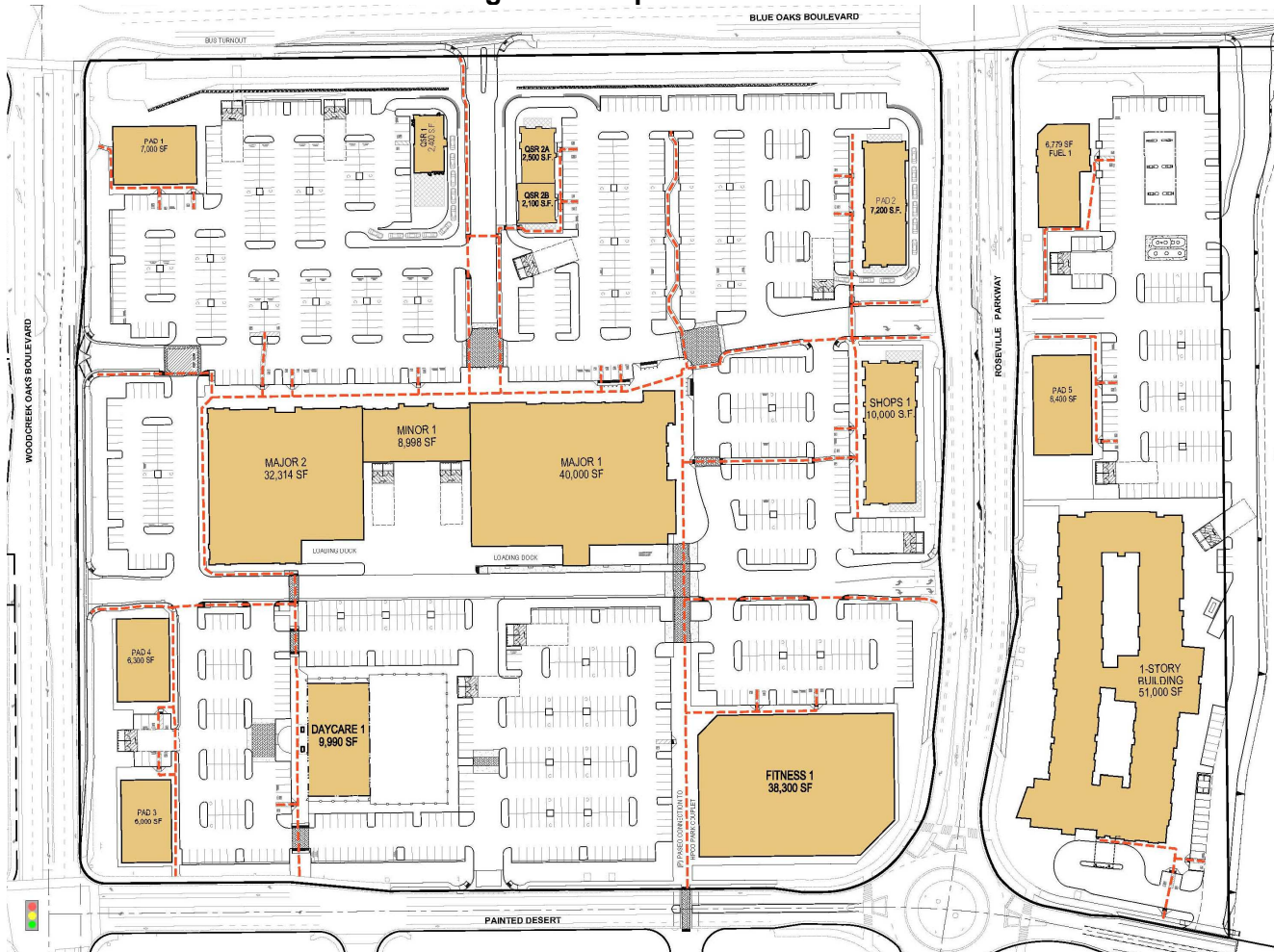
The proposed site plan, included as Figure 5 and Exhibit F to this staff report, shows the proposed layout of the Town Center. As shown, the project includes buildings placed adjacent to Roseville Parkway, with no intervening parking lots, to create a commercial setting along the roadway. Buildings are also located forward toward Blue Oaks Boulevard, as is a primary entry leading to the largest buildings on the site. The project also includes the paseo extending from the south across Painted Desert Drive and north through the site (the green line on Figure 5), ending at the front of the proposed Major 1 building (Nugget Market). Other connecting pedestrian pathways branch off from this central paseo, providing access to other buildings, parking areas, and the sidewalks along the public streets (the red dashed lines on the site plan). More specific and detailed analyses of access, circulation, parking, utilities and infrastructure, lighting and landscaping, and architecture are provided in the sections which follow.

Vehicle Access and Circulation

The proposed project includes one primary entry on Blue Oaks Boulevard, two entries on Woodcreek Oaks Boulevard, two entries on Roseville Parkway, and one entry on Painted Desert Drive. The entries on Woodcreek Oaks Boulevard and Roseville Parkway are connected to one another through the site, with one continuous drive-aisle along the front of the central buildings (Major 1, Major 2, and Minor 1) and one continuous drive-aisle along the rear of those buildings. The entries from Blue Oaks and Painted Desert Drive connect to each of these drive aisles. The project also includes a continuous roadway extending along the eastern side of the project from Blue Oaks Boulevard to Painted Desert Drive. The portion of the project east of Roseville Parkway takes access both from Roseville Parkway and from the new roadway.

The proposed access and circulation design of the proposed site was evaluated in a technical memorandum prepared by Fehr and Peers, which is included as Attachment 2 of Exhibit A (the Addendum). This study was used to determine driveway spacing, entryway throat depths, turn pocket lengths, and other elements of access and circulation design for the project.

Figure 5: Proposed Site Plan



Pedestrian Access and Circulation

The HPCO Master Plan Design Guidelines (HPCO Design Guidelines) includes policy language to require the provision of sidewalk, paseo, and pathway networks (Guideline 2-1) and has specific design requirements for the main paseo extending from Painted Desert Drive (Guideline 2-20). As shown in Figure 5, in addition to the major and minor vehicular circulation pathways, the project includes many internal pedestrian pathways and provides the wide central paseo. The proposed landscaping plans show benches, pedestrian-scale lighting, and landscaping along this paseo. The proposal also includes the completion of landscaping which surrounds the separated sidewalks along all of the public streets. These walkways will provide access from the surrounding neighborhoods. Direct pedestrian connections have also been provided near the corner of Woodcreek and Blue Oaks Boulevards, and the corner of Woodcreek Oaks Boulevard and Painted Desert Drive, so that pedestrians do not have to walk down the street to the vehicle entrances. The project conforms to the HPCO Master Plan Design Guidelines related to pedestrian access and circulation.

Parking

The proposed project includes 1,275 parking spaces, which includes 173 spaces for the uses east of Roseville Parkway and 1,102 spaces for the uses west of Roseville Parkway. Based on the proposed uses and the City of Roseville Zoning Ordinance parking standards, the project would be required to provide 1,075 parking spaces for the area west of Roseville Parkway and 152 parking spaces for the area east of Roseville Parkway. The project provides more parking than is required based on the City's

parking standards (a matrix is provided on the Notes and Details sheet of Exhibit F). The project also includes an area near Blue Oaks Boulevard to be designated as a Park and Ride lot, the requirement for which is included as a condition of approval.

Utilities and Infrastructure

The proposed project includes the extension of utilities from the surrounding roadways through the project site and the provision of operational stormwater treatment and control designs. The main utility feature on the site is the existing drainage channel on Blue Oaks Boulevard. This area is within a 75-foot wide landscape corridor, and in the existing condition is a concrete-lined channel. As part of the project, the concrete will be removed and an infiltration trench will be included, so that the channel will both convey and treat stormwater.

To the extent practicable, utility infrastructure has been located away from the public street or within buildings or service areas. There are some instances where trash enclosures are forward to the street, due to the need to place them away from main internal thoroughfares but also in locations where garbage collection vehicles have a straight approach with no tight turns. In those cases, the landscape plans have been designed to provide deep screening between the wall of the enclosure and the street. In addition, the masonry walls surrounding the enclosures will be of higher architectural quality, with a shiplap profile (see Exhibit I).

Lighting and Landscaping

The proposed landscape plans include a variety of plants, designed to be consistent with the theme established in the HPCO Design Guidelines. Chapter 3 of the HPCO Design Guidelines defines the plant palette for streetscapes, while the HPCO Master Plan defines the required landscape widths for public streets. The landscape corridor for Blue Oaks Boulevard, Woodcreek Oaks Boulevard, Painted Desert Drive, and Roseville Parkway have required widths of 70 feet, 35 feet, 25 feet, and 25 feet, respectively. The proposed project provides these required widths. Consistent with the HPCO Design Guidelines, the project includes London planetree as primary trees on Blue Oaks Boulevard and Woodcreek Oaks Boulevard, elm trees along Roseville Parkway, and golden rain tree along Painted Desert Drive.

The landscape plans for the project include a variety of tree species, used for shading, accents, and screening, and also includes the use of “specimen trees” at primary and secondary gateway points, consistent with the HPCO Design Guidelines. A layered mix of foundation shrubs, low shrubs, and groundcover is proposed along all street frontages and alongside the major project entries. Hedge and border shrubs are proposed around the entire project perimeter, to screen parking areas, service areas, and drive-through lanes from view.

In addition to the planting plan, the landscape plans also include furnishings and fixtures. These are designed to support the modern agrarian theme of the building architecture (discussed in the next section). Furnishings include pre-cast concrete split-rail fencing, farmhouse/barn style lighting fixtures, benches, raised planters/pots, and the use of stamped and decorative concrete and stamped asphalt in key areas and pathways, to define the pedestrian environment. A photometric plan was included for the project, which demonstrates achievement of the minimum required lighting levels (0.5 foot-candles in pedestrian areas and 1.0 foot-candles in vehicle areas).

Architecture

The HPCO Design Guidelines and the HPCO Master Plan provide standards and guidelines for streetscapes and project design intent, but defers to the City’s Community Design Guidelines (CDG) for the evaluation of architecture and building design. Key guidelines within the CDG include direction to:

- define development character through the use of consistent design concepts (CC-39);

- use varied wall planes, rooflines, and building form (CC-41);
- provide articulation at main building entries (CC-44);
- provide variation in colors and materials (CC-46); and
- provide architectural treatment for all sides of a building facing public areas (CC-47);

The applicant has proposed a modern agrarian design concept. The modern agrarian style incorporates traditional building forms and materials associated with rural or agricultural settings—such as barn-style building forms and wood or metal cladding or roofs—coupled with modern design styles such as flat parapets, stucco, and modern glass and metal storefronts. This theme is illustrated in Figure 6, below, which is a rendering of the proposed Shops 1 building. The proposed architecture includes a barn-style corner element, using red metal cladding. The corner also includes a patio area, with posts and roofing materials which echo the agrarian style of the barn element. Additional agrarian elements include the use of silver metal cladding on the central portion of the building, a wood trellis awning, and the use of fiber cement siding on the opposite corner designed to mimic the look of traditional wood siding. These elements are coupled with the use of flat parapets, metal awnings, metal trellises, and stucco. These contrasting elements have been applied to the building in a cohesive way, and softening elements such as wood and fabrics have been included alongside the metals.

Figure 6: Shops 1 Rendering



Figure 6 displays the variation in materials (metal, fiber-cement, stucco, glass, wood, and fabric), colors, building form, and rooflines called for by the CDG, as well as the wall plane variation. The other proposed pad buildings included as part of the Major Project Permit Stage 2 have a similar architecture and design, but the Major, Minor, and Fitness Buildings are somewhat different, due to the proposed tenant mix and the larger size and scale of the buildings. Although the front entrances to the pad buildings are oriented toward the inside of the site, away from the street, the street-facing elevations have been designed to include faux storefronts and other architectural detailing, to provide an activated streetscape. This is shown in Figure 7.

Major 1 is proposed to house the Nugget Market, and has been designed using board and batten siding, plaster, distressed wood and standard wood cladding, applied to a barn-style building form (see Figure 8). The building includes the use of clerestory windows, skylights, rows of tall windows, and a long canopy area supported by columns, as well as a main entry area defined by variation in the roofline, forward presentation, and a large expanse of glass. This building has been designed to fit with the

modern agrarian theme, but also to stand out as a major anchor tenant. As with the pad buildings, this proposed building shows variation in materials, colors, building form, and rooflines, and also provides wall plane variation with recesses and projections.

Figure 7: Blue Oaks and Roseville Parkway View



Figure 8: Nugget Market Architecture



The Fitness building is located at a key entry area, on the roundabout on the corner of Roseville Parkway and Painted Desert Drive. The building has been designed to provide corner presence, with extensive use of glass and a pop-up canopy with clerestory windows, as shown in Figure 9. The building is also located alongside the paseo, and to provide pedestrian-scale materials, the building includes the use of stone along the base. The proposed fitness uses many of the same materials and colors in use elsewhere in the center (red metal cladding, wood insets around windows, and stucco to balance the use of metal) but uses a more modern overall building form. This is partly a function of the building footprint since the building is wide and viewed from multiple angles at once, making it impracticable to create a barn shape or form. This building will act as an area of transition between the Town Center and the development areas across Painted Desert Drive.

Figure 9: Fitness Rendering



Major 2 and Minor 1 share elements from all of the other buildings, anchoring the design theme of the

entire center. As shown in Figure 10, these buildings use the black metal paneling found on the Fitness building, the red metal and barn roof shape found on the pad buildings, the intermixing of stucco to relieve the metal, and the continuation of the long canopy supported by columns which is found on the Nugget Market (Major 1) building. As shown in the rendering, the building includes wall plane and roofline variation, variation in the materials and colors, and the use of green screens and stucco to soften metal elements.

Figure 10: Nugget, Major 2, and Minor 1



CONCLUSION

As demonstrated by the analyses in the foregoing sections, the proposed project is consistent with the policies and intent of the General Plan, HPCO Master Plan, HPCO Master Plan Design Guidelines, and the City's Community Design Guidelines. The project will not be detrimental to public health or safety, nor will it be detrimental to the public welfare.

EVALUATION: SUBDIVISION MAP

Section 18.06.180 of the City of Roseville Subdivision Ordinance requires that three findings be made in order to approve or conditionally approve a tentative subdivision map. The three findings are listed below in ***italicized, bold*** text and are followed by an evaluation of the map in relation to each finding.

- 1. The size, design, character, grading, location, orientation and configuration of lots, roads and all improvements for the tentative subdivision map are consistent with the density, uses, circulation and open space systems, applicable policies and standards of the General Plan or any applicable specific plan for the area, whichever is more restrictive, and the design standards of this Title.***
- 2. The subdivision will result in lots which can be used or built upon. The subdivision will not create lots which are impractical for improvement or use due to: the steepness of terrain or location of watercourses in the area; the size or shape of the lots or inadequate building area; inadequate frontage or access; or, some other physical condition of the area.***
- 3. The design and density of the subdivision will not violate the existing requirements prescribed by the Regional Water Quality Control Board for the discharge of waste into the sewage system, Pursuant to Division 7 of the Water Code.***

The proposed map will merge and resubdivide the three existing lots to create 15 lots, the locations of which are based on the locations of proposed buildings and their associated parking areas. Except for

proposed Lot 2, which includes two buildings, all other lots have one building per lot. The lots have been designed to ensure the site can be used and built upon, and that each lot is practical for improvement. The subdivision map has been reviewed by all City Departments and Divisions to ensure the design meets the City's standards and provides all necessary easements and rights-of-way. Conditions of approval require recordation of reciprocal access and parking agreements.

Environmental Utilities calculates wastewater volumes based upon land use acreage, and calculations for Business Professional and Community Commercial are the same. Therefore, the project has no impact on calculated wastewater demands, and can be accommodated by the City without violating the requirements prescribed the Regional Water Quality Control Board.

PUBLIC OUTREACH

The proposed project was distributed to the various agencies and departments which have requested notice of City applications, and all comments were considered and incorporated into the Conditions of Approval, as appropriate. Notice of the application was also distributed to the Roseville Coalition of Neighborhood Associations and the project was brought to the Blue Oaks Neighborhood Association meeting of August 28, 2018. Feedback at the neighborhood meeting, which was attended by more than 50 people, was positive. A public notice of the Planning Commission hearing was published on October 12, 2018, and was distributed to all property owners within 300 feet of the project site. To date, no comments have been received.

ENVIRONMENTAL DETERMINATION

As part of the project, an Addendum was prepared consistent with the California Environmental Quality Act (CEQA). The Addendum was based on the Initial Study's findings that the proposed project is substantially consistent with the previously certified Hewlett Packard Master Plan EIR which was certified by the City Council on June 5, 1996 (SCH#95112022). Therefore, an Addendum to the Hewlett Packard Master Plan EIR was prepared for consideration by the City's Planning Commission before taking action on the project. A copy of the addendum is provided herein as Exhibit A.

As discussed in the Summary of Outstanding Issues section of this staff report, the City received a letter from Roseville Solidarity alleging that because past environmental documentation was inadequate, an Addendum would be inappropriate for the current proposal. However, as discussed in the RMM response, this argument is not supported by either the CEQA Guidelines or established case law. This argument is further flawed because it was made in advance of the publication of the environmental documentation for the proposed project, so could not be based on any fact or substantial evidence. The City has carefully examined whether any changes to the project or changes in circumstance would alter its previously-reached significant conclusions, and has found that there are not; consistent with CEQA Guidelines Section 15164 "the lead agency or responsible agency **shall** prepare an addendum" in this case [emphasis added].

RECOMMENDATION

The Planning Division recommends the Planning Commission take the following actions:

- A. Consider the Addendum to the Hewlett Packard Master Plan EIR/Initial Study.
- B. Recommend the City Council approve the **GENERAL PLAN AMENDMENT – 1495 BLUE OAKS BLVD – HPCO PCL CO-21, -31, -41, AND -42 – CAMPUS OAKS COMMERCIAL – PL18-0080**.
- C. Recommend the City Council adopt the two (2) findings of fact and approve the **REZONE – 1495 BLUE OAKS BLVD – HPCO PCL CO-21, -31, -41, AND -42 – CAMPUS OAKS COMMERCIAL – PL18-0080**.

- D. Recommend the City Council approve the **DEVELOPMENT AGREEMENT AMENDMENT – 1495 BLUE OAKS BLVD – HPCO PCL CO-21, -31, -41, AND -42 – CAMPUS OAKS COMMERCIAL – PL18-0080**.
- E. Recommend the City Council adopt the two (2) findings of fact and approve the Modification of a **MAJOR PROJECT PERMIT STAGE 1 – 1495 BLUE OAKS BLVD – HPCO PCL CO-21, -31, -41, AND -42 – CAMPUS OAKS COMMERCIAL – PL18-0080**.
- F. Adopt the two (2) findings of fact and approve the **MAJOR PROJECT PERMIT STAGE 2 – 1495 BLUE OAKS BLVD – HPCO PCL CO-21, -31, -41, AND -42 – CAMPUS OAKS COMMERCIAL – PL18-0080** subject to one hundred two (102) conditions of approval.
- G. Adopt the three (3) findings of fact and approve the **TENTATIVE SUBDIVISION MAP – 1495 BLUE OAKS BLVD – HPCO PCL CO-21, -31, -41, AND -42 – CAMPUS OAKS COMMERCIAL – PL18-0080** subject to sixty-four (64) conditions of approval.

CONDITIONS OF APPROVAL FOR A MAJOR PROJECT PERMIT

- 1. The project is approved as shown in Exhibits E–K and as conditioned or modified below. (Planning)
- 2. This Major Project Permit Stage 1 and 2 approval shall be effectuated within a period of two (2) years from **October 25, 2018** and if not effectuated shall expire on **October 25, 2020**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **October 25, 2021**. (Planning)
- 3. The project shall comply with all required environmental mitigation identified in the Hewlett-Packard Master Plan Environmental Impact Report and subsequent Hewlett-Packard Campus Oaks Addendums, and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)
- 4. The project shall be addressed as 1495 Blue Oaks Blvd. The address for Lot 1 and the MAJOR 1 on said lot shall be 1509 Blue Oaks Blvd. The address for LOT 2 shall be 1493 Blue Oaks Blvd. The address for QSR 2A on LOT 2 to shall be 1495 Blue Oaks Blvd, and the address for QSR 2B on LOT 2 shall be 1501 Blue Oaks Blvd. The address for LOT 3 and PAD 2 on said lot shall be 140 Roseville PW. The address for LOT 4 and SHOPS 1 on said lot shall be 190 Roseville PW. The address for LOT 5 and FITNESS 1 on said lot shall be 290 Roseville PW. The address for LOT 6 and PAD 3 on said lot shall be 9056 Woodcreek Oaks Blvd. The address for LOT 7 and DAYCARE 1 on said lot shall be 9076 Woodcreek Oaks Blvd. The address for LOT 8 and PAD 4 on said lot shall be 9066 Woodcreek Oaks Blvd. The address for LOT 9 and MAJOR 2 on said lot shall be 1533 Blue Oaks Blvd. The address for LOT 10 and MINOR 1 on said lot shall be 1525 Blue Oaks Blvd. The address for LOT 11 and QSR 1 on said lot shall be 1517 Blue Oaks Blvd. The address for LOT 12 and PAD 1 on said lot shall be 1541 Blue Oaks Blvd. The address for LOT 13 and FUEL 1 on said lot shall be 135 Roseville PW. The address for LOT 14 and PAD 5 on said lot shall be 185 Roseville PW. The address for LOT 15 and 1-STORY BUILDING on said lot shall be 7794 Painted Desert Dr. All projects with multi-tenants or buildings must submit a site plan with building footprint(s) to the Development Services Department (Business Services – Addressing) for building/suite addressing. (Business Services)
- 5. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. Project billing may occur up to two (2) months after the end of warranty or the Notice of Termination date for the SWPPP, whichever occurs later. (Engineering, Environmental Utilities, Electric, Finance)

6. The design and construction of all improvements shall conform to the Design and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
7. The applicant shall not commence with any on-site improvements or improvements within the right-of-way until such time as grading and/or improvement plans have been submitted for review and are approved and grading and/or encroachment permits are issued by the Department of Development Services – Engineering Division. (Engineering)
8. The approval of this project does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. The Developer shall submit civil drawings to the Department of Development Services – Engineering Division for review and approval. (Engineering)

PRIOR TO ISSUANCE OF BUILDING PERMITS:

9. Parking lot design shall conform to the City's design standards, including the following minimum standards for parking stalls:
 - a. All parking stalls shall be double-striped. Parking stalls adjacent to sidewalks, landscaped areas or light fixtures, and all Accessible stalls shall abut a 6-inch raised curb or concrete bumper. (Planning)
 - b. Standard – 9 feet x 18 feet; Compact – 9 feet x 16 feet; Accessible – 14 feet x 18 feet (a 9-foot-wide parking area plus a 5-foot-wide loading area) and a minimum of one (1) parking space shall be Accessible van accessible – 17 feet x 18 feet (9-foot-wide parking area plus an 8-foot-wide loading area). (Planning)
 - c. An 'exterior routes of travel' site accessibility plan incorporating slope, cross-slope, width, pedestrian ramps, curb ramps, handrails, signage, detectable warnings or speed limit signs or equivalent means shall comprise part of the site improvement plans submitted to City for review, prior to building plan check approvals. This site accessibility plan shall also include:
 - i. Accessible parking stalls shall be dispersed and located closest to accessible entrances. The total number of accessible parking spaces shall be established by Table 11B-208.2 of the CBC.
 - ii. Accessible Parking spaces and crosswalks shall be signed, marked and maintained as required by Chapter 11 of the CBC.
 - iii. Accessible parking and exterior route of travel shall comply with CBC, Sections 11B-206 and 11B-208. (Building)
10. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. Parking lot striping and signage shall be maintained in a visible and legible manner. (Planning)
11. The project Landscape Plans shall comply with the following:
 - a. The Landscape Plan shall indicate the location of, and be designed to avoid conflicts with, all pole-mounted light fixtures and utility equipment including (but not limited to) electric transformers, switchgear, and overhead lines; backflow preventers; fire department connections; and public

- water, sewer, and storm drain facilities. (Planning, Fire, Environmental Utilities, Electric, Public Works)
- b. The tree plantings in the parking lot shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)
 - c. At a minimum, landscaped areas not covered with live material shall be covered with a rock, (3") bark (no shredded bark) or (3") mulch covering. (Planning)
 - d. The landscape plan shall comply with the Landscape Guidelines for the HP Campus Oaks Master Plan and the City of Roseville Water Efficient Landscape Ordinance. (Planning, Environmental Utilities)
 - e. All landscaping in areas containing electrical service equipment shall conform to the Electric Department's Landscape Requirements and Work Clearances as outlined in Section 10.00 of the Departments "Specification for Commercial Construction." (Electric)
 - f. Slopes within landscape planters shall be no more than 3:1. A two-foot flat bench located at back-of-walk shall be included in the landscape area to slow or allow absorption of nuisance run-off from the planters. (Parks, Recreation, and Libraries)
 - g. All landscaping shall conform to the standards of crime prevention through environmental design with the intent to create natural surveillance, controlling access, and territorial reinforcement to property boundaries. (Police)
12. Any roof-mounted equipment and satellite dishes proposed shall be shown on the building plans. The equipment shall be fully screened from public streets and the surrounding properties. (Planning)
13. At the time of building permit application and plan submittal, the project applicant shall submit a proposed plan which shows the proposed addressing for the building and dwelling unit numbers. The Building Official, or the designee, shall approve said plan prior to building permit approval. Refer to the *City of Roseville Addressing Guidelines*. (Building)
14. At the time of building permit application and plan submittal, the project applicant shall submit a proposed plan which shows the proposed suite addressing for individual tenant spaces within the building. The Building Official, or the designee, shall approve said plan prior to building permit approval. Refer to the *City of Roseville Addressing Guidelines*. (Building)
15. A separate Architectural Site Accessibility Plan which details the project's site accessibility information as required by California Title 24, Part 2 shall be submitted as part of the project Building Permit Plans. (Building)
16. For Multiple Building Complexes: As part of the required Architectural Site Accessibility Plan, the developer shall delineate the extent of the site accessibility improvements being installed as part of the initial improvements for the project, and those that are planned to be developed as part of subsequent phases (i.e. around future pad buildings). (Building)
17. Building permit plans shall comply with all applicable code requirements (California Building Code – CBC – based on the International Building Code, California Green Building Standards Code–CGBSC, California Mechanical Code – CMC – based on the Uniform Mechanical Code, California Plumbing Code – CPC – based on the Uniform Plumbing Code, California Fire Code – CFC – based on the International Fire Code – with City of Roseville Amendments – RFC, California Electrical Code – CEC – based on the National Electrical Code, and California Energy Standards – CEC T-24 Part 6), California

Title 24 and the American with Disabilities Act - ADA requirements, and all State and Federally mandated requirements in effect at the time of submittal for building permits (contact the Building Division for applicable Code editions). (Building)

18. For restaurants, other food services, or commercial swimming pools: The developer shall obtain all required approvals and permits from the Placer County Health Department. (Building)
19. For restaurants, other food services, or commercial swimming pools: The developer shall obtain all required approvals and permits from the Placer County Health Department and the City of Roseville Industrial Waste Division. (Building, Environmental Utilities)
20. Maintenance of copy of building plans: Health and Safety Code section 19850 requires the building department of every city or county to maintain an official copy of the building plans for the life of the building. As such, each individual building shall be submitted as a separate submittal package. Building plan review, permit issuance and archiving is based on each individual building address. (Building)
21. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to Department of Development Services – Engineering Division prior to approval of any plans. (Engineering)
22. The Improvement Plans shall include a complete set of Landscape Plans. The Landscape Plans shall be approved with the Improvement Plans. (Planning, Engineering, Fire, Environmental Utilities, Electric)
23. A note shall be added to the grading plans that states:

“Prior to the commencement of grading operations, the contractor shall identify the site where the **excess/borrow** earthen material shall be imported/deposited. If the **borrow/deposit** site is within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineer to verify that the exported materials are suitable for the intended fill, and shall show proof of all approved grading plans. Haul routes to be used shall be specified.” (Engineering)
24. Woodcreek Oaks Boulevard frontage shall be improved to include a 10-foot wide auxiliary lane starting with a right turn lane into the southern driveway and extending to the north to a trap right turn into the northern driveway. Both driveways shall be constructed as standard 35-foot wide A-7 type driveways with access restricted to right turn ingress and egress only. At the northern driveway, a median shall be constructed in the auxiliary lane to force vehicles to a right turn ingress and prevent left turn ingress and egress. An 8-foot pedestrian path shall be constructed along the entire frontage. (Engineering)
25. Blue Oaks Boulevard frontage shall be improved to provide two standard A-7 type driveways with access restricted to right turn ingress and egress only. The western driveway shall be accessed through a 10-foot right turn lane, which will extend from the existing bus turnout. This driveway shall be wide enough to accommodate an 18-foot ingress lane, 12-foot egress lane, and a median. The eastern driveway shall be accessed through a 10-foot right turn lane with a 60-foot taper. The median shall be a minimum of 35-foot wide. An 8-foot pedestrian path shall be constructed along the entire frontage. (Engineering)
26. Roseville Parkway shall be improved to extend the northbound left turn pocket from the southern driveway to northern driveways. The northern median shall be extended south to help restrict access to the driveways. The north driveway on the east side of the road will be restricted to right turn ingress and egress only and the driveway on the west side of the road will have full ingress and restrict egress to right turn movements only. The southern driveway on the east side of the road shall be removed and

replaced with standard curb, gutter, and sidewalk. The southern driveway on the west side of the road shall be widened to accommodate to a minimum of 40-feet to accommodate one ingress and two egress lanes. A 6-foot pedestrian path shall be constructed along the entire frontage on both sides of Roseville Parkway. (Engineering)

27. Painted Desert Drive frontage shall be improved to provide a standard 35-foot wide A-7 type driveway. A 5-foot pedestrian path shall be constructed along the entire frontage. The center median at the roundabout shall be extend to the west past the paseo pedestrian crossing. (Engineering)
28. A standard bus shelter pad shall be installed on Blue Oaks Boulevard east of Woodcreek Oaks Boulevard. (Public Works)
29. Before occupancy of the first building under construction, Developer shall be responsible for the installation of a bus shelter and related improvements conforming to the city's current standards on the shelter pad as conditioned above. The Developer and City may enter into a construction fee agreement or other agreement based upon a construction cost of \$10,000 per shelter for future construction of the Bus Shelter on the Blue Oak Boulevard past Woodcreek Oaks (shelter number 283).(Public Works, Alternative Transportation)
30. Parcel CO-41 (Parcel 4 of the parcel map) is required to include a 20-space park-n-ride per the Development Agreement section 3.28. The park-n-ride lot shall include accessible parking as required by the building code, a path of travel from the accessible parking to the transit shelter on Blue Oak Boulevard, signs identifying the park-n-ride spaces and their availability to the public. The park and ride facility will include twenty (20) park and ride spaces of which two spaces will provide electric car charging stations. (Alternative Transportation)
31. Landowner shall pay their fair share on a City wide basis of the Long Range Master Transit Plan, the Short Range Master Transit Plan and the Bicycle Master Plan. (Public Works)
32. Bike parking and clean air vehicle spaces shall be provided per the California Green Building Standards. Bike rack/locker design and location shall be approved by Alternative Transportation. Parking stall markings are to be marked as "Carpool/Clean Air/EV". Do not use "Vanpool". (Alternative Transportation, Building).
33. The applicant shall dedicate all necessary rights-of-way to the City or Public Utility Easement for the widening of any streets or transfer of public utilities across and over any portion of the property as required with this entitlement. This dedication can be shown on the final map or a separate document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Recorder's Office. (Engineering)
34. All storm drainage, including roof drains, shall be collected on site and treated with Best Management Practices (BMP's) per the City's current Stormwater Quality Design Manual. It will be the applicant's responsibilities to obtain any additional permits that may be required by from outside agencies to accommodate the storm water quality design. All storm water shall be routed to the nearest existing storm drain system or natural drainage facility. Drain outfalls shall extend down to the receiving water and shall be constructed with adequate velocity attenuation devices. The grading/improvement plans for the site shall be accompanied with a shed map that defines that area tributary to this site and all drainage facilities shall be designed to accommodate the tributary flow. The storm drain system and proposed BMP's shall be privately owned and maintained by the property owner. Prior to the issuance of any permits, the owner shall provide a plan for the maintenance of the proposed BMP's. (Engineering)

35. Prior to the issuance of any permits, the property owner shall prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) to the City, as defined by the Regional Water Quality Control Board. The SWPPP shall be submitted in a single three ring binder. Upon approval, the SWPPP will be returned to the property owner during the pre-construction meeting. (Engineering)
36. The developer shall be responsible for any necessary relocation of signal interconnect cables that may require re-location as a result of the construction of turn lanes and/or driveways. (Engineering)
37. To ensure that the design for any necessary widening, construction, or modifications of Public Streets does not conflict with existing dry utilities generally located behind the curb and gutter, and prior to the submittal of design drawings for those frontage improvements, the project proponent shall have the existing dry utilities pot holed for verification of location and depth. (Engineering)
38. Sight distances for all driveways shall be clearly shown on the improvement plans to verify that minimum standards are achieved. It will be the responsibility of the project proponent to provide appropriate landscaping and improvement plans, and to relocate and/or modify existing facilities as needed to meet these design objectives. (Engineering)
39. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During plan check of the improvement plans and/or during inspection, Public Works will designate the exact areas to be reconstructed. Any existing public facilities damaged during the course of construction shall be repaired by the property owner and at the property owner's expense, to the satisfaction of the City. (Engineering)
40. Prior to the approval of the improvement plans, it will be the project proponent's responsibility to pay the standard City Trench Cut Recovery Fee for any cuts within the City streets that are required for the installation of underground utilities. (Engineering)
41. Prior to the issuance of building permits, the property owner shall pay into the following fee programs: Citywide Drainage Fee, Citywide Traffic Mitigation Fee (TMF), Highway 65 Joint Partners Association (JPA), South Placer Regional Transportation Authority (SPRTA), and City/County Fee. (Engineering)
42. The applicant/developer shall prepare a Transportation Systems Management (TSM) Plan for Campus Oaks Commercial to be reviewed and approved by the Transportation Commission. (Alternative Transportation)
43. Prior to the issuance of a grading permit or approval of Improvement Plans, the grading plans shall clearly identify all existing water, sewer and recycled water utilities within the boundaries of the project (including adjoining public right of way). Existing utilities shall be identified in plan-view and in profile-view where grading activities will modify existing site elevations over top of or within 15 feet of the utility. Any utilities that could potentially be impacted by the project shall be clearly identified along with the proposed protection measures. The developer shall be responsible for taking measures and incurring costs associated with protecting the existing water, sewer and recycled water utilities to the satisfaction of the Environmental Utilities Director. (Environmental Utilities)
44. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
45. Water and sewer infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards and shall include:
 - a. Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12 feet unless approved by

Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.

- b. Water, sewer and recycled mains shall not exceed a depth of 12 feet below finished grade, unless authorized in these conditions of approval.
 - c. All sewer manholes shall have all-weather, 10-ton vehicle access unless otherwise authorized by these conditions of approval. (Environmental Utilities)
- 46. Recycled water infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. The applicant shall pay all applicable recycled water fees. Easements shall be provided as necessary for recycled water infrastructure. (Environmental Utilities)
 - 47. Trash enclosures, recycling areas, and enclosure approaches shall be designed to current Refuse Division specifications, the materials and colors shall match the building, and the location of such facilities shall be reviewed and approved by the Refuse Division, Planning and the Fire Department. The enclosure must have inside dimensions of 12 feet wide and 9 feet deep and be built to the specifications of the Solid Waste Department's Enclosure Description. (Refuse, Planning, Fire)
 - 48. Access to trash enclosures shall have an inside turning radius of 25 feet and an outside turning radius of 45 feet must be maintained to allow the refuse truck access to and from the enclosure. Enclosures must have a clear approach of 65 feet in front of the enclosure to allow servicing bins. (Refuse)
 - 49. A trash enclosure and recycling enclosure is required for each building and each tenant, otherwise, the building owner is responsible for the trash service. (Refuse)
 - 50. The design and installation of all fire protection equipment shall conform to the California Fire Code and the amendments adopted by the City of Roseville, along with all standards and policies implemented by the Roseville Fire Department. (Fire)
 - 51. The applicable codes and standards adopted by the City shall be enforced at the time construction plans have been submitted to the City for permitting. (Fire)
 - 52. The fire flow required, at a 50% reduction due to the buildings being sprinklered, will be based on the largest single structure in accordance with the California Fire Code at the time detail plans are submitted to the City of Roseville for review. The maximum fire flow will not exceed 4,000 gpm based on the Appendix III-AA of the California Fire Code. (Fire)
 - 53. There shall be one fire control room per building. Fire walls are not considered separate buildings for the purposed of one fire control room. (Fire)
 - 54. All the proposed fire control rooms shall be independent from all other disciplines such as electrical power supply, i.e. building's circuit breakers. (Fire)
 - 55. The fire department access road shall meet the City's requirements for width and turning radii of 30 and 50 as noted on the fire department standards for access. The designated fire lanes shall be for aisles fronting the premises excluding the public right of ways. This shall be enforced at the time plan are submitted for review. Additional information can be found on the City's web site www.roseville.ca.us or contact Patrick Chew, Senior Fire Inspector, at 916-774-5823 or pchew@roseville.ca.us with the Fire Prevention Division for information. (Fire)

56. If high-pile storage is involved as part of the construction of this occupancy, a separate fire permit shall be obtained from the fire department in accordance with the California Fire Code. Plans shall be submitted for approval prior to installation. (Fire)
57. Automatic fire extinguishing system risers, fire alarm system panels and digital alarm communicator system panels shall be located within an approved fire control room and shall be accessible from an adjacent fire apparatus roadway. There shall be only one fire control room per building. Said fire control room shall be a minimum size of thirty-five (35) square feet in size and shall be openable from the exterior via an approved door opening. (Fire)
58. There shall be one fire department connection per building. The location of the fire department connection shall be within 40 feet of a fire hydrant and along the same drive aisles to allow operational protocol for our emergency responders' vehicle access. Fire department connection(s) shall be within 2-feet of back of curb or back of walkway, and shall remain unobstructed at all times. (Fire)
59. A hood and duct fire extinguishing system shall be required if grease laden vapor is created by cooking within this establishment and a Class A hood exhaust system is required by the building department. All amendments, standards and policies can be found on the City's web site www.roseville.ca.us or contact Patrick Chew, Senior Fire Inspector, at 916-774-5823 or pchew@roseville.ca.us with the Fire and Life Safety Division for information. (Fire)
60. An **approved** automatic fire extinguishing system shall be provided for all buildings where the total fire area is **3,600** square feet or greater, as required by California Fire Code as adopted by this city for non-single family residential units. For one-and-two single family residential units that do not meet the set-back provisions in the California Building Code are subject to require an automatic fire sprinkler system in accordance with the RFD adopted ordinance for R-3s. All amendments, standards and policies can be found on the City's web site www.roseville.ca.us or contact Patrick Chew, Senior Fire Inspector, at 916-774-5823 or pchew@roseville.ca.us with the Fire and Life Safety Division for information. (Fire)
61. All fire apparatuses, such as fire department connections and post indicating valves, serving identified building shall be designed and installed adjacent to each structure for first responder's operational purposes. (Fire)
62. If the existing water supply is unable to support the automatic fire sprinkler system, a listed fire pump may be required. If this is the case, the required fire pump room shall be enlarged to accommodate all the required apparatuses needed to operate such a system. (Fire)
63. The phasing of this project shall not limit the fire department requirements for access and circulation throughout the project as a result of continuous construction in accordance with the California Fire Code, 2016 with the City of Roseville's Amendments. A separate phasing plan (and permit issued by the Building Department) shall be reviewed and approved by this department. (Fire)
64. This building shall be designed with fire department access doors every 100 lineal feet in accordance with Chapter 32 of the California Fire Code. (Fire)
65. This project shall not reduce the responsibilities of the owner(s) or future owners of these parcels from maintaining all on-site fire systems including all underground water lines if applicable. Private underground fire lines that serve multiple buildings and/or parcels shall be part of the reciprocal easement agreement. There shall be a clear language regarding maintenance and common

easements agreement for service in the CCRs. A service company shall be obtained to maintain all on-site fire protection systems as noted in the conditions of approval. (Fire)

66. If added cornice construction is involved, the design shall support the weight of a ladder leaning against the assembly as well as a 330-pound vertical load applied to the **leading edge** of the horizontal projection of the cornice (a 250-pound firefighter carrying 80 pounds of equipment stepping off of a ladder onto the top of the cornice). (Fire)
67. Use, increase of hazardous materials or storage, liquids, gases and/or chemicals shall meet the requirements of the Chapter 6.95 of the Health and Safety Code, the Roseville Fire Department and the National Fire Codes. Submit a complete plan set and the Hazardous Materials Business Plan, including names and amount of any hazardous materials that will be stored or used, to the Fire and Life Safety Division for review and approval. A permit application shall also be provided at the time of submittal. Contact Steve Anderson of our Hazardous Materials Division within the Fire Department at (916) 774-5821 to initiate the process. Satisfaction of storage and use shall be determined prior to requesting occupancy. (Fire)
68. Adequate radio coverage shall be provided within all buildings for public safety agencies, as required by Roseville Municipal Code and the California Fire Code. A field test shall be provided by a person in possession of a current FCC License, or a current technician certification issued by the Associated Public-Safety Communications Officials International (APCO), or the National Association of Business and Educational Radio (NABER). The building owner shall retain all test records on the inspected premises and a copy shall be submitted to the Fire Department officials in accordance with Section 510 of the California Fire Code.

Adequate radio coverage shall include all of the following:

- a. A minimum signal strength of 95 dBm available in 90% of the area of each floor of the building when transmitted from the closest City of Roseville Radio Communication site.
 - b. A minimum signal strength of 95 dBm received at the closest City of Roseville Communication site when transmitted from 90% of the area of each floor of the building.
 - c. The frequency range that must be supported shall be 821-824 MHz and 866-869 MHz.
 - d. A 100 % reliability factor. (Fire, Police)
69. The Electric Department requires the submittal of the following information in order to complete the final electric design for the project:
 - a. one (1) set of improvement plans
 - b. load calculations
 - c. electrical panel one-line drawings (Electric)
 70. All on-site external lighting shall be installed and directed to have no off-site glare. Lighting within the parking areas and pedestrian walkways shall provide a maintained minimum of one (1) foot-candle, and 0.5 foot-candle of light, respectively. All exterior light fixtures shall be vandal resistant. (Planning, Police)
 71. The parking lot shall have properly posted signs that state the use of the parking area is for the exclusive use of employees and customers of this project. (See California Vehicle Code Sections 22507.8,

22511.5, 22511.8, 22658(a), and the City of Roseville Municipal Code Section 11.20.110). The location of the signs shall be shown on the approved site plan. (Planning, Police)

72. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

DURING CONSTRUCTION & PRIOR TO ISSUANCE OF OCCUPANCY PERMITS:

73. Any backflow preventers visible from the street shall be painted green to blend in with the surrounding landscaping. The backflow preventers shall be screened with landscaping and shall comply with the following criteria:

- a. There shall be a minimum clearance of four feet (4'), on all sides, from the backflow preventer to the landscaping.
- b. For maintenance purposes, the landscaping shall only be installed on three sides and the plant material shall not have thorns.
- c. The control valves and the water meter shall be physically unobstructed.
- d. The backflow preventer shall be covered with a green cover that will provide insulation. (Planning, Environmental Utilities)

74. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:

- a. Water, sewer, and reclaimed water easements.
- b. Additional internal easements shall be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)

75. Easement widths shall comply with the City's Improvement Standards and Construction Standards. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville". All legal descriptions shall be prepared by a licensed land Surveyor. All existing public utility, electric, water, sewer and reclaimed water easements shall be maintained unless otherwise authorized by these conditions of approval. (Public Works, Environmental Utilities, Electric)

76. Inspection of the potable water supply system on new commercial/industrial/office projects shall be as follows:

- a. The Environmental Utilities Inspector will inspect all potable water supply up to the downstream side of the backflow preventer.
- b. The property owner/applicant shall be responsible for that portion of the water supply system from the backflow preventer to the building. The builder/contractor shall engage a qualified inspector to approve the installation of this portion of the water supply. The Building Division will require from the builder/contractor, a written document certifying that this portion of the potable water supply has been installed per improvement plans and in accordance with the Uniform Plumbing Code. This certificate of compliance shall be submitted to the Building Division before a temporary occupancy or a building final is approved.

- c. The building inspectors will exclusively inspect all potable water supply systems for the building from the shutoff valve at the building and downstream within the building. (Building, Environmental Utilities)
- 77. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
- 78. The words "traffic control appurtenances" shall be included in the list of utilities allowed in public utilities easements (PUE's) located along public roadways. (Engineering)
- 79. Water, sewer and reclaimed water shall be constructed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. (Environmental Utilities)
- 80. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
- 81. **Restaurants or other Food Service Establishment (FSE).** The applicant shall design for installation and/or install an exterior grease interceptor if the proposed business could potentially discharge substances containing fats, oils and grease (FOG) into the sewer system. The grease interceptor shall be adequate to separate and remove FOG contained in the wastewater from FSE's prior to discharge to the public sewer. (Environmental Utilities)
- 82. In the event an exterior grease interceptor cannot be installed due to space limitation, the developer shall install a grease trap, per City Standards, that will mechanically separate the FOG contained in the wastewater from the FSE prior to discharge to the public sewer. (Environmental Utilities)
- 83. Pursuant to the Municipal Code, the applicant shall apply for and obtain a FOG waste discharge permit (FOG WDP) from the Environmental Utilities Industrial Waste Division prior to occupancy or prior to discharging waste to the public sewer. The applicant shall submit information required by the Environmental Utilities Department for evaluation, including but not limited to: site plans, floor plans, mechanical and plumbing plans, and details to show all sewers, FOG control device, grease interceptor or other pretreatment equipment and appurtenances by size, location and elevation. Additional information related to the applicant's business operations and potential discharge may be requested to properly evaluate the FOG WDP application. (Environmental Utilities)
- 84. The applicant/developer shall prepare a Transportation Systems Management (TSM) Agreement for Campus Oaks Commercial to be reviewed and approved by the City Manager. (Public Works, Alternative Transportation)
- 85. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
- 86. The City of Roseville Electric Department has electrical construction charges which are to be paid by the developer and which are explained in the City of Roseville "Specification for Commercial Construction." These charges will be determined upon completion of the final electrical design. (Electric)
- 87. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
- 88. Any facilities proposed for placement within public/electric utility easements shall be subject to review and approval by the Electric Department before any work commences in these areas. This includes, but is not limited to, landscaping, lighting, paving, signs, trees, walls, and structures of any type. (Electric)

89. All electric metering shall be directly outside accessible. This can be accomplished in any of the following ways:
- a. Locate the metered service panel on the outside of the building.
 - b. Locate the metered service panel in a service room with a door that opens directly to the outside. The developer will be required to provide a key to the door for placement in a lock box to be installed on the outside of the door. Any doors leading from the service room to other areas of the building shall be secured to prohibit unauthorized entry. (Electric)
90. One ¾-inch conduit with a 2-pair phone line shall be installed from the building's telephone service panel to the meter section of the customer's electrical switchgear or panel. (Electric)
91. It is the responsibility of the developer to ensure that all existing electric facilities remain free and clear of any obstruction during construction and when the project is complete. (Electric)

OTHER CONDITIONS OF APPROVAL:

92. Signs shown on the elevations are not approved as part of the Major Project Permit. A Sign Permit is required for all project signs. (Planning)
93. Following the installation of the landscaping, all landscape material shall be maintained in a healthy and weed-free condition; dead plant material shall be replaced immediately. All trees shall be maintained and pruned in accordance with the accepted practices of the International Society of Arboriculture (ISA). (Planning)
94. The City reserves the right to restrict vehicle turning movements within the public right-of-way in the future if deemed necessary by the City Engineer. (Engineering)
95. The required width of fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. Minimum required widths and vertical clearances established by the Fire Code shall be maintained at all times during construction. Closure of accesses for fire apparatus by gates, barricades and other devices shall be prohibited unless approved by the Fire Chief. (Fire)
96. Temporary aboveground storage tanks may be used at construction sites for diesel fuel only and shall not exceed 1,000 gallon capacity. Tanks shall comply with all provisions found within the Fire Code. A Fire Department Permit shall be obtained prior to tank installation. The permit shall expire after 90 days from the date of issuance, unless extended by the Fire Chief. (Fire)
97. If site survey or earth moving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor or person responsible for the building permit must notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable or not and if site remediation is required. (Fire)
98. The location and design of the gas service shall be determined by PG&E. The design of the gas service for this project shall not begin until PG&E has received a full set of City approved improvement plans for the project. (PG&E)
99. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance, project construction is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and

Sunday, provided that all construction equipment shall be fitted with factory installed muffling devices and be maintained in good working order. (Building)

100. The developer (or designated consultant) shall certify that the building foundation location has been placed according to all approved setback requirements shown on the approved site plan. The developer shall prepare a written statement confirming building placement and provide an original copy to the City Building Division Field Inspector at the time of or prior to the foundation inspection. (Building)
101. Prior to Certificate of Occupancy, the applicant may apply for a Temporary Certificate of Occupancy (TCO) of the building. If a TCO is desired, the applicant must submit a written request to the Building Division a minimum of thirty (30) days prior to the expected temporary occupancy date and shall include a schedule for occupancy and a description of the purpose for the Temporary Certificate of Occupancy. (Building)
102. Concurrent with submittal for plan check and prior to a request for final building inspection, the applicant may request City approval of an occupancy phasing plan to allow individual or multiple building occupancies. This request shall be made in writing to the Building Division and shall include 10 copies of the following:
 - a. A description of measures that will be undertaken to minimize conflict between residents/building occupants and construction traffic (e.g. fencing, etc.);
 - b. A phasing plan showing the proposed buildings, internal roads and access routes, landscaping, trash enclosure locations, and any other improvements planned for each phase; and
 - c. An estimated time frame for each phase and a specific date for the first phase. (Planning, Building)

CONDITIONS OF APPROVAL FOR A TENTATIVE SUBDIVISION MAP

1. The approval of a Tentative Map and/or tentative site plan does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. (Engineering)
2. The design and construction of all improvements shall conform to the Improvement Standards and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
3. The developer shall not commence with any on-site improvements until such time as grading and/or improvement plans are approved and grading and/or encroachment permits are issued by the Department of Public Works. (Engineering)
4. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. Project billing may occur up to two (2) months after recordation of the map. (Engineering, Environmental Utilities, Finance)
5. The project shall comply with all required environmental mitigation identified in the Hewlett-Packard Master Plan Environmental Impact Report and subsequent Hewlett-Packard Campus Oaks Addendum, and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)

PRIOR TO ISSUANCE OF A GRADING PERMIT AND/OR IMPROVEMENT PLANS

6. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to Department of Development Services – Engineering Division prior to approval of any plans. (Engineering)
7. The Improvement Plans shall include a complete set of Landscape Plans. The Landscape Plans shall be approved with the Improvement Plans. (Planning, Engineering, Fire, Environmental Utilities, Electric)
8. A note shall be added to the grading plans that states:

“Prior to the commencement of grading operations, the contractor shall identify the site where the **excess/borrow** earthen material shall be imported/deposited. If the **borrow/deposit** site is within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineer to verify that the exported materials are suitable for the intended fill, and shall show proof of all approved grading plans. Haul routes to be used shall be specified.” (Engineering)
9. Woodcreek Oaks Boulevard frontage shall be improved to include a 10-foot wide auxiliary lane starting with a right turn lane into the southern driveway and extending to a trap right turn into the northern driveway. Both driveways shall be constructed as standard 35-foot wide A-7 type driveways with access restricted to right turn ingress and egress only. At the northern driveway, a median shall be constructed in the auxiliary lane to force vehicles to a right turn ingress and prevent left turn ingress and egress. An 8-foot pedestrian path shall be constructed along the entire frontage. (Engineering)
10. Blue Oaks Boulevard frontage shall be improved to provide two standard A-7 type driveways with access restricted to right turn ingress and egress only. The western driveway shall be accessed through a 10-foot right turn lane, which will extend from the existing bus turnout. This driveway shall be wide enough to accommodate an 18-foot ingress lane, 12-foot egress lane, and a median. The eastern driveway shall be accessed through a 10-foot right turn lane with a 60-foot taper. The median shall be a minimum of 35-foot wide. An 8-foot pedestrian path shall be constructed along the entire frontage. (Engineering)
11. Roseville Parkway shall be improved to extend the northbound left turn pocket from the southern driveway to northern driveways. The northern median shall be extended south to help restrict access to the driveways. The north driveway on the east side of the road will be restricted to right turn ingress and egress only and the driveway on the west side of the road will have full ingress and restrict egress to right turn movements only. The southern driveway on the east side of the road shall be removed and replaced with standard curb, gutter, and sidewalk. The southern driveway on the west side of the road shall be widened to accommodate to a minimum of 40-feet to accommodate one ingress and two egress lanes. A 6-foot pedestrian path shall be constructed along the entire frontage on both sides of Roseville Parkway. (Engineering)
12. Painted Desert Drive frontage shall be improved to provide a standard 35-foot wide A-7 type driveway. A 5-foot pedestrian path shall be constructed along the entire frontage. The center median at the roundabout shall be extend to the west past the paseo pedestrian crossing. (Engineering)
13. A standard bus shelter pad shall be installed on Blue Oaks Boulevard east of Woodcreek Oaks Boulevard. (Public Works)
14. Before occupancy of the first building under construction, the developer shall be responsible for the installation of a bus shelter and related improvements conforming to the city's current standards on the shelter pad as conditioned above. The Developer and City may enter into a construction fee agreement or other agreement based upon a construction cost of \$10,000 per shelter for future construction of the Bus Shelter on the Blue Oak Boulevard past Woodcreek Oaks (shelter number 283).(Public Works, Alternative Transportation)

15. These conditions have not been addressed - Parcel CO-41 is required to include a 20-space park-n-ride per the Development Agreement section 3.28. The park-n-ride lot shall include accessible parking as required by the building code, a path of travel from the accessible parking to the transit shelter on Blue Oak Boulevard, signs identifying the park-n-ride spaces and their availability to the public. The park and ride facility shall include twenty (20) park and ride spaces of which two spaces will provide electric car charging stations. (Alternative Transportation)
16. Landowner shall pay their fair share on a City wide basis of the Long Range Master Transit Plan, the Short Range Master Transit Plan and the Bicycle Master Plan. (Public Works)
17. These conditions have not been addressed - Bike parking and clean air vehicle spaces shall be provided per the California Green Building Standards. Bike rack/locker design and location shall be approved by Alternative Transportation. Parking stall markings are to be marked as "Carpool/Clean Air/EV". Do not use "Vanpool". (Alternative Transportation, Building).
18. The applicant shall dedicate all necessary rights-of-way or Public Utility Easement for the widening of any streets or transfer of public utilities across and over any portion of the property as required with this entitlement. This dedication can be shown on the final map or a separate document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Recorder's Office. (Engineering)
19. All storm drainage, including roof drains, shall be collected on site and treated with Best Management Practices (BMP's) per the City's current Stormwater Quality Design Manual. It will be the applicant's responsibilities to obtain any additional permits that may be required by from outside agencies to accommodate the storm water quality design. All storm water shall be routed to the nearest existing storm drain system or natural drainage facility. Drain outfalls shall extend down to the receiving water and shall be constructed with adequate velocity attenuation devices. The grading/improvement plans for the site shall be accompanied with a shed map that defines that area tributary to this site and all drainage facilities shall be designed to accommodate the tributary flow. The storm drain system and proposed BMP's shall be privately owned and maintained by the property owner. Prior to the issuance of any permits, the owner shall provide a plan for the maintenance of the proposed BMP's. (Engineering)
20. Prior to the issuance of any permits, the property owner shall prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) to the City, as defined by the Regional Water Quality Control Board. The SWPPP shall be submitted in a single three ring binder. Upon approval, the SWPPP will be returned to the property owner during the pre-construction meeting. (Engineering)
21. The developer shall be responsible for any necessary relocation of signal interconnect cables that may require re-location as a result of the construction of turn lanes and/or driveways. (Engineering)
22. To ensure that the design for any necessary widening, construction, or modifications of Public Streets does not conflict with existing dry utilities generally located behind the curb and gutter, and prior to the submittal of design drawings for those frontage improvements, the project proponent shall have the existing dry utilities pot holed for verification of location and depth. (Engineering)
23. Sight distances for all driveways shall be clearly shown on the improvement plans to verify that minimum standards are achieved. It will be the responsibility of the project proponent to provide appropriate landscaping and improvement plans, and to relocate and/or modify existing facilities as needed to meet these design objectives. (Engineering)
24. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During plan check of the improvement plans and/or during inspection, Public Works

will designate the exact areas to be reconstructed. Any existing public facilities damaged during the course of construction shall be repaired by the property owner and at the property owner's expense, to the satisfaction of the City. (Engineering)

25. Prior to the approval of the improvement plans, it will be the project proponent's responsibility to pay the standard City Trench Cut Recovery Fee for any cuts within the City streets that are required for the installation of underground utilities. (Engineering)
26. Prior to the issuance of building permits, the property owner shall pay into the following fee programs: Citywide Drainage Fee, Citywide Traffic Mitigation Fee (TMF), Highway 65 Joint Partners Association (JPA), South Placer Regional Transportation Authority (SPRTA), and City/County Fee. (Engineering)
27. The applicant/developer shall prepare a Transportation Systems Management (TSM) Plan for Campus Oaks Commercial to be reviewed and approved by the Transportation Commission. (Alternative Transportation)

PRIOR TO ISSUANCE OF GRADING PERMIT OR IMPROVEMENT PLANS

28. Water and sewer infrastructure shall be designed and constructed pursuant to the adopted City of Roseville Improvement Standards and Construction Standards and shall reflect the following:
 - a) Sewer and water service laterals shall not be allowed off of water and sewer mains larger than 12 inches in diameter.
 - b) Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12 feet unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.
 - c) Water and sewer mains shall not exceed a depth of 12 feet below finished grade, unless authorized in these conditions
 - d) All sewer manholes shall have all-weather, 10-ton vehicular access unless authorized by these conditions. (Environmental Utilities)
29. Recycled water infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. The applicant shall pay all applicable recycled water fees. Easements shall be provided as necessary for recycled water infrastructure. (Environmental Utilities)
30. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 1,000 feet on center. (Fire)
31. Minimum fire flow is 1,500 gallons per minute with 20 pounds per square inch residual pressure. A change in any of the conditions may increase the required fire flow. (Fire)
32. There shall be two points of access for all phasing plans. (Fire)
33. Testing of all fire systems shall be performed prior to the sales office being opened for business. (Fire)
34. Framing construction cannot commence until access roads and public fire hydrants are approved by the Fire Department. (Fire)

35. If this project will be phased, the fire department requirements for access and circulation throughout shall be reviewed and approved by the Fire Department. Access roads shall comply with the California Fire Code and the City of Roseville's Amendments. (Fire)
36. Any facilities proposed for placement within public/electric utility easements shall be subject to review and approval by the Electric Department before any work commences in these areas. This includes, but is not limited to, landscaping, lighting, paving, signs, trees, walls, and structures of any type. (Electric)
37. The design for electrical service for this project will begin when the Electric Department has received a full set of improvement plans for the project. (Electric)
38. All landscaping in areas containing electrical service equipment shall conform to the "Electric Department Landscape Design Requirements" as outlined in Section 10.00 of the Electric Department's "Specifications for Commercial Construction." (Electric)
39. The Electric Department requires the submittal of the following information in order to complete the final electric design for the project:
 - a) one (1) set of improvement plans
 - b) load calculations
 - c) electrical panel one-line drawings
40. The location and design of the gas service shall be determined by PG&E. The design of gas service for this project shall not begin until PG&E has received a full set of City approved improvement plans for the project. (PG&E)
41. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

PRIOR TO OR UPON RECORDATION OF FINAL MAP

42. Water, sewer, and reclaimed water easements shall be provided and shown on the Final/Parcel Map or by separate instrument, unless otherwise provided for in these conditions. (Environmental Utilities)
43. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)
44. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
45. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville." All legal descriptions shall be prepared by a licensed Land Surveyor (Environmental Utilities, Electric, Engineering)
46. The final map shall include the designation of Lot 12 as the Park and Ride lot as required by the Specific Plan and the Development Agreement. (Alternative Transportation)
47. A declaration of Conditions, Covenants and Restrictions (CC&Rs), in a form approved by the City Attorney, shall be recorded on the entire property concurrently with the Final/Parcel Map. The CC&Rs shall include the following item(s):
 - a) A clause stating that the property owners within this subdivision shall agree to participate in a Transportation Systems Management (TSM) Plan and shall agree to enter into a Transportation Management Agreement with the City of Roseville.

- b) A clause prohibiting the amendment, revision or deletion of any sections in the CC&Rs required by these conditions of approval without the prior written consent of the City Attorney.
- c) A clause excluding any property owned by the City from the terms of the CC&Rs. (Attorney)

48. The City shall not approve the Final Map for recordation until either:

- a) A subdivision agreement is entered into along with the necessary bonds and insurance as required by the City. Said agreement shall be in a form acceptable to the City Attorney.

OR

- b) The improvement plans are approved, and the improvements are constructed and accepted as complete. In this case, the subdivider shall enter into a one-year maintenance agreement concurrent with the recordation of the Final Map. (Engineering)

49. In the event that the Final (Parcel) Map will record prior to the completion of on-site construction, all utility and access easements shall be placed on the face of the Map to the satisfaction of the City Engineer. If all on-site improvements are complete prior to the recordation of the map, then a separate agreement allowing all parcels/lots the rights of reciprocal access, rights to construct, and parking shall be submitted to the City as a part of final/parcel map submittal. Said agreement shall be in a form acceptable to the City Attorney and referenced on the face of the recorded map. (Engineering)

50. The Final/Parcel Map shall include an irrevocable offer to dedicate public rights-of-way and public and/or private easements as required by the City. (Engineering)

51. The words "traffic control appurtenances" shall be included in the list of utilities allowed in public utilities easements (PUEs) located along public roadways. (Engineering)

52. The Final/Parcel Map shall be submitted per "The Digital Submittal of Cadastral Surveys." A plot or print of the submittal shall accompany the electronic copy. The complete submittal shall occur after the Engineering Department approval but prior to City Council approval of the Final/Parcel Map. (Engineering)

53. Electric construction costs incurred by the City of Roseville Electric Department for this project shall be paid for by the developer per the applicable policy. (Electric)

54. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)

55. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)

56. The City of Roseville Electric Department has electrical construction charges which are to be paid by the developer and which are explained in the City of Roseville "Specification for Commercial Construction." These charges will be determined upon completion of the final electrical design. (Electric)

57. The Environmental Utilities Department shall make a determination that there is adequate conveyance and treatment capacity in the City sewer system to handle the newly created Lot/Parcels. (Environmental Utilities)

58. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)

OTHER CONDITIONS OF APPROVAL

59. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)
60. It is the responsibility of the developer to ensure all existing electric facilities remain free and clear of any obstructions during construction and when the project is complete. (Electric)
61. Existing public facilities damaged during the course of construction shall be repaired by the applicant, at the applicant's expense, to the satisfaction of the City. (Engineering)
62. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance, provided all construction equipment is fitted with factory installed muffling devices and is maintained in good working order, project construction noise is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday. (Engineering)
63. If site survey or earthmoving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor shall notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable or not and if site remediation is required. Non-emergency releases or notifications about the presence of containers found shall be reported to the Fire Department. (Fire)
64. The Tentative Subdivision Map shall not be deemed approved until the actions on the Rezoning, Development Agreement and Specific Plan Amendment are approved and become effective. (Planning)

Attachments

1. Letter from the Law Office of Benjamin Kanani
2. Letter from the Law Office of Remy Moose Manley
3. Building Renderings

Exhibits

- A. Addendum
- B. General Plan Change Pages
- C. Rezone Exhibit
- D. Development Agreement Amendment
- E. HPCO Master Plan Redlines
- F. Site Plan and Details
- G. Grading Plan
- H. Utilities and Stormwater Plans
- I. Landscape Plans
- J. Photometric Plan
- K. Elevations
- L. Subdivision Map

<u>Note to Applicant and/or Developer:</u> Please contact the Planning Division staff at (916) 774-5276 prior to the Commission meeting if you have any questions on any of the recommended conditions for your project. If you challenge the decision of the Commission in court, you may be limited to raising only those issues which you or someone else raised at the public hearing held for this project, or in written correspondence delivered to the Planning Manager at, or prior to, the public hearing.
--

LAW OFFICE OF BENJAMIN KANANI

5670 Wilshire Blvd., Suite #1860, Los Angeles, CA 90036
cross@kananilegal.com · (310) 279-7893

RECEIVED

SEP 18 2018

Planning Division

September 12, 2018

VIA US MAIL

City of Roseville
Development Services – Planning Division
311 Vernon Street
Roseville, CA 95678

RE: Campus Oaks Commercial Project – 9030 Woodcreek Oaks

To Whom It May Concern:

My firm has been retained by Roseville Solidarity, an organization dedicated to the protection of the Roseville community through smart, sustainable, and environmentally sound growth. The members of Roseville Solidarity, which include, but are not limited to, Dave Turner, Annmarie Corral, and Linda Dutra, are concerned that the City has failed to adequately review the environmental impacts of the Campus Oaks Commercial Project. Roseville Solidarity understands that the City is contemplating completing merely an Addendum to the Hewlett Packard Master Plan, and will not be undertaking adequate environmental review as required by the California Environmental Quality Act (“CEQA”). By this correspondence, Roseville Solidarity respectfully requests that the City prepare a Subsequent EIR or Supplemental EIR to the Hewlett Packard Master Plan given that the original EIR was prepared over two decades ago, the original EIR did not adequately address, or address to any extent, environmental concerns including, but not limited to, greenhouse gas impacts.

Brief History of Environmental Review at the Site

In 1996, the City prepared and approved the original EIR for the Master Plan for the Hewlett Packard Roseville Campus Project (hereafter referred to as the “Hewlett Packard Master Plan” or the “1996 HPMP”). The City acknowledged that the project had significant environmental impacts, and adopted a Statement of Overriding Considerations which found that short-term emissions of NOx, ROG, SO2, and CO would be significant and unavoidable, as well as several other environmental issues. However, and most interestingly, this assessment and determination was made solely based on qualitative evidence and was not based on any quantitative data.

In 2001, the City approved revision to the original Hewlett Packard Master Plan which included designation and rezoning of 28.5 acres of land that were originally designated as commercial/retail land use to light industrial use. Whereas the original HPMP in 1996 approved

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the development of 4,239,000 square feet of industrial and commercial development while the 2001 amendments eliminated commercial uses altogether.

Recently, in 2015, an Addendum/Initial Study was prepared for the 2015 Hewlett-Packard/Campus Oaks Rezone & Master Plan Amendment (hereafter, “2015 Addendum”). Whereas the 1996 HPMP contemplated 500 acres, with approximately 2,661,000 square feet of light industrial buildings, 248,000 square feet of commercial buildings, and 45.9 acres of open space, the 2015 Addendum includes a land use designation change within 375.73 acres in the plan area to a mix of residential, commercial parks, and tech/business. Specifically, the 2015 Addendum contemplated: 948 dwelling units, 60,000 square feet of office space on 53.54 acres, 170,000 square feet of commercial space on 19.29 acres, 30,000 square feet of tech/business park development on 32.85 acres, 1,200,000 square feet of light industrial use on 129.24 acres, and 71.01 acres of parks, open space, and public uses.

The 2015 Addendum wrongly concluded that “the proposed HPCO Amendment, compared to the effects of the 1996 HPMP as disclosed in the 1996 EIR, would not give rise to any new significant effects or any substantial increase in the severity of any previously identified significant effects.” (See 2015 HPCO Amendment Addendum, pp. 1082/Addendum, p.5).

Inadequacies in the Environmental Review to Date

A number of environmental impacts associated with the Master Plan were inadequately evaluated by both the 1996 EIR and the 2015 Addendum.

First, neither report conducted a quantitative health risk assessment to determine potential impacts of Project construction or operation on nearby sensitive receptors (2015 HPCO Amendment Addendum, pp. 1138/Addendum p. 61). Further, there are new residential land uses that constitute new sensitive receptors in direct proximity to the Project site that did not exist when the 1996 HPMP EIR was prepared and certified (2015 HPCO Amendment Addendum, pp. 1139/Addendum, p. 62). Overall, the health risk impacts posed to sensitive receptors is inadequately evaluated and cannot be assumed less than significant. There is absolutely no evidence to suggest that a significant impact will not occur.

Second, it is well-established that the 1996 HPMP EIR did not evaluate greenhouse gas (GHG) impacts to any extent. Additionally, the 2015 Addendum concludes that a subsequent EIR is not needed to evaluate GHG impacts resulting from the 2015 Amendment because “the 1996 EIR did not address the issues of global warming and climate change” and therefore, the issue of GHG emission does not constitute new information that must be analyzed any further (2015 HPCO Amendment Addendum, pp. 1171). The City cites three different cases where the court found that lead agencies are not required to prepare a supplemental EIR on the basis that a previous EIR did not evaluate GHG impacts because knowledge that GHG emissions could

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cause environmental impacts was previously known and thus does not constitute as a “new significant impact” when evaluated in a later document (2015 HPCO Amendment Addendum, pp. 1168). As an initial note, Roseville Solidarity believes that the Supreme Court of California should rule on this issue because the simple fact is that consideration of GHGs was only formerly added to CEQA Guidelines in 2010, and the fact that an older CEQA document was deficient should not be the basis for rejecting additional review to protect the community. In fact, to protect the community, a GHG analysis should have been prepared in order to adequately evaluate the impact the 2015 HPCO Amendment’s emissions would have on global climate change.

Further, though the 2015 HPCO Amendment Addendum makes note of AB 32 and GHG reduction targets set forth in Executive Order S-3-05, it does not discuss or otherwise analyze EO B-30-15, which was passed in April 2015 and requires the state to reduce GHG emissions by 40% below 1990 levels by 2030. The EO B-30-15 reduction target was not available when the 1996 HPMP EIR was drafted, but was available when the 2015 HPCO Addendum was written and thus should have been evaluated in the 2015 Addendum. Moreover, even though the 2015 HPCO Addendum finds that the project would result in a GHG emissions reduction of 21.7% when compared to the 1996 HPMP¹, this does not necessarily mean that the 2015 Addendum would be consistent with the GHG reduction goals set forth in AB 32 or EO S-3-05 and therefore, an additional analysis demonstrating that the project will be consistent with these reductions goals must be prepared, or, at the very least, a Subsequent or Supplemental EIR in order to adequately protect the community.

In addition, the 2015 Addendum failed to include an urban decay study. As you are likely aware, the case law specific to urban decay study requirements has evolved drastically since the 1996 EIR. Any and all future CEQA documentation should adequately address urban decay.

Current Status of Campus Oaks Commercial Review

It is Roseville Solidarity’s understanding that the City is awaiting the next resubmittal (there have been several) of the application by the project proponent in response to the City’s last round of comments. The group also understands that the City does not plan on preparing an EIR, a Subsequent EIR, or a Supplemental EIR for the project; a decision that Roseville Solidarity does not support given the additional information available to the City. If the City chooses to prepare only an Addendum, the City is essentially risking the health and safety of the Roseville community by relying on an EIR that is decades old, and case law that has not been handed down by the Supreme Court, on several issues, including greenhouse gas impacts, that are an

¹ We were unable to find CalEEMod output files for the 2015 HPCO Addendum, thus we are not able to review and analyze whether the model outputs to determine if the two projects’ emissions were in fact modeled correctly.

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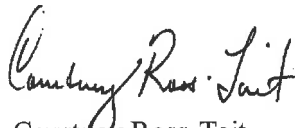
ever growing concern in California. Roseville Solidarity feels as though the City is taking risks with the environment that are unnecessary in the interest of fast-tracking irresponsible development to the detriment of the community.

It is Roseville Solidarity's position that the responsible thing to do is prepare an entirely new and project specific EIR for the Campus Oaks Commercial Project. There are significant gaps in the 1996 EIR and the 2015 HPOC Addendum further compounds and illustrates these issues. At the very least, the City should prepare a Subsequent EIR or a Supplemental EIR for the commercial project to address the concerns of the community members.

In fact, neighboring cities have acknowledged that reliance on outdated environmental documents does not adequately protect the communities they represent. Recently, the City of Pleasanton set aside their EIR approval of a Costco project because the health risk assessment was inadequate and circulation of the documents did not meet CEQA guidelines. Thus, cities are taking positive steps toward rightly changing course to comply with the law instead of wrongly plowing ahead with a project that clearly does not meet CEQA guidelines and standards for review.

The members of Roseville Solidarity look forward to a productive dialogue with the City regarding adequate environmental review of the project.

Very truly yours,



Courtney Ross-Tait



REMY | MOOSE | MANLEY
LLP

James G. Moose
jmoose@rmmenvirolaw.com

October 3, 2018

Stephen Des Jardins
Diamond Creek Partners, Ltd.
130 Diamond Creek Place, # 1
Roseville CA 95747

Re: Roseville Solidarity's Comments on the Campus Oaks Project

Dear Stephen:

You asked us to prepare this letter in response to the September 18, 2018, letter from Courtney Ross-Tait of the Law Office of Benjamin Kanani to the City of Roseville (City) on behalf of Roseville Solidarity. In the letter, Roseville Solidarity challenges the adequacy of the City's environmental review in both the 1996 Hewlett Packard Master Plan Environmental Impact Report (EIR) and the 2015 Addendum for the Hewlett Packard Campus Oaks project (HPCO). The letter is not entirely clear on what—past, present, or future—"commercial project" Roseville Solidarity takes issue with. In some places it appears that the letter advocates for new or further environmental review of the project analyzed in the 2015 Addendum, while elsewhere it appears to address "future CEQA documentation" without reference to a specific project. On the last page of the letter, Roseville Solidarity calls for "an entirely new and project specific EIR for the Campus Oaks Commercial Project" and on the third page the letter indicates a belief that "resubmittal ... of the application by the project proponent" is forthcoming. In any case, all of Roseville Solidarity's challenges are based on deeply flawed misstatements of the law.

As we have previously discussed, the California Environmental Quality Act (CEQA) (Pub. Resources Code, § 21000 et seq.) has different rules for processing projects depending on whether the lead agency (here, the City) is considering a proposed project for the first time (initial review under Public Resources Code section 21151) or whether, instead, the agency is considering a *change* to a previously-approved project for which an environmental document of some kind (e.g., an EIR) has already been prepared (supplemental review under Public Resources Code section 21166). There is a "low threshold" for having to prepare an EIR in the first instance, but "the statutory presumption flips in favor of the developer and against further review" where an earlier version of the project has already "been subjected to environmental review." (*Citizens Against Airport Pollution v. City of San Jose* (2014) 227 Cal.App.4th 788, 805 (CAAP).) In 2016, the California Supreme Court issued an opinion that made it clear that courts should be very deferential in reviewing agency decisions to prepare addenda to prior

EIRs. (*Friends of the College of San Mateo Gardens v. San Mateo Community College District* (2016) 1 Cal.5th 937 (*Friends*).) In general, no subsequent or supplemental EIR is required for proposed modifications to a previously-approved project unless the project changes or changed circumstances surrounding the project create the need for major revisions to the previously-certified EIR due to new significant environmental effects or substantial increases in the severity of previously-identified significant effects. (Pub. Resources Code, § 21166; Cal. Code Regs., tit. 14, div. 6, ch. 3 (“CEQA Guidelines”), § 15162, subd. (a).)

In its 2016 decision on the principles governing supplemental environmental review under CEQA, the California Supreme Court identified one policy rationale for the difference in approach: the need for “finality and efficiency” in land use decisionmaking. The Court explained that, “[o]nce a project has been subject to environmental review and received approval, section 21166 and CEQA Guidelines section 15162 limit the circumstances under which a subsequent or supplemental EIR must be prepared. These limitations are designed to balance CEQA’s central purpose of promoting consideration of the environmental consequences of public decisions with interests in finality and efficiency. [Citations omitted.] Thus, ‘The purpose behind the requirement of a subsequent or supplemental EIR or negative declaration is to explore environmental impacts not considered in the original environmental document.... The event of a change in a project is not an occasion to revisit environmental concerns laid to rest in the original analysis. Only changed circumstances ... are at issue.’” [Citations omitted.] (*Friends*, *supra*, 1 Cal.5th at pp. 694-695.)

Courts have also recognized the interests of “finality and efficiency” as a policy rationale for CEQA’s unusually short statutes of limitations. (See, e.g., *Snarled Traffic Obstructs Progress v. City & County of San Francisco* (1999) 74 Cal.App.4th 793, 797 fn. 2 (*STOP*); *Laurel Heights Improvement Assn. v. Regents of University of California* (1993) 6 Cal.4th 1112, 1130 (*Laurel Heights II*) [“After certification, the interests of finality are favored over the policy of encouraging public comment”]; see also Pub. Resources Code, §§ 21167, 21167.2; CEQA Guidelines, § 15112.) The California Supreme Court, in *Laurel Heights II*, held that CEQA requires that a certified EIR “be conclusively presumed valid unless a lawsuit has been timely brought challenging the validity of the EIR. This presumption acts to preclude reopening of the CEQA process even if the initial EIR is discovered to have been fundamentally inaccurate and misleading in the description of a significant effect or the severity of its consequences.” (6 Cal.4th at p. 1130; see also *Committee for Re-Evaluation of T-Line Loop v. San Francisco Municipal Transportation Agency* (2016) 6 Cal.App.5th 1237, 1251 (*T-Line Loop*).) The same conclusive presumption of validity applies after a challenge to an EIR has been resolved. (See *Ballona Wetlands Land Trust v. City of Los Angeles* (2011) 201 Cal.App.4th 455, 481 (*Ballona Wetlands*) [“any challenge to an EIR or other agency action arising from facts in existence before the entry of judgment must be asserted in the proceeding before the entry of judgment”].)

As stated above, Roseville Solidarity's letter attacks the validity of the City's 1996 EIR and 2015 HPCO Addendum. Specifically, the letter alleges that the analyses of the project's potential adverse greenhouse gas emissions (GHG), air quality, and urban decay effects are inadequate. But the analysis and conclusions in both the 1996 EIR and 2015 Addendum are conclusively presumed valid because the time to challenge them "is long expired." (*STOP, supra*, 74 Cal.App.4th at p 797 fn. 2; Pub. Resources Code, § 21167.2.)¹ Roseville Solidarity cannot reopen the CEQA process, no matter how inadequate it alleges the 1996 EIR and 2015 Addendum to be. (*Laurel Heights II, supra*, 6 Cal.4th at p. 1130; *Citizens Coalition Los Angeles v. City of Los Angeles* (2018) 26 Cal.App.5th 561, 237 Cal.Rptr.3d 313, 328 (*Coalition*) ["the accuracy of the information in the prior CEQA analysis does not affect its relevance under section 21166"].)

Similarly, the interests of "finality and efficiency" protected by CEQA's supplemental review provisions and statute of limitations bar challenges where environmental effects were not, but could have been, raised in previous CEQA documents. (*Citizens for Responsible Equitable Environmental Development v. City of San Diego* (2011) 196 Cal.App.4th 515, 532 (*CREED*) ["The effect of greenhouse gas emissions on climate could have been raised in 1994 when the City considered the FEIR. A challenge to an EIR must be brought within 30 days of the lead agency's notice of approval. [Citation.] Under subdivision (c) of Public Resources Code section 21166, an agency may not require an SEIR unless '[n]ew information, which was not known and could not have been known at the time the [EIR] was certified as complete, becomes available'"]; *Concerned Dublin Citizens v. City of Dublin* (2013) 214 Cal.App.4th 1301, 1320; *CAAP, supra*, 227 Cal.App.4th at p. 807 [eighth addendum to 1997 EIR for airport master plan upheld].) Thus, because the specific issues raised by Roseville Solidarity relating to the project's potential GHG, air quality, and urban decay impacts could have been raised in 1996 or 2015, they cannot be the basis of a challenge to the HPCO project now. Roseville Solidarity may choose to ignore that the California Courts of Appeal are in harmony on this issue, but that is the state of the law.

As stated above, Roseville Solidarity's letter also appears to challenge a forthcoming "resubmittal of the application" for an unspecified "commercial project" and would require "[a]ny and all future CEQA documentation" prepared by the City to address the inadequacies it alleges are present in the 1996 EIR and 2015 Addendum. While it would be speculative, at best, to try and predict what the City will do when presented with a future "commercial project" in the Hewlett Packard Master Plan area without knowing the specifics of the project, it is likely safe to presume that the City will comply with the applicable law. (See Evid. Code, § 664.) As stated above, if a future project involved a change to a previously-approved project for which an environmental

¹ As you know, the 2015 Addendum was challenged (*Quality Investment Properties Roseville, et al. v. City of Roseville, et al.* Case No. SCV0036739), but that case was dismissed on November 28, 2016, so the 2015 Addendum enjoys the same conclusive presumption of validity. (See *Ballona Wetlands, supra*, 201 Cal.App.4th at p. 481.)

document of some kind (e.g., an EIR) has already been prepared, CEQA's supplemental review provisions would apply. (Pub. Resources Code, § 21166; see also CEQA Guidelines, §§ 15162, 15164.) In such a case, the question for the City would be whether the previous environmental document(s) "retains some relevance to the ongoing decisionmaking process." (*Friends, supra*, 1 Cal.5th at p. 951.)² That question is "for the agency to answer in the first instance, drawing on its particular expertise." (*Id.* at p. 953.)

If presented with a modified HPCO project, the City's analysis would focus on whether the changes to the project, or surrounding circumstances, would create new or greater environmental effects, as compared to the effects identified in the 1996 EIR and 2015 Addendum (or those which could have been raised in those documents). (See *Moss v. County of Humboldt* (2008) 162 Cal.App.4th 1041, 1056 (*Moss*) ["subsequent changes 'are meaningful only to the extent they affect the environmental impacts of a project'"]; *CAAP, supra*, 227 Cal.App.4th at pp. 807-811 [alleged GHG, air quality, and biological impacts did not require a subsequent EIR].) If the City determines that the changes do not alter its previous significance conclusions, and thus would not require major revisions to the EIR, the City must prepare an Addendum. (See CEQA Guidelines, § 15164, subd. (a); *Coalition, supra*, 26 Cal.App.5th 561, 237 Cal.Rptr.3d 313, 326 [where requirements for subsequent or supplemental EIR have not been met, the agency may not prepare one, and "must instead prepare an addendum to its prior CEQA analysis"].) Thus, the City would need to address the environmental impact topics raised by Roseville Solidarity only to the extent that project changes or changes in circumstances alter the significance conclusions in the previous CEQA documents. If the City determines that the original conclusions would not change, it may not prepare a subsequent or supplemental EIR. (Pub. Resources Code, § 21166, CEQA Guidelines, §§ 15162, 15164; *Moss, supra*, at p. 1056.)

On the final page of the letter, Roseville Solidarity expresses its belief that the City should "prepare an entirely new and project specific EIR for the Campus Oaks Commercial Project." As the California Supreme Court explained in the *Friends* case, the City's CEQA review obligations do not depend "on any abstract characterization of the project as 'new' or 'old.'" Rather, as discussed above, the City "must determine whether the previous environmental document retains any relevance in light of the proposed changes and, if so, whether major revisions to the previous environmental document are nevertheless required due to the involvement of new, previously unstudied significant environmental impacts." (*Friends, supra*, 1 Cal.5th at p. 944.) Moreover, "[t]hat consideration looks to the continued relevance of the information provided by the prior CEQA analysis, not the type of project for which it was generated. [C]ourts have

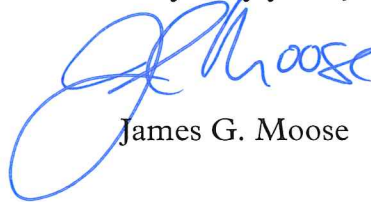
² The letter repeatedly implies that the analysis in the 1996 EIR is inadequate because it "was prepared over two decades ago." Regardless of age, the question for the City is whether the 1996 EIR "retains some informational value." (*Friends, supra*, 1 Cal.5th at p. 951; see also *CREED, supra*, 196 Cal.App.4th at p. 532 [upholding addendum to 1994 EIR]; *CAAP, supra*, 227 Cal.App.4th at p. 808 [upholding eighth addendum to 1997 EIR].)

more generally declined to ‘attach[] too much significance’ to the ‘semantic label’ a project bears.” (*Coalition, supra*, 26 Cal.App.5th 561, 237 Cal.Rptr.3d 313, 327; see *Citizens for a Sustainable Treasure Island v. City and County of San Francisco* (2014) 227 Cal.App.4th 1036, 1048 [“the ‘fact that this EIR is labeled a “project” rather than a “program” EIR matters little ...’ for purposes of its sufficiency as an informative document”].)

Contrary to Roseville Solidarity’s claims, the City need not wait for the California Supreme Court to conclusively rule on a given issue before the City exercises its discretion under CEQA. If such were the case, all development throughout the state would likely come to a halt. Nor do the actions of the City of Pleasanton with respect to one project control the City of Roseville’s exercise of discretion under CEQA for a completely different project. (See *California Native Plant Society v. City of Rancho Cordova* (2009) 172 Cal.App.4th 603, 626 [“disagreement with other agencies” is not “a basis for overturning the City’s decision”].)

To sum up, there is no legal basis for Roseville Solidarity’s call to reopen the CEQA process with regards to the 1996 EIR or 2015 Addendum. Both of those documents are conclusively presumed valid and cannot be challenged now. The same presumption of validity bars new challenges based on environmental impacts that could have been raised in 1996 or 2015, including impacts associated with GHGs, air quality, and urban decay. Were the City to consider a project involving a change to the previously approved HPCO project, the City would need to determine if the 1996 EIR and 2015 Addendum retain any informational value, and, if so, compare the impacts of the amended project to those analyzed previously. CEQA’s supplemental review provisions limit the City to considering whether any changes to the project or changes in circumstances would alter its previously reached significance conclusions. If not, then the changes do not require major revisions to the previous CEQA documents, and the City may not prepare a subsequent or supplemental EIR.

Very truly yours,

A handwritten signature in blue ink, appearing to read "J. Moose", with a large, stylized loop at the end.

James G. Moose



























**3rd ADDENDUM TO THE HEWLETT PACKARD MASTER PLAN
ENVIRONMENTAL IMPACT REPORT/INITIAL STUDY (SCH #95112022,
CERTIFIED ON JUNE 5, 1996)**

Project Title/File Number:	HPCO PCL CO-21, -31, -41, and -42 – Campus Oaks Commercial, File Number PL18-0080
Project Location:	1495 Blue Oaks Boulevard
Project Description:	The applicant requests approval of a General Plan Amendment and Rezone to modify the land uses of Parcels CO-21 and CO-31 from Business Professional (BP) to Community Commercial (CC), and a Development Agreement Amendment to reflect the land use changes. A Major Project Permit (MPP) Stage 1 Modification is requested to change the HPCO Master Plan to reflect the proposed land use changes and master site plan for the Campus Oaks Commercial Center, and an MPP Stage 2 is requested for the proposed detailed site planning and building elevations for a portion of the Commercial Center. A Tentative Subdivision Map is requested to divide the site into 15 lots.
Project Applicant/Owner:	Stephen Des Jardins, BBC Roseville Oaks, LLC
Lead Agency Contact:	Lauren Hocker, Associate Planner, 916-774-5272

An Addendum to a previously certified environmental impact report (EIR) shall be prepared for a project if only minor technical changes or additions are necessary but none of the conditions calling for the preparation of a subsequent EIR have occurred (California Environmental Quality Act Guidelines [CEQA] Section 15164). Consistent with CEQA Guidelines Section 15164, the following analysis has been prepared in order to demonstrate that none of the conditions described in Section 15162 of the CEQA Guidelines calling for preparation of a subsequent EIR have occurred and that only minor technical changes or additions to the analysis in the EIR are necessary to address the changes to the proposed project. CEQA Guidelines Section 15164 also states that an addendum need not be circulated for public review, but can be included in or attached to the certified EIR for consideration by the hearing body. This Addendum focuses only on those aspects of the project or its impacts which require additional discussion.

Table of Contents

Project Description	3
Purpose and Scope of Addendum	5
Initial Study Checklist	
I. Aesthetics	9
II. Agricultural & Forestry Resources	11
III. Air Quality	13
IV. Biological Resources	15
V. Cultural Resources	18
VI. Geology and Soils	19
VII. Greenhouse Gases	21
VIII. Hazards and Hazardous Materials	23
IX. Hydrology and Water Quality	26
X. Land Use and Planning	29
XI. Mineral Resources	31
XII. Noise	32
XIII. Population and Housing	35
XIV. Public Services	37
XV. Recreation	39
XVI. Transportation / Traffic	40
XVII. Tribal Cultural Resources	42
XVIII. Utilities and Service Systems	44
XIX. Mandatory Findings of Significance	47
Environmental Determination	49
Attachments	49

PROJECT DESCRIPTION

Project Location

The project site is located at 1495 Blue Oaks Boulevard at the southeastern corner of Blue Oaks Boulevard and Woodcreek Oaks Boulevard, within the City's North Industrial Planning Area. The project site is an approximately 29-acre portion of the Hewlett-Packard Campus Oaks Master Plan Amendment (HPCO Master Plan), which is within the Hewlett-Packard Master Plan area (see Figure 1).

Background

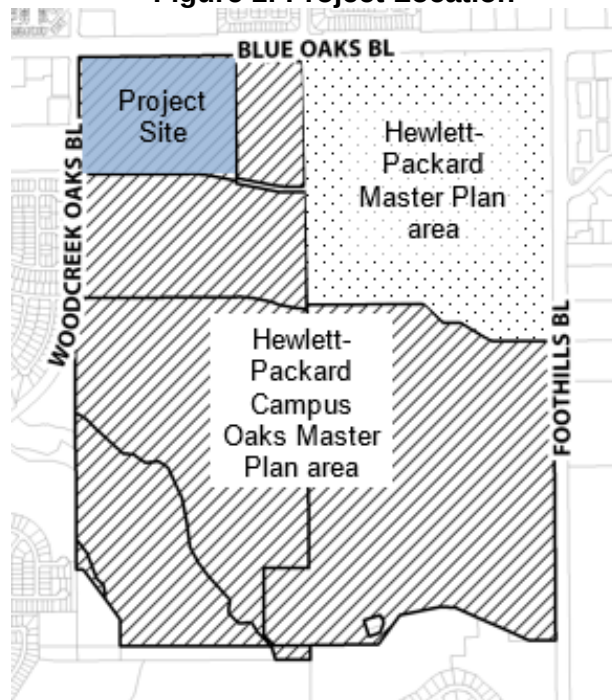
In 1996, after preparing a project-level Environmental Impact Report (EIR), the City of Roseville approved the Hewlett-Packard Master Plan to guide light industrial development in the approximately 500-acre plan area. A small amount of land was designated for commercial/retail at the intersection of Blue Oaks Boulevard and Woodcreek Oaks Boulevard, and the intersection of Blue Oaks Boulevard and Foothills Boulevard. At that time, Hewlett-Packard's existing facilities occupied approximately 200 acres of the plan area. In 1996, the City entered into a Development Agreement (DA) with Hewlett-Packard to guide development of the entire site as a single owner and operator. Since 1996, portions of the site have been sold to other parties and additional light industrial/office buildings have been constructed on the eastern half of the project site subject to the 1996 Hewlett-Packard Master Plan. In 2001, the City approved a redesignation and rezoning of the commercial/retail parcels to light industrial use.

As Hewlett-Packard shifted their business plans for the property and sold some of the land, there was an interest in amending the master plan. In 2014 the Hewlett-Packard Campus Oaks Master Plan (HPCO Master Plan) Amendment was submitted, which covered a portion of the land within the Hewlett-Packard Master Plan. Figure 1 shows the portion of property which continues to be regulated by the Hewlett-Packard Master Plan and the portion regulated by the HPCO Master Plan. The HPCO Master Plan redesignated 198 acres of industrial land to a mix of Low, Medium, and High Density Residential; Business Professional; Community Commercial; Tech/Business Park – Light Industrial; Parks and Recreation; Open Space; and Public/Quasi-Public. The HPCO Master Plan also established development standards, permitted uses, and a development plan for the area, and a tentative subdivision map to create large lots based on the land use plan.

Compared to the 1996 HPMP, the HPCO Master Plan project resulted in an increase of 948 new residential units, 300,000 square feet of tech/business park, 60,000 square feet of office, and 170,000 square feet of commercial and a reduction of approximately 1,517,000 square feet of light industrial uses within the plan area. To assess the impacts of this change in uses, an Addendum to the Hewlett-Packard Master Plan EIR (2015 Addendum) was prepared and considered. The project received final approval in August of 2015.

The first amendment to the HPCO Master Plan was approved in 2016. This amendment reconfigured residential and office land uses within the plan area, resulting in a reduction in the number of low density and medium density residential uses and an increase in the number of high density uses. The 2016 project also changed Parcel CO-21 from High Density Residential to the current designation of Business Professional, but did not

Figure 1: Project Location



increase the square footage of office uses allocated to the plan area. To assess the impacts of this change in uses, a second Addendum to the Hewlett-Packard Master Plan EIR (2016 Addendum) was prepared and considered. The project received final approval in September of 2016.

The current proposal would redesignate CO-21 and CO-31 from Business Professional to Community Commercial (see Figure 2). Hereinafter the proposed project is referred to as the Project; refer to the “Proposed Project” section below for a detailed project description.

Environmental Setting

The approximately 29-acre site is located within a developed area of the City of Roseville. The site is currently vacant land, which was disced regularly after the 1996 HPMP was approved and wetland mitigation implemented. After the approval of the HPCO Master Plan, various projects consistent with the master plan were submitted and approved. This includes the extension of Roseville Parkway from Foothills Boulevard to Blue Oaks Boulevard, which extends through the project site; the construction of Painted Desert Way on the southern boundary of the site, and mass grading of the project site and surrounding areas. The site topography is flat due to the mass grading, and is also without vegetation. An aerial photograph of the site is provided as Figure 3, but this is from 2017 so does not show the full extent of the grading and other projects that have been completed.

Property to the north of the project site, across Blue Oaks Boulevard, has a land use designation of Community Commercial. The site includes a Walgreens, but otherwise remains undeveloped. Properties surrounding the Community Commercial area have a land use designation of Medium Density Residential, and are developed with single-family homes. Property to the west of the site is Community Commercial next to High Density Residential, and is developed with a shopping center and apartments, respectively. Property to the south of the project site is within the HPCO Master Plan, and has a land use designation of Public/Quasi-Public (for a future fire station) and High Density Residential. These properties are currently undeveloped but have been graded. Property to the east has a land use designation of Light Industrial. The property is currently undeveloped.

Proposed Project

The applicant proposes to amend the land uses in the Town Center portion of the HPCO Master Plan to convert Parcels CO-21 and CO-31 from Business Professional to Community Commercial. This would change the Campus Oaks Town Center from a mix of office and retail uses, to a complete retail center. The application also includes detailed site plans showing the proposed location and size of each building in the center, as well as the supporting internal roadways, parking areas, landscaping, lighting, and monument signage. As part of the first phase of Town Center development,

Figure 2: Land Use Plan

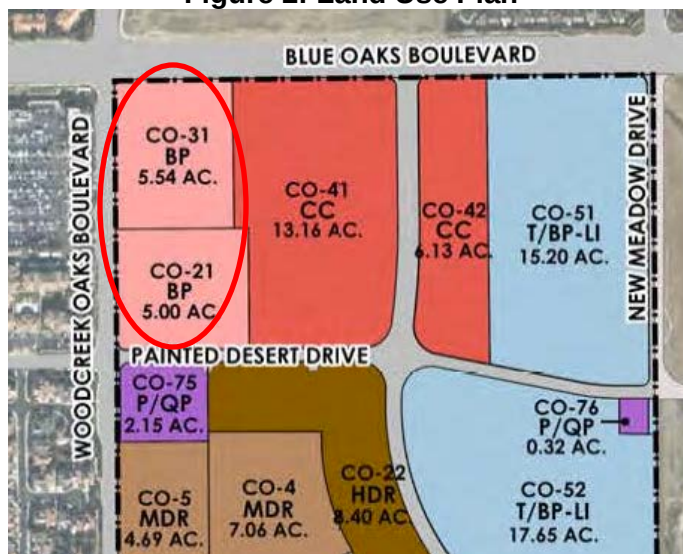


Figure 3: 2017 Aerial of Site



detailed elevations are included for approximately half the buildings in the center. In order to process these proposed plans, the applicant requests the following entitlements:

General Plan Amendment and Rezone: To change the land use designation of approximately ten (10) acres from Business Professional to Community Commercial. This will change the HPCO Master Plan totals from approximately ten (10) acres of Business Professional and approximately 19 acres of Community Commercial to no Business Professional uses and approximately 29 acres of Community Commercial land.

Development Agreement Amendment: The seventh amendment to the Development Agreement By and Between the City of Roseville and BBC Roseville Oaks, LLC Relative to the Campus Oaks Property within the Hewlett-Packard Campus Oaks Master Plan is to reflect the land use changes.

Major Project Permit Stage 1 Modification: To amend the HPCO Master Plan text and figures consistent with the land use changes, and to update text and figures with the change in roadway name from HP Way to Roseville Parkway. The anticipated square footage of non-residential building area will also be changed, from 60,000 square feet of business/office space and 170,000 square feet of retail/commercial space to 240,000 square feet of retail/commercial space. This is a minor 10,000 square-foot increase in anticipated non-residential building space. The applicant proposes a total of 16 buildings and a total of 1,275 parking spaces, which is sufficient parking to meet City standards.

Major Project Permit Stage 2: To approve detailed landscaping and lighting plans for the entire project area, and elevations for nine of the proposed buildings. The proposed landscaping is consistent with the plant palette defined in the HPCO Master Plan design guidelines. The proposed elevations are based on a modern agrarian architectural style, relying on barn-style rooftops, reclaimed wood, metals, split-rail fencing, and other agrarian elements. The lighting plan includes a photometric plan, displaying illuminance levels in all areas of the site.

Tentative Subdivision Map: To divide the property into 15 lots, the locations of which are based on the locations of proposed buildings and their associated parking areas. Except for proposed Lot 2, which includes two buildings, all other lots have one building per lot.

Compared to the current HPCO Master Plan, the Project would add 70,000 square feet of commercial uses on approximately ten acres and remove 60,000 square feet of office uses on approximately ten acres. While the adopted HPCO includes conceptual or illustrative site designs, the Project includes detailed site planning.

PURPOSE AND SCOPE OF ADDENDUM

This Addendum has been prepared to identify and assess the anticipated environmental impacts of the above-described project. The document relies on previous environmental documents and site-specific studies prepared to address in detail the effects or impacts associated with the project as well as updated technical analyses, prepared by qualified consultants. This document has been prepared to satisfy the California Environmental Quality Act (CEQA), (Public Resources Code, Section 21000 et seq.) and the State CEQA Guidelines (14 CCR 15000 et seq.). CEQA requires that all state and local government agencies consider the environmental consequences of projects over which they have discretionary authority before acting on those projects.

Where, as here, an EIR addressing an earlier version of the project has been previously prepared and certified, the lead agency considers the relevance of that prior EIR in light of the current modified version of the project and changed circumstances since the time of the preparation of the prior EIR. Pursuant to CEQA Guidelines §15162-15163, if the lead agency determines, based on substantial evidence, that new information of substantial importance, or changes to the project or surrounding circumstances will require major revisions to the previous EIR due either to a new significant effect or a substantial increase in the severity of a previously identified significant effect on the environment, the lead agency is required to prepare a Subsequent EIR or an EIR Supplement to analyze the project at hand. Pursuant to CEQA Guidelines §15164, if the agency finds no basis for requiring the

preparation of either a Subsequent EIR or an EIR Supplement, but some changes or additions are necessary, an Addendum shall be prepared.

As described above, buildout of the project site was planned and entitled in the 1996 Plan. The 1996 Plan and its accompanying EIR were approved by the City of Roseville in 1996. The 1996 EIR evaluated the 1996 Hewlett Packard Master Plan, which allows for a mix of land uses such as commercial, industrial, and open space. Subsequently, the HPCO Master Plan was approved in August 2015 and a revision was approved in September of 2016, both of which included an Addendum to the 1996 EIR. The 2015 and 2016 Addendums were considered by the City of Roseville's City Council as part of the approval actions for the HPCO Master Plan and its first amendment, and are now a part of the 1996 EIR which this current Addendum relies upon. A copy of the Findings of Fact and the Statement of Overriding Considerations is attached to this Addendum, and the 1996 EIR and the first and second Addendums are available online here: <https://www.roseville.ca.us/cms/One.aspx?portalId=7964922&pageId=8775121>. The EIR and Addendums are also available for review during normal weekday business hours at the City of Roseville Development Services Department, 311 Vernon Street, Roseville, CA.

In accordance with the California Environmental Quality Act (CEQA), it was determined that the 1996 Hewlett Packard Master Plan had the potential to have a significant adverse impact on the environment, and the Final EIR (SCH 95112022) was prepared for the project. A Notice of Completion was filed with the State of California Office of Planning and Research. The Final Environmental Impact Report (FEIR) was certified by the City Council on June 5, 1996. The 2015 Addendum to this EIR was considered by City Council and the HPCO Master Plan approved on August 5, 2015 and the 2016 Addendum was considered by City Council and the first HPCO Master Plan amendment approved on September 7, 2016.

The 1996 EIR and its Addendums are referenced and utilized in the evaluation of this Project, which covers part of the project site analyzed in the 1996 Hewlett Packard Master Plan FEIR. Importantly, the 1996 EIR included project-level, rather than programmatic, analysis of all of the land uses set forth in the Hewlett Packard Master Plan, as did the subsequent Addendums. The changes to the portion of the plan area contemplated by the current Project relate to areas for which project-level review was conducted.¹

The City Council adopted a Statement of Overriding Considerations when it certified the 1996 EIR. The 1996 EIR identified the following impacts associated with development of the project area, as significant and unavoidable:

- Loss of 3.47 acres of vernal pools, seasonal wetlands and other jurisdictional wetlands;
- Potential loss of federal threatened vernal pool fairy shrimp;
- Conversion of undeveloped landscape character to developed character;
- Short-term emissions of NO_x, ROG, SO₂ and CO;
- Increases of CO concentrations at intersections;

¹ Importantly, the California Court of Appeal has reinforced that the question of the adequacy of prior CEQA documentation is based on the substance of the analysis contained therein and not on the particular type of EIR that is prepared. In the 2014 case of *Citizens for a Sustainable Treasure Island v. City and County of San Francisco* (July 7, 2014) 227 Cal.App.4th 1036, the California Court of Appeal, First Appellate District, stated that "The obligation to conduct supplemental review under section 21166 applies regardless of whether the project under consideration has undergone previous, project-specific environmental review, or is being carried out under a plan for which the agency has previously certified a program EIR." The Court went on to reiterate this point, citing a recent case from the Third Appellate District, when it stated that "Conversely, '[i]f a program EIR is sufficiently comprehensive, the lead agency may dispense with further environmental review for later activities within the program that are adequately covered in the program EIR.'" (*California Clean Energy Committee v. City of Woodland* (2014) 225 Cal.App.4th 173, 200.).

- Increased air pollution in both the Hewlett-Packard Master Plan Area and Sacramento Valley Air Basin; and
- Inconsistency with the Placer County Air Quality Attainment Plan.

The 1996 EIR identified project-specific mitigation measures for the Hewlett Packard Master Plan, which were adopted by the City and incorporated into the Master Plan. The 2015 Addendum included new mitigation measures to reflect updates to standard regulatory language or practice, to address the introduction of residential uses (e.g. masonry wall requirements to avoid unacceptable noise exposure), and to address changes to the roadway system, but did not identify any new significant and unavoidable impacts. The new mitigation measures were adopted by the City as part of a Mitigation Monitoring Plan. The 2016 Addendum did not include any new mitigation. As explained earlier, consistent with the requirements of section 15162 of the State CEQA Guidelines, this Addendum analyzes the impacts of the proposed project in relation to the analysis completed in the 1996 EIR and its Addendums.

For purposes of this Addendum, the analysis of the proposed project is based on buildout of the project area consistent with the HPCO Master Plan as analyzed in the Hewlett-Packard Master Plan EIR certified in 1996 and the 2015 and 2016 Addendums. This “plan to plan” analysis reflects the analytical approach mandated by the applicable sections of the CEQA Guidelines (15162 through 15164) and comprehensively reviews and compares the effects of the proposed project to those disclosed in the 1996 EIR and 2015 and 2016 Addendums. The focus of this Addendum is the potential for changes to the approved HPCO Master Plan or changed conditions or circumstances since the prior environmental analyses to generate new significant impacts, substantially more severe significant impacts, or effects that would meet the CEQA definition of new information of substantial importance (i.e., new mitigation measures or alternatives if they are subject to the qualifications described above). This Addendum also addresses whether any new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, that shows any new or substantially more severe significant impacts, or any mitigation measures or alternatives that were either previously identified as infeasible that are actually feasible, or that are considerably different from those previously analyzed and would substantially reduce one or more significant effect on the environment, that the project proponents have declined to adopt.

In the case of the Project, the development footprint, roadway networks, and other major supporting infrastructure remains unchanged from the current approved HPCO Master Plan; the project consists of the conversion of business professional uses to commercial uses and the inclusion of detailed site plans and elevations rather than conceptual plans.

ENVIRONMENTAL CHECKLIST FOR ADDENDUM ENVIRONMENTAL REVIEW

The purpose of this checklist is to evaluate the categories in terms of any “changed condition” (i.e. changed circumstances, project changes, or new information of substantial importance) that may result in a changed environmental result. A “no” answer does not necessarily mean there are no potential impacts relative to the environmental category, but that there is no change in the condition or status of the impact since it was analyzed and addressed in prior environmental documents.

EXPLANATION OF CHECKLIST EVALUATION CATEGORIES

Where Impact was Analyzed

This column provides a cross-reference to the pages of the prior environmental documents where information and analysis may be found relative to the environmental issue listed under each topic.

Do Proposed Changes Involve New Significant Impacts?

Pursuant to Section 15162(a)(1) of the CEQA Guidelines, this column indicates whether the changes represented by the current project will result in new significant impacts that have not already been considered and mitigated by the prior environmental review documents and related approvals, or will result in a substantial increase in the severity of previously identified impacts.

Any new Circumstances Involving New Impacts?

Pursuant to Section 15162(a)(2) of the CEQA Guidelines, this column indicates whether there have been changes to the project site or the vicinity (circumstances under which the project is undertaken) which have occurred subsequent to the certification or adoption of prior environmental documents, which would result in the current project having new significant environmental impacts that were not considered in the prior environmental documents or that substantially increase the severity of a previously identified impact.

Any new Information Requiring New Analysis or Verification?

Pursuant to Section 15162(a)(3)(A–D) of the CEQA Guidelines, this column indicates whether new information of substantial importance which was not known and could not have been known with the exercise of reasonable diligence at the time the previous environmental documents were certified or adopted is available requiring an update to the analysis of the previous environmental documents to verify that the environmental conclusions and mitigation measures remain valid. Either “yes” or “no” will be answered to indicate whether there is new information showing that: (A) the project will have one or more significant effects not discussed in the prior environmental documents; (B) that significant effects previously examined will be substantially more severe than shown in the prior environmental documents; (C) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or (D) that mitigation measures or alternatives which are considerably different from those analyzed in the prior environmental documents would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative. If “no,” then no additional environmental documentation (supplemental or subsequent EIR) is required.

Mitigation Measures Implemented or Addressing Impacts

Pursuant to Section 15162(a)(3) of the CEQA Guidelines, this column indicates whether the prior environmental documents provide mitigation measures to address effects in the related impact category. In some cases, the mitigation measures have already been implemented. A “yes” response will be provided in any instance where mitigation was included, regardless of whether the mitigation has been completed at this time. If “none” is indicated, this environmental analysis concludes that a significant impact does not occur with this project, no mitigation was previously included, and no mitigation is needed.

DISCUSSION AND MITIGATION SECTIONS**Discussion**

A discussion of the elements of the checklist is provided under each environmental category in order to clarify the answers. The discussion provides information about the particular environmental issue, how the project relates to the issue and the status of any mitigation that may be required or has already been implemented.

Mitigation Measures

Applicable mitigation measures from the prior environmental review that apply to the project are listed under each environmental category.

Conclusions

A discussion of the conclusion relating to the analysis contained in each section.

CHECKLIST

I. Aesthetics

	Where Impact Was Analyzed in Prior Environmental Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a. Have a substantial adverse effect on a scenic vista?	1996 EIR pp 4.7-4 to 4.7-10 2015 Addendum pp 35-43 2016 Addendum pp 15-16	No	No	No	Yes
b. Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	1996 EIR pp 4.7-1 to 4.7-7 2015 Addendum pp 35-43 2016 Addendum pp 15-16	No	No	No	Yes
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	1996 EIR pp 4.7-10 to 4.7-12 2015 Addendum pp 35-43 2016 Addendum pp 15-16	No	No	No	Yes
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	1996 EIR pp 4.7-12 to 4.7-13 2015 Addendum pp 35-43 2016 Addendum pp 15-16	No	No	No	Yes

Discussion: All of the land proposed to be developed as part of the Project was also anticipated to be developed with both the Hewlett Packard Master Plan and the HPCO Master Plan. At the time of the 1996 EIR, the surrounding area was open grassland, so the conversion of this open land to industrial uses was found to be significant and unavoidable. The 1996 EIR also considered the potential for visual incompatibility between light industrial uses and surrounding development, and the potential for light and glare impacts resulting from new lighting sources, but found both of those impacts to be less than significant because existing City Design Guidelines would ensure compatible site and building design. Furthermore, standards would also require the use of cut-off lenses for lighting fixtures. By the time of the HPCO Master Plan project, the surrounding land was a developed urban environment with a mix of residential and commercial uses. The 2015 Addendum noted that the proposed buildings changed from industrial-scale buildings with greater building massing and height, to a mix of residential, office, commercial, and

tech/business park uses with smaller massing and generally shorter building heights, consistent with the surrounding development. The 2015 Addendum also indicated that the City's updated Design Guidelines would continue to regulate site planning and building development, and that current lighting standards of the City of Roseville Community Design Guidelines (2008) prohibit the spill-over of light from non-residential properties onto residential properties. It was concluded that the character of views to and from the HPCO Master Plan area would be essentially unaffected by the proposal, and that impacts would be similar or less than those described in the 1996 EIR.

The 2016 Addendum reached the same conclusion as the 2015 Addendum. The 2016 project involved changing 5 acres of high density residential uses to business professional uses, as well as reducing the number of single-family units and increasing the number of multi-family units. The analysis noted that there could be slightly more multi-story housing options constructed as a result, but that the overall development footprint and character of development would remain unchanged.

The Project would convert approximately 10 acres of business professional uses to commercial uses, and increases square footage by 10,000 square feet. In terms of visual impacts, commercial buildings and office buildings have similar visual impacts, but commercial buildings are often single story while office buildings are more likely to be multi-story. Therefore, this change in land use would not alter the overall development footprint or character of site development, but may result in shorter building heights. In addition, the proposed project includes detailed elevations and site planning, which allows review of the elevations for conformity with the Design Guidelines. The elevations have been reviewed by City staff and have been found to conform to the City of Roseville Community Design Guidelines and the HPCO Master Plan; all future buildings on the site would be required to conform to the same design theme, per the City of Roseville Community Design Guidelines and the HPCO Master Plan. The Project commercial uses would be consistent and compatible with the existing surrounding development, which is commercial and high density residential. The lighting and photometric plan prepared for the Project demonstrates that there will be no off-site spill-over of lighting.

As described above, changes introduced by the Project and/or new circumstances relevant to the project would not, as compared to the 1996 EIR and its Addendums, result in a new significant impact or significant impacts that are substantially more severe than significant impacts previously disclosed. In addition, there is no new information of substantial importance showing that the project would have one or more significant effects not previously discussed or that any previously examined significant effects would be substantially more severe than significant effects shown in the previous EIR or Addendums. Nor is there new information of substantial importance showing (i) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative or (ii) that mitigation measures or alternatives considerably different from those analyzed in the previous EIR or Addendums would substantially reduce one or more significant effects, but the proponents decline to adopt the mitigation measure or alternative.

II. Agricultural & Forestry Resources

	Where Impact Was Analyzed in Prior Environmental Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	1996 EIR pp 4.1-2 to 4.1-5 2015 Addendum pp 44-46 2016 Addendum pp 16-17	No	No	No	Yes
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	1996 EIR p 4.1-5 2015 Addendum pp 44-46 2016 Addendum pp 16-17	No	No	No	Yes
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	2015 Addendum pp 44-46 2016 Addendum pp 16-17	No	No	No	None
d) Result in the loss of forest land or conversion of forest land to non-forest use?	2015 Addendum pp 44-46 2016 Addendum pp 16-17	No	No	No	None
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	1996 EIR pp 4.1-2 to 4.1-5 2015 Addendum pp 44-46 2016 Addendum pp 16-17	No	No	No	Yes

Discussion: When the 1996 EIR was prepared, the plan area was largely surrounded by open grassland with outbuildings that had historically been used for grazing or other agricultural purposes, but no prime or farmland of local importance was located in the plan area. The 1996 EIR

anticipated that the undeveloped portions of the master plan site would be converted from seasonal grazing land to urbanized light industrial uses. The 2015 Addendum noted that the latest data from the California Department of Conservation's Important Farmland Map for Placer County designated the HPCO Master Plan area as Farmland of Local Importance, but that the site is not zoned or used for agriculture, has not been used for agricultural purposes since 1996, and that the surrounding urbanization would make the resumption of agriculture economically infeasible. The 2015 Addendum also noted there were no forestry resources in the plan area. The 2016 Addendum stated that the proposed land use changes had no effect on prior analysis.

The Project site has been anticipated to be developed with urban uses since 1996. At the time of the 1996 EIR, it was concluded that impacts to agricultural resources would be less than significant, because the site was not irrigated and was of low agricultural value. Furthermore, since the 1996 EIR and its subsequent Addendums, the Project site has been mass graded and urban roadways have been built around it, consistent with the approved HPCO Master Plan. The Project will not result in previously unidentified or more severe impacts to agricultural resources, and will result in no impacts to forestry resources.

As described above, changes introduced by the Project and/or new circumstances relevant to the project would not, as compared to the 1996 EIR and its Addendums, result in a new significant impact or significant impacts that are substantially more severe than significant impacts previously disclosed. In addition, there is no new information of substantial importance showing that the project would have one or more significant effects not previously discussed or that any previously examined significant effects would be substantially more severe than significant effects shown in the previous EIR or Addendums. Nor is there new information of substantial importance showing (i) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative or (ii) that mitigation measures or alternatives considerably different from those analyzed in the previous EIR or Addendums would substantially reduce one or more significant effects, but the proponents decline to adopt the mitigation measure or alternative.

III. Air Quality

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Conflict with or obstruct implementation of the applicable air quality plan?	1996 EIR pp 4.10-12 to 4.10-13 2015 Addendum pp 48-68 2016 Addendum pp 18-20	No	No	No	Yes
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	1996 EIR pp 4.10-3 to 4.10-9 Addendum pp 48-68 2016 Addendum pp 18-20	No	No	No	Yes
c) Result in a cumulatively considerable net increase of any criteria for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?	1996 EIR pp 4.10-2 to 4.10-13 Addendum pp 48-68 2016 Addendum pp 18-20	No	No	No	Yes
d) Expose sensitive receptors to substantial pollutant concentrations?	1996 EIR p 4.10-2 Addendum pp 48-68 2016 Addendum pp 18-20	No	No	No	Yes
e) Create objectionable odors affecting a substantial number of people?	1996 EIR p 4.10-22 Addendum pp 48-68 2016 Addendum pp 18-20	No	No	No	Yes

Discussion: The air quality section of the 1996 EIR contained a qualitative impact analysis concluding that construction-related activities would generate emissions that would limit the ability of the Placer County Air Pollution Control District (PCAPCD) to meet state standards within the County. With mitigation, construction impacts were determined to be less than significant. Operational air emissions were quantitatively modeled, and were found to be significant and unavoidable despite mitigation. The 2015 Addendum updated the air quality analysis for the HPCO Master Plan area, and included quantitative modeling for both construction and operational emissions, for both the 1996 and 2015 plans. The Addendum concluded that some pollutant emissions would increase compared to the 1996 plan, and some would decrease, but that the primary difference between the analyses was the availability of additional regulatory mechanisms and mitigation which could reduce impacts.

Since the certification of the 1996 EIR, the PCAPCD has established a list of rules and regulations that all projects within the PCAPCD boundaries must abide by, which can be found in the PCAPCD CEQA Handbook. The PCAPCD has also established thresholds of significance to be used in quantitative analyses of construction and operation of a project. These quantitative thresholds are presented under the Standards of Significance chapter of the PCAPCD CEQA Handbook. While the 2015 Addendum showed some aspects of the 2015 HPCO would result in greater emissions compared to the 1996 HPMP, the analysis ultimately determined that with mitigation, the 2015 HPCO would not create any new significant impacts or a substantial increase in the severity of an impact previously determined to be significant. The mitigation measure added in 2015 requires the applicant to participate in the Placer County Air Pollution Control District's Offsite Mitigation Program by paying an estimated total of \$65,274 for offsets for (ROG and NOx). This figure was based on \$16,640 per ton. The actual amount to be paid will be determined at the time of recordation of the Final Map (residential projects) or issuance of a Building Permit (non-residential projects).

The 1996 EIR determined that implementation of the 1996 Hewlett Packard Master Plan would not result in significant impacts related to odors. The 2015 Addendum concluded that the change in land use from light industrial to a mix of uses including residential and commercial would not create objectionable odors, nor expose residents to such odors. The 2016 Addendum reached the same conclusion, indicating that the project changes would result in no changes to prior analyses.

Since the prior Addendums, the PCAPCD has updated its operational air quality significance thresholds. The thresholds in effect at the time of the 2015 and 2016 Addendums were 82 pounds/day of ROG or NOx for singular project impacts and 10 pounds per day for cumulative impacts. The update lowered the singular project operational threshold from 82 pounds/day of ROG or NOx to 55 pounds/day, but raised the cumulative impacts threshold from 10 pounds per day to 55 pounds per day. Although the thresholds have changed, the significance conclusions remain the same, because the emissions calculations for both the 1996 Hewlett Packard Master Plan and the HPCO Master Plan exceed both the current and former thresholds. As disclosed in the 2015 Addendum, operational ROG and NOx emissions for the Hewlett Packard Master Plan were calculated to be 401.9 and 138.6 pounds/day, respectively, and for the HPCO Master Plan are 387.2 and 126.7 pounds per day.

The current proposed Project does not change the development footprint of the Project area, any of the major infrastructure—much of which has already been constructed within the adjacent roadways—or the overall character of development. There is a slight increase in square footage to be constructed, but this increase is minor and has no effect on the construction impact analysis. Construction analyses and significance conclusions are a maximum daily rate of emissions, based on the amount of construction that could reasonably be expected to occur on any given day. Increasing the amount of square footage may extend the duration of construction slightly, but will not increase the maximum daily emissions. As discussed later in this Addendum, in the Traffic and Circulation section, the project will not result in any significant increase in vehicular trips or

vehicle miles traveled, nor will it affect intersection levels of service as compared to prior analyses. Since operational air quality emissions for commercial centers are predominantly based on vehicle trips and trip lengths, the Project will therefore not result in any significant increase in operational air quality impacts. Also, the change from business professional to commercial will not create objectionable odors.

As described above, changes introduced by the Project and/or new circumstances relevant to the project would not, as compared to the 1996 EIR and its Addendums, result in a new significant impact or significant impacts that are substantially more severe than significant impacts previously disclosed. In addition, there is no new information of substantial importance showing that the project would have one or more significant effects not previously discussed or that any previously examined significant effects would be substantially more severe than significant effects shown in the previous EIR or Addendums. Nor is there new information of substantial importance showing (i) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative or (ii) that mitigation measures or alternatives considerably different from those analyzed in the previous EIR or Addendums would substantially reduce one or more significant effects, but the proponents decline to adopt the mitigation measure or alternative.

IV. Biological Resources

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	1996 EIR pp 4.5-6 to 4.5-12 2015 Addendum pp 69-81 2016 Addendum pp 20-22	No	No	No	Yes
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	1996 EIR pp 4.5-3 to 4.5-4 2015 Addendum pp 69-81 2016 Addendum pp 20-22	No	No	No	Yes

c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	1996 EIR pp 4.5-4 to 4.5-6 2015 Addendum pp 69-81 2016 Addendum pp 20-22	No	No	No	Yes
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	1996 EIR pp 4.5-8 to 4.5-12 2015 Addendum pp 69-81 2016 Addendum pp 20-22	No	No	No	Yes
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	1996 EIR pp 4.5-3 to 4.5-4 2015 Addendum pp 69-81 2016 Addendum pp 20-22	No	No	No	Yes
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	2015 Addendum pp 79 2016 Addendum pp 20-22	No	No	No	None

Discussion: The 1996 EIR anticipated the conversion of the majority of the Hewlett Packard Master Plan site from annual grassland to urbanized light industrial uses, and included an assessment of and mitigation for wetland impacts. By the time of the 2015 Addendum, the wetlands on the site had all been filled and mitigation for them had been provided pursuant to an effectuated Clean Water Act Section 404 permit. Subsequently, the entire area was regularly disced and maintained on an annual basis. The 1996 EIR acknowledged the loss of grassland and wetland habitat would impact species dependent on those habitats. Mitigation was required to offset all biological resources impacts. The 2015 Addendum noted that the footprint of the HPCO Master Plan did not include any new impact areas compared to the 1996 EIR analysis, and in fact included less impact area. In addition, the Woodcreek Oaks Preserve/open space area anticipated in the 1996 Plan has been established and dedicated to the City of Roseville. The 2015 Addendum reviewed the potential biological resources impacts and concluded that several of the mitigation measures adopted as part of the 1996 EIR were no longer required because of mitigation action taken or changed circumstances between the 1996 EIR and 2015 Addendum, such as the completion of wetland mitigation. The 2016 Addendum indicated that no changes to prior analyses were needed, because the proposed changes had no effect on the impact area for biological resources.

As described in the Environmental Setting, at this time the entire project site has been mass graded, and surrounding infrastructure has been constructed consistent with prior land use approvals. There are no biological resources present on the site to be affected by the Project, and the Project also does not change the development footprint previously analyzed in the 1996 EIR or its subsequent Addendums.

As described above, changes introduced by the Project and/or new circumstances relevant to the project would not, as compared to the 1996 EIR and its Addendums, result in a new significant impact or significant impacts that are substantially more severe than significant impacts previously disclosed. In addition, there is no new information of substantial importance showing that the project would have one or more significant effects not previously discussed or that any previously examined significant effects would be substantially more severe than significant effects shown in the previous EIR or Addendums. Nor is there new information of substantial importance showing (i) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative or (ii) that mitigation measures or alternatives considerably different from those analyzed in the previous EIR or Addendums would substantially reduce one or more significant effects, but the proponents decline to adopt the mitigation measure or alternative.

V. Cultural, Archeological, or Paleontological Resources

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Cause a substantial adverse change in the significance of an historic resource as defined in Section 15064.5?	1996 EIR pp 4.6-5 to 4.6-6 2015 Addendum pp 82-86 2016 Addendum pp 22-23	No	No	No	Yes
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	1996 EIR pp 4.6-5 to 4.6-6 2015 Addendum pp 82-86 2016 Addendum pp 22-23	No	No	No	Yes
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	1996 EIR pp 4.3-2 to 4.3-3 2015 Addendum pp 82-86 2016 Addendum pp 22-23	No	No	No	Yes
d) Disturb any human remains, including those interred outside of dedicated cemeteries?	1996 EIR pp 4.6-5 to 4.6-6 2015 Addendum pp 82-86 2016 Addendum pp 22-23	No	No	No	Yes

Discussion: The 1996 EIR anticipated conversion of the majority of the plan area from annual grassland to urbanized light industrial uses. The 1996 EIR concluded that while there were identified cultural resources within the Master Plan site, mitigation would reduce impacts to a less-than-significant level. The 2015 Addendum discussed the various field surveys and records searches that had been documented since the 1996 EIR. A 2015 field survey confirmed that previously-identified cultural resources within the Campus Oaks site had been removed or were otherwise no longer important resources for purposes of CEQA. The 2015 Addendum concluded that the land use changes would not cause any new significant impacts or a substantial increase in the severity of previously-identified significant impacts. The 2015 Addendum also noted that some of the 1996 EIR mitigation measures were no longer required, but retained 1996 Mitigation Measure 4.6-1 regarding the treatment of previously-unidentified

cultural resources. The 2015 Addendum also added Mitigation Measure 5-1 to mitigate impacts on any previously-unknown paleontological resources. This was not added due to new information about likelihood of presence, but instead was added to reflect current standard practice. The incorporation of Mitigation Measure 5-1, in conjunction with Mitigation Measure 4.6-1, was found to result in a less-than-significant impact to unknown cultural resources. The 2016 Addendum noted that the development footprint would be unchanged, and that therefore the previous analysis and mitigation measures would continue to apply.

As described in the Environmental Setting, at this time the entire project site has been mass graded, and surrounding infrastructure has been constructed consistent with prior land use approvals. No cultural resources have been identified on the site, but the mitigation measures regarding unanticipated discoveries of subsurface resources remain applicable. The Project also does not change the development footprint previously analyzed in the 1996 EIR or its subsequent Addendums.

As described above, changes introduced by the Project and/or new circumstances relevant to the project would not, as compared to the 1996 EIR and its Addendums, result in a new significant impact or significant impacts that are substantially more severe than significant impacts previously disclosed. In addition, there is no new information of substantial importance showing that the project would have one or more significant effects not previously discussed or that any previously examined significant effects would be substantially more severe than significant effects shown in the previous EIR or Addendums. Nor is there new information of substantial importance showing (i) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative or (ii) that mitigation measures or alternatives considerably different from those analyzed in the previous EIR or Addendums would substantially reduce one or more significant effects, but the proponents decline to adopt the mitigation measure or alternative.

VI. Geology and Soils

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:		No	No	No	Yes
i) Ruptures of a known earthquake fault, as delineated on the most recent Alquist-Priolo					

Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)	1996 EIR pp 4.3-4 to 4.3-7 2015 Addendum pp 87-89 2016 Addendum pp 24-25				
ii) Strong seismic ground shaking?					
iii) Seismic-related ground failure, including liquefaction?					
iv) Landslides?					
b) Result in substantial soil erosion or the loss of topsoil?	1996 EIR pp 4.3-7 to 4.3-11 2015 Addendum pp 87-89 2016 Addendum pp 24-25	No	No	No	Yes
c) Be located in a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	1996 EIR pp 4.3-7 to 4.3-11 2015 Addendum pp 87-89 2016 Addendum pp 24-25	No	No	No	Yes
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	1996 EIR pp 4.3-7 to 4.3-11 2015 Addendum pp 87-89 2016 Addendum pp 24-25	No	No	No	Yes
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	2015 Addendum pp 87-89 2016 Addendum pp 24-25	No	No	No	None
Discussion: The 1996 EIR anticipated development of the plan area and added mitigation requiring site-specific geotechnical evaluations before grading activities, to ensure that impacts related to geology and soils would not be significant. The 2015 Addendum noted that the proposed Campus Oaks development would involve topography changes substantially similar to the 1996 HPMP. The 2015 Addendum also noted that a site-specific geotechnical evaluation had been prepared by ENGEO in July 2014 for the Campus Oaks site within the Master Plan site, and that the evaluation included specific recommendations for earthwork, foundations, seismic design, and pavement, so the requirements of the mitigation measure have been met. The 2016 Addendum indicated that no additional land would be disturbed and that the geotechnical evaluation from July					

2014 continued to be applicable. The site was not found to be in a seismically sensitive area—though an earthquake event remains possible—on unstable or expansive soil, but noted that all buildings would be required to conform to the Uniform Building Code standards for seismic safety and structural stability. The project did not include the use of septic systems or alternative wastewater disposal.

As described in the Environmental Setting, at this time the entire Project site has been mass graded, and surrounding infrastructure has been constructed consistent with prior land use approvals. The Project also does not change the development footprint previously analyzed in the 1996 EIR or its subsequent Addendums, does not change the conclusions of the geotechnical work already completed in support of the completed site grading, and does not propose septic or alternative wastewater systems. Development of the site will be required to conform to the City's ordinances and standards regarding grading, including requirements for stormwater quality and erosion controls during and after construction.

As described above, changes introduced by the Project and/or new circumstances relevant to the project would not, as compared to the 1996 EIR and its Addendums, result in a new significant impact or significant impacts that are substantially more severe than significant impacts previously disclosed. In addition, there is no new information of substantial importance showing that the project would have one or more significant effects not previously discussed or that any previously examined significant effects would be substantially more severe than significant effects shown in the previous EIR or Addendums. Nor is there new information of substantial importance showing (i) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative or (ii) that mitigation measures or alternatives considerably different from those analyzed in the previous EIR or Addendums would substantially reduce one or more significant effects, but the proponents decline to adopt the mitigation measure or alternative.

VII. Greenhouse Gases

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	2015 Addendum pp 91-96 2016 Addendum pp 26-27	No	No	No	Yes

b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	2015 Addendum pp 91-96 2016 Addendum pp 26-27	No	No	No	Yes
Discussion: As discussed in the 2015 Addendum, while the 1996 EIR did not evaluate impacts related to greenhouse gas (GHG) emissions, the potential environmental impact of GHG emissions was known or could have been known at the time of the certification of the 1996 EIR. Thus, based on a body of case law, the 1996 EIR's lack of GHG analysis did not preclude adoption of an addendum. To provide an analysis of how the HPCO Master Plan development would compare to the Hewlett-Packard Master Plan development, the 2015 Addendum included a GHG analysis which quantified the impacts of both plans. The City undertook this analysis voluntarily in the sense that, as the 2015 Addendum explained, CEQA case law holds that agencies cannot and need not require supplemental environmental review in connection with proposed project changes solely because the earlier environmental documents for the projects at issue had not dealt with global warming/climate change as a CEQA topic. (See 2015 Addendum, p. 91, citing <i>Citizens for Responsible Equitable Environmental Development (CREED) v. City of San Diego</i> (2011) 196 Cal. App. 4th 515, <i>Concerned Dublin Citizens v. City of Dublin</i> (2013) 214 Cal.App.4th 1301, and <i>Citizens Against Airport Pollution v. City of San Jose</i> (2014) 227 Cal.App.4th 788.) Those cases hold that, going back as far as the 1970s, climate change was a matter of public discussion and could have been raised as a CEQA issue by persons exercising reasonable diligence. The analysis in the 2015 Addendum demonstrated that the implementation of the amendments associated with the HPCO Master Plan would result in 21.7% lower emissions as compared with those that would have been emitted under the 1996 Hewlett-Packard Master Plan. The analysis concluded that there were standard measures required by PCAPCD which would offset emissions, and did not include any new mitigation measures. The 2016 Addendum concluded that this prior analysis covered the proposed revisions, because the total residential units and non-residential square footage remained unchanged, and a technical memorandum prepared by a qualified transportation consultant indicated the revision would reduce overall HPCO Master Plan trips. As discussed in the Traffic and Circulation section of this Addendum, the Project will not result in a substantial increase in daily or peak hour trips. An additional 10,000 square feet of building area does not contribute significant additional emissions, as it represents a less than 1% increase in non-residential square footage in the HPCO Master Plan area. Additionally, as discussed in the Utilities and Service Systems section, utility planning—including electricity demand—is based on acreage of land use, not anticipated square footage of building area. This Project falls within the scope of the 2015 Addendum analysis, which found the HPCO Master Plan would reduce overall emissions by nearly 22% compared to the 1996 Hewlett Packard plan. No further analysis is required. As described above, changes introduced by the Project and/or new circumstances relevant to the project would not, as compared to the 1996 EIR and its Addendums, result in a new significant impact or significant impacts that are substantially more severe than significant impacts previously disclosed. In addition, there is no new information of substantial importance showing that the project would have one or more significant effects not previously discussed or that any previously examined significant effects would be substantially more severe than significant effects shown in the previous EIR or Addendums. Nor is there new information of substantial importance showing (i) that mitigation measures or alternatives					

previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative or (ii) that mitigation measures or alternatives considerably different from those analyzed in the previous EIR or Addendums would substantially reduce one or more significant effects, but the proponents decline to adopt the mitigation measure or alternative.

VIII. Hazards and Hazardous Materials

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	1996 EIR pp 4.8-2 to 4.8-6 2015 Addendum pp 97-104 2016 Addendum pp 27-29	No	No	No	None
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	1996 EIR pp 4.8-2 to 4.8-6 2015 Addendum pp 97-104 2016 Addendum pp 27-29	No	No	No	None
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within on-quarter mile of an existing or proposed school?	2015 Addendum pp 97-104 2016 Addendum pp 27-29	No	No	No	None
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	1996 EIR pp 4.8-2 to 4.8-3 2015 Addendum pp 97-104 2016 Addendum pp 27-29	No	No	No	None

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	2015 Addendum pp 97-104 2016 Addendum pp 27-29	No	No	No	None
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing in the project area?	2015 Addendum pp 97-104 2016 Addendum pp 27-29	No	No	No	None
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	1996 EIR pp 4.8-6 to 4.8-7 2015 Addendum pp 97-104 2016 Addendum pp 27-29	No	No	No	None
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	2015 Addendum pp 97-104 2016 Addendum pp 27-29	No	No	No	None

Discussion: The 1996 EIR anticipated that the undeveloped portions of the project site would be converted from seasonal grazing land to urbanized light industrial uses that would have a less-than-significant effect on people or the environment from hazardous materials. The existing development in the plan area was identified as a large-quantity waste generator, and plans were in place to manage hazardous materials storage and disposal. The 1996 EIR identified that the proposed general commercial and light industrial uses were expected to include activities in which hazardous materials would likely be used, stored, generated, or transported, but that existing regulations were sufficient to address this. Overall, the 1996 EIR concluded that implementation of the Hewlett-Packard Master Plan would not result in significant effects related to hazards or hazardous materials. The 2015 Addendum concluded that the land use changes as part of the Campus Oaks development would not result in new significant impacts, because typical commercial, business professional, and residential uses do not use, store, generate, or transport unusual or significant amounts or types of hazardous materials. Most hazardous materials in these cases consist of household cleaners, detergents, paints, coatings, and other common products, and existing regulations regarding their treatment are sufficient to address these materials. The revisions examined in the 2016 Addendum did not introduce any new uses or development areas, and so reached the same conclusion that impacts would remain less than significant.

As with the projects examined in the 2015 and 2016 Addendums, the proposed Project does not involve new development areas or new uses which had not previously been anticipated. None of the project uses are known to use, store, generate, or transport large amounts or unusual types of hazardous materials, and existing regulations are sufficient to address the common materials—such as cleaners—which will be used in the Project area. The Project is not on a list of hazardous materials sites, and is not within an airport land use plan, is not located within two miles of a public or public use airport, and is not within the vicinity of a private airstrip. The Project area has been proposed for development since 1996, and has been taken into account in the City's emergency preparedness planning since that time. As part of the 2015 HPCO Master Plan, a new fire station was identified in the plan area, located just south of the Project site, to serve the plan area. The Project is not located adjacent to any wildlands or wildland fire hazard areas, according to CalFire mapping of wildland fire hazard areas. The Project does not introduce any new impacts related to this topic, and impacts will remain less than significant.

As described above, changes introduced by the Project and/or new circumstances relevant to the project would not, as compared to the 1996 EIR and its Addendums, result in a new significant impact or significant impacts that are substantially more severe than significant impacts previously disclosed. In addition, there is no new information of substantial importance showing that the project would have one or more significant effects not previously discussed or that any previously examined significant effects would be substantially more severe than significant effects shown in the previous EIR or Addendums. Nor is there new information of substantial importance showing (i) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative or (ii) that mitigation measures or alternatives considerably different from those analyzed in the previous EIR or Addendums would substantially reduce one or more significant effects, but the proponents decline to adopt the mitigation measure or alternative.

IX. Hydrology and Water Quality

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Violate any water quality standards or waste discharge requirements?	1996 EIR pp 4.4-7 2015 Addendum pp 105-111 2016 Addendum pp 30-32	No	No	No	Yes
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	1996 EIR pp 4.4-7 2015 Addendum pp 105-111 2016 Addendum pp 30-32	No	No	No	None
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off-site?	1996 EIR pp 4.4-6 to 4.4-7 2015 Addendum pp 105-111 2016 Addendum pp 30-32	No	No	No	Yes
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off-site?	1996 EIR pp 4.4-1 to 4.4-7 2015 Addendum pp 105-111 2016 Addendum pp 30-32	No	No	No	Yes

e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted water?	1996 EIR pp 4.4-6 to 4.4-7 2015 Addendum pp 105-111 2016 Addendum pp 30-32	No	No	No	Yes
f) Otherwise substantially degrade water quality?	1996 EIR pp 4.4-7 2015 Addendum pp 105-111 2016 Addendum pp 30-32	No	No	No	Yes
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	1996 EIR pp 4.4-1 to 4.4-6 2015 Addendum pp 105-111 2016 Addendum pp 30-32	No	No	No	None
h) Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?	1996 EIR pp 4.4-1 to 4.4-6 2015 Addendum pp 105-111 2016 Addendum pp 30-32	No	No	No	None
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	2015 Addendum pp 105-111 2016 Addendum pp 30-32	No	No	No	None
j) Inundation by seiche, tsunami, or mudflow?	2015 Addendum pp 105-111 2016 Addendum pp 30-32	No	No	No	None

Discussion: The 1996 EIR anticipated that the Master Plan site would be converted from mostly-vacant grassland underlain by hardpan to mostly impervious surfaces as part of planned light industrial and commercial uses. The hardpan under the site grassland meant that infiltration was low, with a resulting higher rate of runoff and very little potential for groundwater recharge in the plan area. To ensure that impacts related to hydrology and water quality would be less than significant, the 1996 EIR included mitigation measures requiring adequate detention facilities, payment of fair share fees toward regional facilities, and implementation of an erosion control plan. By the time of the 2015 Addendum, the regulatory environment

had shifted, and some steps required by mitigation were now already required by City regulations. Nonetheless, the 1996 mitigation was deemed still applicable. The plan area included floodplain, but these floodplain areas were placed within open space.

Since the original 1996 approval, the overall area being impacted by development has remained unchanged, but the impacts of development—already found to be less than significant with mitigation—have been further reduced by increasingly stringent stormwater regulations. The City's current Stormwater Quality Design Manual requires on-site treatment and detention to ensure no net increase in stormwater runoff from the site, which was not required in previous editions. Furthermore, the requirement to prepare a construction erosion control plan applies for construction projects of one acre or less, when at the time of the previous Addendums it applied at five acres or less. The proposed Project does not involve new or unanticipated development areas or intensities, is still subject to previously-adopted mitigation, and is required to conform to current and more stringent stormwater quality and control requirements. The Project site is not located within a 100-year floodplain area, and has been reviewed by City Engineering and found to conform to City design standards.

As described above, changes introduced by the Project and/or new circumstances relevant to the project would not, as compared to the 1996 EIR and its Addendums, result in a new significant impact or significant impacts that are substantially more severe than significant impacts previously disclosed. In addition, there is no new information of substantial importance showing that the project would have one or more significant effects not previously discussed or that any previously examined significant effects would be substantially more severe than significant effects shown in the previous EIR or Addendums. Nor is there new information of substantial importance showing (i) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative or (ii) that mitigation measures or alternatives considerably different from those analyzed in the previous EIR or Addendums would substantially reduce one or more significant effects, but the proponents decline to adopt the mitigation measure or alternative.

X. Land Use and Planning

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Physically divide an established community?	2015 Addendum pp 112-117 2016 Addendum pp 32-33	No	No	No	None
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	1996 EIR pp 4.1-2 to 4.1-3, 4.1-7, 4.1-11 and App. C 2015 Addendum pp 112-117 2016 Addendum pp 32-33	No	No	No	None
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	2015 Addendum pp 112-117 2016 Addendum pp 32-33	No	No	No	None

Discussion: The 1996 EIR analyzed the impacts of converting seasonal grazing land surrounded by open space to light industrial uses. However, the EIR also noted that the entire site was previously designated for light industrial uses in the General Plan, and concluded that the development of the plan area would not represent a significant physical change to existing and planned land uses. The EIR also discussed the potential for conflict with adjacent land uses, as well as internal land use conflicts within the plan area. Though at the time there was little surrounding development, nearby land was designated for future commercial and residential use. The EIR concluded that compliance with General Plan policy and the City's design guidelines would ensure impacts were less than significant.

The 2015 and 2016 Addendums found that since the amount of land to be developed with urban uses would not change, and was consistent with General Plan policy, impacts related to land use conversion would be unchanged from the 1996 EIR. The 2015 and 2016 Addendums found conflicts with adjacent uses would remain less than significant, as the mix of uses proposed was consistent with the surrounding mix of uses, and was less likely to result in conflicts than industrial uses. Internal inconsistencies were likewise found to remain less than significant, because the HPCO Master Plan was designed to include buffers between potential incompatible uses such as light industrial and residential and because proposed Special Area zoning would limit uses in certain non-residential sites. The Addendums also found that development of the plan area would not physically divide an established community, because the plans included roadway and pedestrian networks that created connection and did not include physical barriers to movement. There is no Habitat Conservation Plan or other conservation plan in the area.

The Project converts approximately ten acres of business professional uses to commercial uses. The portion of the Project site where this change is occurring is surrounded on three sides by land which is either designated for or developed with commercial uses. Property to the south and southwest includes residential uses located across streets from the site. As discussed in the prior Addendums, these uses are compatible with one another, provided the sites are designed in a manner consistent with the City's Community Design Guidelines and land use policy. Previous analyses were based upon conceptual development proposals, but at this time the Project includes detailed site planning and building elevations, which have been reviewed by City staff and have been demonstrated to be consistent with the City's standards and policies. This includes designs such as placing loading docks in the center of the site away from residential areas, providing landscape buffers along the boundaries of the site, ensuring light will not trespass across property boundaries, and other such measures. No new impacts will result from the Project, and impacts remain less than significant.

As described above, changes introduced by the Project and/or new circumstances relevant to the project would not, as compared to the 1996 EIR and its Addendums, result in a new significant impact or significant impacts that are substantially more severe than significant impacts previously disclosed. In addition, there is no new information of substantial importance showing that the project would have one or more significant effects not previously discussed or that any previously examined significant effects would be substantially more severe than significant effects shown in the previous EIR or Addendums. Nor is there new information of substantial importance showing (i) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative or (ii) that mitigation measures or alternatives considerably different from those analyzed in the previous EIR or Addendums would substantially reduce one or more significant effects, but the proponents decline to adopt the mitigation measure or alternative.

XI. Mineral Resources

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	1996 EIR pp 4.3-2 2015 Addendum pp 118-119 2016 Addendum p 33	No	No	No	None
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	1996 EIR pp 4.3-2 2015 Addendum pp 118-119 2016 Addendum p 33	No	No	No	None
Discussion: According to the 1996 EIR there were no known mineral resources in the plan area, and development would not have a significant effect on mineral resources. The 2015 and 2016 Addendums reiterated that conclusion. The conclusion remains appropriate for the Project. As described above, changes introduced by the Project and/or new circumstances relevant to the project would not, as compared to the 1996 EIR and its Addendums, result in a new significant impact or significant impacts that are substantially more severe than significant impacts previously disclosed. In addition, there is no new information of substantial importance showing that the project would have one or more significant effects not previously discussed or that any previously examined significant effects would be substantially more severe than significant effects shown in the previous EIR or Addendums. Nor is there new information of substantial importance showing (i) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative or (ii) that mitigation measures or alternatives considerably different from those analyzed in the previous EIR or Addendums would substantially reduce one or more significant effects, but the proponents decline to adopt the mitigation measure or alternative.					

XII. Noise

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Exposer of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	1996 EIR pp 4.11-5 to 4.11-7 & 4.11-9 to 4.11-11 2015 Addendum pp 120-134 2016 Addendum pp 34-35	No	No	No	Yes
b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?	2015 Addendum pp 120-134 2016 Addendum pp 34-35	No	No	No	None
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	1996 EIR pp 4.11-5 to 4.11-7 2015 Addendum pp 120-134 2016 Addendum pp 34-35	No	No	No	None
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	1996 EIR pp 4.11-5 to 4.11-7 2015 Addendum pp 120-134 2016 Addendum pp 34-35	No	No	No	Yes
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	2015 Addendum pp 120-134 2016 Addendum pp 34-35	No	No	No	None

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	2015 Addendum pp 120-134 2016 Addendum pp 34-35	No	No	No	None
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Discussion: The 1996 EIR evaluated potential increases in noise due to construction, traffic, and operations associated with build out of the Hewlett Packard Master Plan. At the time the project was evaluated, the plan area was surrounded by undeveloped lands and traffic volumes on nearby roadways were lower than they are today. As a result, ambient noise measurements were approximately 48 dBA L_{eq} (L_{eq} is essentially an average sound measurement). The nearest sensitive noise receptor was a residence approximately 1,000 feet away. Construction noise impacts were found to be less than significant because there were no proximate sensitive receptors to be affected by noise, and because construction would adhere to the City Noise Ordinance as it related to construction noise. For operational noise, the EIR concluded that impacts would be less than significant because development would be required to adhere to City policy requiring new fixed noise sources (pumps, machinery, etc) to meet the City's noise standards. Lastly, the EIR also considered railway noise. Noise from railways was found to be less than significant, because the distance from the tracks was such that noise volumes in the plan area would be within General Plan noise standards.

By the time of the 2015 Addendum, the surrounding areas had developed and traffic volumes had increased, which resulted in an ambient noise increase of 11 to 12 dBA. The nearest sensitive receptors were located in the residential area approximately 150 feet away, across Woodcreek Oaks Boulevard. To address this closer proximity, mitigation was added to the Addendum to ensure impacts would remain less than significant. Likewise, the noise analysis of the 2015 Addendum addressed the greater mix of uses and the potential for operational noise impacts to affect the residential areas which would be constructed in the plan area. The analysis addressed mechanical equipment noise, loading docks, and the proposed fire station. Mitigation was proposed and adopted to ensure compliance of non-residential uses with the City's noise standards, and the conclusion was reached that the impact would remain less than significant. Railway noise impacts had not changed since the original analysis, so the conclusion remained that noise volumes would not exceed City standards in the Plan area. The analysis of roadway traffic concluded that mitigation was required to protect noise-sensitive uses from traffic noise, and that mitigation would ensure impacts remained less than significant. It was further found that construction of the plan area would not involve activities associated with groundborne vibration, and that the plan area is not within an identified noise contour of any airport or airstrip. The 2016 Addendum found that the 2015 Addendum analysis remained applicable.

The Project change from business professional to community commercial does not change the analysis of the EIR and its Addendums, because both are non-residential uses, which was the basis of the noise analysis; no distinction was made between the commercial and office uses. These uses have similar noise sensitivities and generation sources. Furthermore, there is now a detailed site plan for the project which demonstrates that noise-generating sources—such as loading docks—have been located in areas screened and distant from residential uses. All roof-mounted equipment has been assessed to ensure it is screened by a parapet or other structure, which has a noise dampening effect, and consistent with adopted mitigation building plans will be required to demonstrate equipment compliance with the City's noise standards. Project impacts remain less than significant.

As described above, changes introduced by the Project and/or new circumstances relevant to the project would not, as compared to the 1996 EIR and its Addendums, result in a new significant impact or significant impacts that are substantially more severe than significant impacts previously disclosed. In addition, there is no new information of substantial importance showing that the project would have one or more significant effects not previously discussed or that any previously examined significant effects would be substantially more severe than significant effects shown in the previous EIR or Addendums. Nor is there new information of substantial importance showing (i) that mitigation measures

or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative or (ii) that mitigation measures or alternatives considerably different from those analyzed in the previous EIR or Addendums would substantially reduce one or more significant effects, but the proponents decline to adopt the mitigation measure or alternative.

XIII. Population and Housing

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, though extension of roads or other infrastructure)?	1996 EIR pp 4.2-1 to 4.2-6 2015 Addendum pp 135-141 2016 Addendum pp 36-37	No	No	No	None
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	2015 Addendum pp 135-141 2016 Addendum pp 36-37	No	No	No	None
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	2015 Addendum pp 135-141 2016 Addendum pp 36-37	No	No	No	None

Discussion: The Hewlett-Packard Master Plan did not include any residential development, nor did it include the demolition or displacement of existing housing or people, since the Plan area was largely undeveloped. While the Hewlett-Packard Master Plan would produce jobs, it was not found to induce substantial population growth, but was instead responding to anticipated demand. The 2015 and 2016 Addendums included the introduction of new housing units and a reduction in anticipated employment uses, but since the area remained undeveloped, did not displace existing housing or people. The increase in residential units and decrease in employment was not found to result in significant impacts due to inducement of substantial population growth.

At this time, the site and the surrounding areas have already been developed with major infrastructure to support development on the Project site and in the vicinity, including the surrounding major roadways and utilities within those roadways. The conclusion of the EIR and Addendums remains appropriate for this Project.

As described above, changes introduced by the Project and/or new circumstances relevant to the project would not, as compared to the 1996 EIR and its Addendums, result in a new significant impact or significant impacts that are substantially more severe than significant impacts previously disclosed. In addition, there is no new information of substantial importance showing that the project would have one or more significant effects not previously discussed or that any previously examined significant effects would be substantially more severe than significant effects shown in the previous EIR or Addendums. Nor is there new information of substantial importance showing (i) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative or (ii) that mitigation measures or alternatives considerably different from those analyzed in the previous EIR or Addendums would substantially reduce one or more significant effects, but the proponents decline to adopt the mitigation measure or alternative.

XIV. Public Services

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any the public services:					
a) Fire protection?	1996 EIR pp 4.12-9 to 4.12-10 and 4.12-16 2015 Addendum pp 142-151 2016 Addendum pp 37-38	No	No	No	None
b) Police protection?	1996 EIR pp 4.12-8 to 4.12-9 and 4.12-16 to 4.12-17 2015 Addendum pp 142-151 2016 Addendum pp 37-38	No	No	No	None
c) Schools?	1996 EIR pp 4.12-14 to 4.12-15 and 4.12-17 2015 Addendum pp 142-151 2016 Addendum pp 37-38	No	No	No	None

d) Parks?	2015 Addendum pp 142-151 2016 Addendum pp 37-38	No	No	No	None
e) Other public facilities?	1996 EIR p 4.12-15 2015 Addendum pp 142-151 2016 Addendum pp 37-38	No	No	No	None

Discussion: The 1996 EIR examined fire services, police services, schools, and libraries. Because the Hewlett-Packard Master Plan did not include residential uses, the analyses did not anticipate an on-site residential population, but they did account for residents (employees within the Master Plan site) who were expected to live in the City near the Master Plan site. The EIR concluded impacts would be less than significant. The 2015 Addendum evaluated the increased demands for fire services, police services, schools, and libraries as a result of the new residential population. Based on the development of 948 residential units and an increase in residential population of 2,745, the 2015 Addendum analyzed the environmental impacts of supplying these services to accommodate the HPCO Master Plan development and determined that policies from the City's General Plan would ensure adequate public services. A new fire station within the HPCO Master Plan was also identified, along with sufficient parkland to meet the City's park dedication requirements.

The proposed Project does not change the prior analysis conclusions, because business professional development and commercial development have similar public facilities demands. In addition, the Project was routed to the affected school districts for review, and has also been reviewed by the City's Parks, Recreation, and Libraries Department; Police Department; and Fire Department, and no comments related to service provision were received.

As described above, changes introduced by the Project and/or new circumstances relevant to the project would not, as compared to the 1996 EIR and its Addendums, result in a new significant impact or significant impacts that are substantially more severe than significant impacts previously disclosed. In addition, there is no new information of substantial importance showing that the project would have one or more significant effects not previously discussed or that any previously examined significant effects would be substantially more severe than significant effects shown in the previous EIR or Addendums. Nor is there new information of substantial importance showing (i) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative or (ii) that mitigation measures or alternatives considerably different from those analyzed in the previous EIR or Addendums would substantially reduce one or more significant effects, but the proponents decline to adopt the mitigation measure or alternative.

XV. Recreation

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that physical deterioration of the facility would occur or be accelerated?	2015 Addendum pp 152-154 2016 Addendum p 39	No	No	No	None
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	2015 Addendum pp 152-154 2016 Addendum p 39	No	No	No	None
Discussion: The 1996 EIR did not analyze recreation impacts, because the Hewlett-Packard Master Plan did not include residential uses. The 2015 Addendum evaluated the impacts to recreational facilities from the addition of new residents and determined that impacts would not be significant and that the on-site parkland and payment of applicable City development fees would avoid impacts to recreational facilities. Because the City of Roseville utilizes a population generation rate based on dwelling units, and the 2016 revision to the plan did not change the total units, the 2016 Addendum also concluded impacts would be less than significant. The proposed Project does not include any residential development, and therefore has no impact on recreational facilities, and does not change the conclusions of the prior analyses. As described above, changes introduced by the Project and/or new circumstances relevant to the project would not, as compared to the 1996 EIR and its Addendums, result in a new significant impact or significant impacts that are substantially more severe than significant impacts previously disclosed. In addition, there is no new information of substantial importance showing that the project would have one or more significant effects not previously discussed or that any previously examined significant effects would be substantially more severe than significant effects shown in the previous EIR or Addendums. Nor is there new information of substantial importance showing (i) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative or (ii) that mitigation measures or alternatives considerably different from those analyzed in the previous EIR or Addendums would substantially reduce one or more significant effects, but the proponents decline to adopt the mitigation measure or alternative.					

XVI. Transportation/Traffic

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	1996 EIR pp 4.9-2 to 4.9-20, and 4.9-22 to 4.9-23 2015 Addendum pp 155-182 2016 Addendum pp 40-42	No	No	No	Yes
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	1996 EIR pp 4.9-2 to 4.9-12 and 4.9-22 to 4.9-23 2015 Addendum pp 155-182 2016 Addendum pp 40-42	No	No	No	Yes
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	Addendum pp 155-182 2016 Addendum pp 40-42	No	No	No	None
d) Substantially increase hazards due to a design feature(s) (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	Addendum pp 155-182 2016 Addendum pp 40-42	No	No	No	None
e) Result in inadequate emergency access?	Addendum pp 155-182 2016 Addendum pp 40-42	No	No	No	None

f) Conflict with adopted policies, plans, or programs supporting public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	1996 EIR pp 4.9-12 to 4.9-20 and 4.9-22 2015 Addendum pp 155-182 2016 Addendum pp 40-42	No	No	No	None
Discussion: The 1996 EIR analyzed the impacts of urban development in a non-urbanized area, including numerous new and extended roadways. The EIR found significant impacts resulting from the development of the Hewlett-Packard plan area, and identified mitigation measures to widen existing roadways. By the time of the 2015 Addendum, the project site was within an urban environment with complete roadway systems in the surrounding vicinity. Fehr and Peers completed a traffic impact study for the HPCO Master Plan, to assess the change in uses. The study found that total trip generation would be reduced compared to the 1996 EIR analysis, but the analysis was needed to assess the proposed changes to the plan area circulation pattern, and to account for updated regional traffic circumstances. The study found traffic and circulation impacts, but all could be mitigated to a less than significant level through the implementation of mitigation. A technical memorandum was prepared by Fehr and Peers for the 2016 HPCO Master Plan Amendment and Addendum, which concluded that the change in land uses would reduce daily and peak hour trips, and would therefore not affect the conclusions of the 2015 Addendum. A traffic and circulation technical memorandum was prepared for the Project by Kittelson & Associates (dated March 1, 2018; Attachment 1). The memorandum analyzed the proposed change in land uses and found little to no increase in net new peak hour trips relative to the approved land use plan. This is based upon an assessment of office land uses as compared to service or retail land uses, the latter of which typically have high pass-by or trip diversion rates. In essence, people tend to go to the shopping centers and fueling stations which are most convenient, which generally means those located on or near an existing path of travel (on the way home from work, for instance). In total, the Project is anticipated to generate 340 net new average daily trips, zero net new weekday am peak hour trips, and 14 net new weekday pm peak hour trips. The guidelines for traffic study preparation are found in the City of Roseville Design and Construction Standards—Section 4, and indicate that a long-term (cumulative) traffic study is required if a project is inconsistent with the General Plan or Specific Plan <u>and</u> would generate more than 50 new peak-hour trips. The project would not generate more than 50 new peak-hour trips, and therefore pursuant to the City's standards, a new long-term traffic impact analysis is not required. In addition, the technical memorandum states that compared to the land use analyzed in the 2015 Addendum, the current project results in a decrease of net new primary trips during the peak hours. Since the Project would result in little to no increase in net new peak hour trips relative to the current adopted plan, none of the conclusions of the prior environmental analysis would change. This includes conclusions related to City-wide intersection levels of service (LOS), roadway segment operations outside of the City of Roseville, State Route 65 analysis results, and vehicle miles traveled. The technical memo indicated that the only changes which could result from the Project would be related to local access and circulation, and specifically analyzed the Blue Oaks Boulevard/Roseville Parkway intersection. It was concluded that the LOS would be LOS C during the weekday pm peak and LOS A during the weekday am peak. While the Kittelson & Associates technical memorandum focuses on potential impacts to roadway networks and level of service policies, a second technical memorandum focused on local access and circulation was prepared by Fehr and Peers (dated July 31, 2018; Attachment 2). The purpose of this technical memorandum was to ensure the proposed access and driveway designs for the project conformed to City standards and could accommodate projected volumes. This study broke down the proposed land uses based on specific use types being					

proposed within the center, since the analysis was more refined and site-specific—assessing specific driveways, queuing depths, and internal circulation aisles—and requires a more detailed understanding of which internal driveways and pathways are likely to be used by travelers. The study found issues with several areas of the proposed design, so the applicant worked with City Engineering to redesign the project access. City Engineering has found the final design plans conform to City standards and address the Fehr and Peers technical memorandum. Since these studies—Kittleson & Associates and the Fehr and Peers study—used different trip generation estimates, based upon their different purposes, Fehr and Peers also prepare a memorandum to ensure that in either case, impacts to surrounding intersections would be within the scope of the 1996 EIR and its subsequent Addendums. This memo is included as part of Attachment 2, and concludes that cumulative traffic conditions at intersections in the vicinity of the project would be nearly identical regardless of which trip generation approach is taken.

As described above, changes introduced by the Project and/or new circumstances relevant to the project would not, as compared to the 1996 EIR and its Addendums, result in a new significant impact or significant impacts that are substantially more severe than significant impacts previously disclosed. In addition, there is no new information of substantial importance showing that the project would have one or more significant effects not previously discussed or that any previously examined significant effects would be substantially more severe than significant effects shown in the previous EIR or Addendums. Nor is there new information of substantial importance showing (i) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative or (ii) that mitigation measures or alternatives considerably different from those analyzed in the previous EIR or Addendums would substantially reduce one or more significant effects, but the proponents decline to adopt the mitigation measure or alternative.

XVII. Tribal Cultural Resources

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource as defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:					

a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?	1996 EIR pp 4.6-5 to 4.6-6 2015 Addendum pp 82-86 2016 Addendum pp 22-23	No	No	No	Yes
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1 the lead agency shall consider the significance of the resource to a California Native American tribe.	Not applicable	No	No	No	None

Discussion: Since the 1996 EIR and its subsequent Addendums, Assembly Bill 52 was adopted into law, which gives specific treatment to Tribal Cultural Resources as a separate category, rather than including it as a part of the Cultural Resources analysis. Tribal cultural resources are defined in Public Resources Code Section 21074, as either 1) a site, feature, place, geographically-defined cultural landscape, sacred place, or object with cultural value to a California Native American Tribe, that is listed or eligible for listing on the California Register or Historical Resources, or on a local register of historical resources or as 2) a resource determined by the lead agency, supported by substantial evidence, to be significant according to the historical register criteria in Public Resources Code section 5024.1(c), and considering the significance of the resource to a California Native American Tribe. This section was added to the CEQA Guidelines after the publication of the prior environmental document to which this Addendum is attached, but cultural resources were addressed in that document. Furthermore, all projects received by the City are sent to tribes who have requested such notice; a notice that this application was received was sent to tribes on the City's public notice mailing list. In addition, because this project includes a General Plan Amendment, an SB 18 letter was sent to all tribes on the SB 18 list provided by the California Native American Heritage Commission. No concerns from tribes were received, either in response to the notice of application or the SB 18 letter. Therefore, it is concluded that the Project does not result in any new impacts not previously discussed in prior analyses of cultural resources.

As described above, changes introduced by the Project and/or new circumstances relevant to the project would not, as compared to the 1996 EIR and its Addendums, result in a new significant impact or significant impacts that are substantially more severe than significant impacts previously disclosed. In addition, there is no new information of substantial importance showing that the project would have one or more significant effects not previously discussed or that any previously examined significant effects would be substantially more severe than significant effects shown in the previous EIR or Addendums. Nor is there new information of substantial importance showing (i) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative or (ii) that mitigation measures or alternatives

considerably different from those analyzed in the previous EIR or Addendums would substantially reduce one or more significant effects, but the proponents decline to adopt the mitigation measure or alternative.

XVIII. Utilities and Service Systems

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	1996 EIR pp 4.12-7 to 4.12-8 and 4.12-16 2015 Addendum pp 183-198 2016 Addendum pp 42-45	No	No	No	None
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	1996 EIR pp 4.12-6 to 4.12-8 and 4.12-15 to 4.12-16 2015 Addendum pp 183-198 2016 Addendum pp 42-45	No	No	No	None
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	1996 EIR p 4.6-6 2015 Addendum pp 183-198 2016 Addendum pp 42-45	No	No	No	Yes
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	1996 EIR pp 4.12-1 to 4.12-7 and 4.12-15 to 4.12-16 2015 Addendum pp 183-198 2016 Addendum pp 42-45	No	No	No	None

e) Result in a determination by the wastewater treatment provider which serves the project that it has adequate capacity to serve the project's projected demand in addition of the provider's existing commitments?	1996 EIR pp 4.12-7 to 4.12-8 and 4.12-16 2015 Addendum pp 183-198 2016 Addendum pp 42-45	No	No	No	None
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	1996 EIR pp 4.12-10 to 4.12-11 and 4.12-17 2015 Addendum pp 183-198 2016 Addendum pp 42-45	No	No	No	None
g) Comply with federal, state, and local statutes and regulations related to solid waste?	2015 Addendum pp 183-198 2016 Addendum pp 42-45	No	No	No	None
h) Use substantial amounts of fuel or energy, or result in a substantial increase in demand upon existing sources of energy or require the development of new sources of energy?	1996 EIR pp 4.12-11 to 4.12-14 2015 Addendum pp 183-198 2016 Addendum pp 42-45	No	No	No	None
i) Result in the need for new, or substantial alteration to, electricity, natural gas, or communications systems?	1996 EIR pp 4.12-11 to 4.12-14 2015 Addendum pp 183-198 2016 Addendum pp 42-45	No	No	No	None

Discussion: The 1996 EIR anticipated that vacant lands within the Hewlett Packard Master Plan site would be converted from seasonal grazing land to urban uses, primarily light industrial. The uses were planned to connect to City and regional systems for domestic water supply, wastewater conveyance and treatment, stormwater drainage, solid waste management, and energy systems. The EIR concluded there was sufficient water, wastewater, solid waste, and energy system capacity to support the Hewlett Packard Master Plan development with no mitigation required, and identified mitigation measures to reduce impacts related to stormwater detention to less than significant levels.

The 2015 Addendum evaluated the changes in effects on utilities that would occur with the land use changes to a mix of residential, commercial, office, tech/business park, open space, and light industrial land uses. The technical analysis of the potable water demand calculated that the 2015 HPCO Master Plan would result in a 13.7 percent reduction in water demand as compared to the 1996 EIR analysis. The technical analysis noted that the 2015 HPCO Amendment would result in an increase of 0.01 million gallons daily (mgd) for average dry weather flow (ADWF) and 0.03 mgd for peak wet weather flow (PWWF) of wastewater, but concluded that this minor increase would not change the significance conclusions of the 1996 EIR and could be accommodated by the City's system. The 2015 Addendum calculated the amount of solid waste that would have been generated under the 1996 HPMP and the 2015 HPCO Amendment and determined that the 2015 HPCO Amendment project would result in a decrease in projected solid waste generation of 20.62 tons per year. Electricity demand was projected to decrease by 4,144 megawatt hours compared to the Hewlett Packard Master Plan, and natural gas was projected to decrease by 39,804 Therms. The 2016 HPCO Master Plan revisions were not found to increase demands compared to the 2015 HPCO Master Plan, so the 2016 Addendum concluded that impacts would remain less than significant.

The Project change of a portion of the site from business professional to commercial does not change any of the calculations used by the City to anticipate utility service demands, because utility calculations are the same for the business professional and commercial land uses. Nor does an additional 10,000 square feet of non-residential uses in the plan area (a less than 1% increase) have any substantive effect on utility planning, because the City's utility planning is based on acreage of land use, not anticipated square footage of building area. As noted previously, the major utility infrastructure for the area has already been constructed within surrounding roadways, and the detailed utility plan for the Project site has been reviewed by all affected utility departments—both City and external—and has been found to meet City standards. Impacts remain less than significant.

As described above, changes introduced by the Project and/or new circumstances relevant to the project would not, as compared to the 1996 EIR and its Addendums, result in a new significant impact or significant impacts that are substantially more severe than significant impacts previously disclosed. In addition, there is no new information of substantial importance showing that the project would have one or more significant effects not previously discussed or that any previously examined significant effects would be substantially more severe than significant effects shown in the previous EIR or Addendums. Nor is there new information of substantial importance showing (i) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative or (ii) that mitigation measures or alternatives considerably different from those analyzed in the previous EIR or Addendums would substantially reduce one or more significant effects, but the proponents decline to adopt the mitigation measure or alternative.

XIX. Mandatory Findings of Significance

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of an endangered, threatened or rare species, or eliminate important examples of the major periods of California history or prehistory?	1996 EIR pp 4.5-3 to 4.5-12 and 4.6-5 to 4.6-6 2015 Addendum pp 199-206 2016 Addendum pp 45-47	No	No	No	Yes
b) Does the project have impacts which are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	1996 EIR pp 6-1 to 6-19 2015 Addendum pp 199-206 2016 Addendum pp 45-47	No	No	No	Yes
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	1996 EIR pp 4.8-2 to 4.8-6, 4.10-2 to 4.10-13, 4.11-5 to 4.11-7, and 4.11-9 to 4.11-11 2015 Addendum pp 199-206 2016 Addendum pp 45-47	No	No	No	Yes

Discussion: Checklist item a), above, concerns impacts to biological and cultural resources. Impacts on these resource areas were fully analyzed in the 1996 EIR. The Addendums noted that impacts to biological and cultural resources were reviewed in their respective sections, and that the HPCO would not result in any new significant impacts, nor a substantial increase in the severity of previously-identified significant impacts. The 1996 EIR Addendums evaluated the potential for project-specific and cumulative impacts, consistent with checklist item b), above. The proposed Project includes a change from business professional to commercial and a less than 1% increase in square footage, but does not change the development area. Buildout under the proposed Project would be substantially consistent with the development assumptions in the previous CEQA documents; therefore, as discussed throughout this Addendum, the Project would not substantially increase the severity of the identified significant cumulative impacts. Checklist item c), above, is concerned with direct and indirect substantial adverse effects to human beings. The various environmental topic analyses in the 1996 HPMP EIR and its Addendums include evaluation of impacts, both direct and indirect, on human beings. Overall, as supported by the analyses in each environmental topic, the Project would not result in any new significant impacts, nor a substantial increase in the severity of previously-identified significant impacts.

ENVIRONMENTAL DETERMINATION:

In reviewing the site specific information provided for this project and acting as Lead Agency, the City of Roseville, Development Services Department, Planning Division has analyzed the potential environmental impacts created by this project and determined that the findings of CEQA Section 15162 concerning the decision not to prepare a subsequent EIR or negative declaration and the findings of CEQA Section 15164 concerning the decision to prepare an Addendum can be made. As supported by substantial evidence within the Addendum to the HEWLETT PACKARD MASTER PLAN ENVIRONMENTAL IMPACT REPORT/INITIAL STUDY (SCH #95112022, CERTIFIED ON JUNE 5, 1996), the Lead Agency makes the following findings:

[X] No substantial changes are proposed in the project which would require major revisions of the previous EIR or Mitigated Negative Declaration.

[X] No substantial changes have occurred with respect to the circumstances under which the project is undertaken.

[X] There is no new information of substantial importance which was not known and could not have been known with the exercise of due diligence at the time the previous EIR was certified as complete or the Mitigated Negative Declaration was adopted.

[X] Only minor technical changes or additions are necessary in order to deem the adopted environmental document adequate.

Addendum Prepared by:

Lauren Hocker, Associate Planner
City of Roseville, Development Services–Planning Division

Attachments:

1. Kittelson Associates Traffic Memo
2. Fehr and Peers Technical Study
3. 1996 EIR Findings of Fact

TECHNICAL MEMORANDUM

Campus Oaks Town Center

Traffic Analysis for Land Use Amendment and Conceptual Development Plan

Date:	March 1, 2018	Project #:18226.04
To:	Stephen Des Jardins - Diamond Creek Partners	
From:	Brian J. Dunn, P.E. OR & WA	
CC:		

Kittelison & Associates, Inc. (KAI) has prepared this technical memorandum to summarize the traffic analysis results of a new General Plan and Zoning Amendment proposed for the Campus Oaks project in Roseville, CA. The analysis presented herein evaluates the traffic impacts of proposed land use changes and a conceptual development plan for the northwest quadrant of the Campus Oaks Project, now described as the Campus Oaks Town Center.

PREVIOUS LAND USE AMENDMENT

A June 13, 2016 technical memorandum prepared by Fehr & Peers (F&P) provided an analysis of a previous land use amendment for the Campus Oaks project, including revised land use assumptions, site trip generation, traffic impacts under 2025 conditions, and other pertinent travel demand and site access metrics. That memorandum served as the basis for amending the zoning of parcels within the overall Campus Oaks project area. The final adjusted zoning for the entire Campus Oaks area is shown in Attachment "A" of this memorandum, and the following land uses are now vested:

- Commercial – 170,000 SF
- Single-family Residential – 491 du's
- Multi-family Residential – 457 du's
- Office – 60,000 SF
- Tech/Business Park – 300,00 SF

SF = square feet. du = dwelling unit

PROPOSED LAND USE AMENDMENT AND DEVELOPMENT PLAN

The proposed land use amendment involves the Campus Oaks Town Center area, which is bound by Wood Creek Oaks Boulevard to the west, Blue Oaks Boulevard to the north, the properties just east of Roseville Parkway, and Painted Desert Drive to the south. This area, along with proposed land uses

changes and a conceptual site development plan prepared by Morton & Pitalo, Inc., are shown in Attachment “B”.

All properties within the Campus Oaks Town Center boundary currently have a Community Commercial (CC) or Business Professional (BP) zoning designation. These properties are currently vested for 170,000 SF of commercial space and 60,000 SF of office space, as described previously. The proposed land use amendment would alter the zoning of the Campus Oaks Town Center area so that all properties have CC zoning. Also, as shown by the conceptual site development plan, the following land uses are proposed within the town center area:

- Commercial - 167,300 SF
- Office – 20,700 SF
- Fuel Station with Convenience Store – 6,775 SF*
- Assisted Living Facility – 51,000 SF**

* For the purposes of trip generation, the fuel station facility is assumed to have 12 fueling positions.

**For the purposes of trip generation, the care facility is assumed to have 70 beds.

TRIP GENERATION FOR PREVIOUS LAND USE AMENDMENT

Table 1 of the June 13, 2016 F&P technical memorandum presented the trip generation of the Campus Oaks project based on trip rates published in the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 9th Edition*, published in 2012. The F&P memo also applied a mixed-use trip generation (MXD) model to estimate internal vehicle trips and external trips made by non-auto travel modes. After accounting for internalization and non-auto trips, the entire Campus Oaks project was estimated to generate 15,479 new daily trips, 949 new AM peak hour trips, and 1,451 new PM peak hour trips. For comparative purposes, the trips vested only for the properties within the Campus Oaks Town Center area were isolated. These vested trips are shown in Table 1 and reflect 170,000 SF of commercial space and 60,000 SF of office space allowed on the town center properties.

Table 1: Trip Generation of Previous Land Use Amendment (Campus Oaks Town Center Area Only)

Land Use	ITE Category	Size	Average Daily Trips	Weekday AM Peak Hour	Weekday PM Peak Hour
Commercial – General Retail	820	170,000 SF	7,259	163	631
Office	710	60,000 SF	662	94	89
<i>Gross Trips</i>			<i>7,921</i>	<i>257</i>	<i>720</i>
<i>Internal and Non-Auto Trips*</i>			<i>(982)</i>	<i>(41)</i>	<i>(134)</i>
Net New Primary Trips			6,939	216	586

* The F&P memo utilized MXD capture rates of 12.4% for ADT, 16.0% for AM, and 18.6% for PM.

As shown in Table 1, trips vested for the properties in the Campus Oaks Town Center area include 6,939 net new trips for the average weekday, 216 net new trips for the weekday AM peak hour, and 586 net new trips for the weekday PM peak hour.

EFFECTS OF PROPOSED LAND USE AMENDMENT ON TRIP GENERATION

Trip generation estimates were prepared for the proposed new land uses within the Campus Oaks Town Center area using trip rates published in the *ITE Trip Generation Manual, 9th Edition*, for the applicable land use categories. The results are shown in Table 2 with detailed summary in Attachment “C”.

Table 2: Trip Generation of Proposed Land Use Amendment (Campus Oaks Town Center)

Land Use	ITE Category	Size	Average Daily Trips	Weekday AM Peak Hour	Weekday PM Peak Hour
Commercial – General Retail	820	167,300 SF	7,144	161	621
Office	710	20,700 SF	228	32	31
Fuel Station with Convenience Store	946	12 fuel positions	1,834	142	166
Assisted Living Facility	254	70 beds	186	10	15
<i>Gross Trips</i>			9,392	345	833
<i>Internal and Non-Auto Trips*</i>			(1,165)	(55)	(155)
<i>Pass-by Trips**</i>			(948)	(74)	(78)
Net New Primary Trips			7,279	216	600

* The F&P memo utilized MXD capture rates of 12.4% for ADT, 16.0% for AM, and 18.6% for PM.

** Fuel station pass-by trips from ITE are 62% AM and 56% PM. Assumed average of 59% for ADT.

As shown in Table 2, the Campus Oaks Town Center development is expected to generate 7,279 net new trips on the surrounding street system on an average weekday, 216 net new trips for the weekday AM peak hour, and 600 net new trips for the weekday PM peak hour.

It should be emphasized that the trip generation methodology is identical to that of the F&P June 13, 2016 memo, except in one regard. While the analysis is consistent as it relates to the use of ITE trip rates and the same MXD capture rates to account for internal vehicle trips and external trips made by non-auto travel modes, a new trip category was added in Table 2 to reflect the unique pass-by travel characteristics of the proposed fuel station facility. Unlike primary trips, which are new trips on the street system, pass-by trips reflect vehicles currently on an adjacent roadway that make an intermediate stop before proceeding onto their original destination. These trips essentially result in a reduction of through trips on the adjacent roadway and an increase in reciprocating turn movements into and out of a site driveway. Pass-by trips are typically realized only at external site driveways and not at adjacent public intersections upstream or downstream of a driveway.

The importance of accounting for the pass-by capture rates of the proposed fuel station is significant, because the capture rates are typically high. According to the *ITE Trip Generation Manual*, the average capture rates are 62% for the AM peak hour, 56% for the PM peak hour, with an assumed average of 59% for the average daily period.

Table 3 provides a comparison between the estimated trip generation for the previous and proposed land use amendments, along with calculated differences.

Table 3: Trip Generation Comparison for Campus Oaks Town Center (Proposed – Previous Land Uses)

Land Use Scenario	Average Daily Trips	Weekday AM Peak Hour	Weekday PM Peak Hour
Proposed Land Use Amendment			
Pass-by Trips	(948)	(74)	(78)
Net New Trips	7,279	216	600
Previous Land Use Amendment			
Net New Trips	6,939	216	586
Difference (Proposed – Previous)			
Pass-by Trips	(948)	(74)	(78)
Net New Trips	340	0	14

As shown in Table 3, relative to the previous land use amendment, the proposed land use amendment will increase trips on the street system by +340 vehicles over a weekday, will not increase weekday AM peak hour trips, and will increase weekday PM peak hour trips by only +14 vehicles.

It is also important to emphasize here that the previous land use amendment supported by the June 13, 2016 F&P memo concluded with a slightly lower trip generation than the trips vested by a prior F&P traffic study for the original Campus Oaks project.¹ These reductions were 100 trips for the average weekday, 10 fewer trips during the weekday AM peak hour, and 15 fewer trips during the weekday PM peak hour. Therefore, if compared to the vested trips of the original Campus Oaks land use approval, the proposed land use amendment would result in a decrease of net new primary trips during the weekday AM and PM peak hours.

Still, the residual pass-by trips shown in Table 3 for the proposed fuel station reflect a higher traffic level, but these trips will only be realized at external site driveways. The implications of this are discussed in the following section.

EFFECTS OF PROPOSED LAND USE AMENDMENT ON OPERATIONS

Since the proposed land use amendment would result in little to no increase in net new peak hour trips relative to the previous land use approval in 2016 and a slight reduction in net new peak hour trips relative to the original Campus Oaks project approval in 2015, none of the conclusions relating to the more current F&P June 13, 2016 memo or former F&P January 28, 2015 memo would change. This includes conclusions with regard to City-wide public intersection operations and mitigations, roadway segment operations outside Roseville City Limits, State Route 65 freeway analysis results, and Vehicle Miles of Travel (VMT).

¹ January 28, 2015 technical memorandum prepared by Fehr & Peers and submitted to the City of Roseville for the original Campus Oaks project.

The only potential exception to this finding could be the operational impacts to the Blue Oaks Boulevard/Roseville Parkway intersection, where the turn movement pattern may alter slightly as a result of pass-by trips being attracted to the proposed fuel station on the southeast corner. Per the conceptual development plan, the fuel station facility would have external driveway accesses to Blue Oaks Boulevard (right-in/right-out only) and Roseville Parkway (right-in/right-out only in the short term, with possible left-in over the long term). Although pass-by traffic traveling eastbound on Blue Oaks Boulevard would turn into the site driveway with no net impact to the upstream signal at Roseville Parkway, pass-by trips heading westbound on Blue Oaks may either turn left or perform a U-turn maneuver to reach the fuel station site. The potential effect of this inbound movement and reciprocating outbound left-turn, which will be realized on northbound approach of Roseville Parkway, was tested for the weekday AM and PM peak hours using the previous traffic forecast and operations analysis results for 2025 CIP condition. This is the most recent, adopted travel demand model use by the City of Roseville for its general Plan transportation analysis and Capital Improvement Program.

The results of the analysis are provided in Attachment "D" of this memorandum, along with the original operations analysis from the previous land use amendment. As shown, the Blue Oaks Boulevard/Roseville Parking intersection will continue functioning at LOS "C" during the weekday PM peak hour and LOS "A" during weekday AM peak hour, assuming previously approved long-term mitigation measures are in place.

This completes our analysis for the proposed land use amendment and conceptual site development plan for the Campus Oaks Town Center area. Please contact us if you have any questions or comments.



FINAL TECHNICAL MEMORANDUM

Date: July 31, 2018
To: Matthew Todd, City of Roseville
From: John Gard & Carly Panos, Fehr & Peers
Subject: ***Evaluation of Access and Circulation for Campus Oaks Town Center***

RS18-3677

This memorandum presents the analysis and conclusions of our access and circulation study for the proposed Campus Oaks Town Center project, located in the southeast quadrant of the Blue Oaks Boulevard/Woodcreek Oaks Boulevard intersection. The proposed project consists of the following mix of land uses:

- General Commercial – 146,800 sf ¹
- Restaurant / Fast Food – 26,500 sf
- Medical Office – 14,700 sf
- Gas Station w/ Convenience Store – 6,800 sf
- Assisted Living Facility – 51,000 sf

This memorandum presents trip generation estimates based on these anticipated uses, the distribution and assignment of those trips to project driveways, followed by recommended modifications to the site plan, where necessary, to accommodate project trips.

Because traffic volumes entering/exiting the project would be greater during a typical weekday PM peak hour and Saturday mid-day peak hour than during the weekday AM peak hour, this analysis focuses on weekday PM peak hour and Saturday mid-day peak hour conditions.

Background Information

Fehr & Peers prepared a technical memorandum (dated June 13, 2016) that analyzed a land use amendment to the Campus Oaks Master Plan. That memorandum compared the project's traffic impacts (based on changes in project trip generation) to the original Campus Oaks Master Plan project from 2015. The original 2015 study included a full evaluation of the project including its trip generation, intersection Level of Service (LOS) impacts under 2025 conditions, project access evaluation, and vehicle miles traveled (VMT).

¹ Commercial square footage (sf) is broken into more specific land uses on page 4 to estimate trip generation.

Kittelson & Associates prepared a technical memorandum (dated March 1, 2018) that analyzed the long-term impacts of the currently proposed project. Page 4 of that memorandum contains the following conclusions:

"Since the proposed land use amendment would result in little to no increase in net new peak hour trips relative to the previous land use approval in 2016 and a slight reduction in net new peak hour trips relative to the original Campus Oaks project approval in 2015, none of the conclusions relating to the more current F&P June 13, 2016 memo or former F&P January 28, 2015 memo would change. This includes conclusions with regard to City-wide public intersection operations and mitigations, roadway segment operations outside Roseville City Limits, State Route 65 freeway analysis results, and Vehicle Miles of Travel (VMT)."

Accordingly, the purpose of this study is analyze the adequacy of project access and on-site circulation. A detailed analysis of adjacent intersections is not warranted based on the above assessment.

Project Site Plan

The project site plan (*Campus Oaks Town Center Conceptual Site Plan*, Morton & Pitalo, February 2018) is shown on **Figure 1**. As shown, access to the project site would be provided along four public streets: Blue Oaks Boulevard, Woodcreek Oaks Boulevard, Roseville Parkway, and Painted Desert Drive.

Nine driveways are proposed to provide project access. Based on discussions with City of Roseville staff, the following turning movements were assumed to be permitted (for analysis purposes) at each driveway (see Figure 1 for driveway locations):

- Driveway 1 – Right In/Right Out
- Driveway 2 – Right In/Right Out
- Driveway 3 – Right In/Right Out
- Driveway 4 – Left In & Right In/Right Out
- Driveway 5 – Full Access
- Driveway 6 – Full Access
- Driveway 7 – Right In/Right Out
- Driveway 8 – Right In/Right Out
- Driveway 9 – Full Access

Figure 1 shows these permitted turn movements as well as driving spacing.

Project Travel Characteristics

Trip Generation

The trip generation estimates prepared in this memorandum adhere to the following advice contained on page 14 of the *Trip Generation Handbook* (Institute of Transportation Engineers, 2017):

"The trip generation estimates should reflect, to the extent possible, the specific uses within the known or assumed generalized classifications."

This approach yields a different (and larger) trip generation estimate for the project than is contained in either the 2016 Fehr & Peers Memo or 2018 Kittelson Associates Memo because those studies were comparative analyses associated with proposed land use changes. The original 2015 Fehr & Peers study for the Campus Oaks Master Plan classified the proposed Community Commercial zoning as general shopping center because specific land use breakdowns were not available at that time.

Trip generation estimates for the proposed uses were calculated using trip rates published in the *Trip Generation Manual* (Institute of Transportation Engineers, 2017). **Tables 1** and **2** present the project trip generation for weekday PM peak hour and Saturday Mid-Day peak hour conditions.

These tables also display the percentage of trips that are new versus 'pass-by'. A pass-by trip is made by a motorist who enters the site to shop or receive services, while en-route to a different primary destination. These trips are already present on the adjacent street. However, they do add trips to the project driveways. It is important that the traffic assignments consider new and pass-by trips separately because they have different origins/destinations and travel patterns.

After accounting for internal trips, the project would generate approximately combined 1,800 new and pass-by trips during the weekday PM peak hour. About 40 percent of these trips would be pass-by while 60 percent would be new.

During the Saturday mid-day peak hour, the project would generate approximately 2,090 new and pass-by trips, which is a 16 percent increase over the project's weekday PM peak hour trip generation.

TABLE 1
PROPOSED PROJECT TRIP GENERATION – WEEKDAY PM PEAK HOUR

Land Use	ITE Land Use Code	Quantity	Trip Rates ¹			Vehicle Trips		
			In	Out	Total	In	Out	Total
Grocery Store	850	40 ksf	4.71	4.53	9.24	188	181	369
Health/Fitness Club	492	41.5 ksf	1.97	1.48	3.45	82	61	143
Fast-Food Restaurant with Drive through Window	934	6.3 ksf	16.99	15.68	32.67	107	99	206
Coffee/Donut Shop with Drive through Window	937	2.0 ksf	21.69	21.69	43.38	43	43	86
Fast Casual Restaurant	930	5.2 ksf	7.77	6.36	14.13	40	33	73
High-Turnover (Sit Down) Restaurant	932	13.0 ksf	6.06	3.71	9.77	78	48	126
General Retail	820	53.9 ksf	1.83	1.98	3.81	99	107	206
Day Care	565	11.4 ksf	5.23	5.89	11.12	60	67	127
Medical Office	720	14.7 ksf	0.97	2.49	3.46	14	37	51
Assisted Living	254	51.0 ksf	0.14	0.34	.48	7	17	24
Super Convenience Market / Gas Station	960	6.8 ksf & 12 vfp ²	-	-	-	238	238	476
Gross Trips						956	931	1,887
Internal Trips ³						-48	-46	-94
Pass-By Trips ³						-356	-355	-711
New Vehicle Trips						552	530	1,082

Notes:

¹ Trip rates from the *Trip Generation Manual* (Institute of Transportation Engineers, 2017).

² Multi-variate regression applied using ksf and vfp as independent variables. ksf = thousand square feet. vfp = vehicle fueling positions.

² For analysis purposes, 5% internalization conservatively assumed.

³ The following pass-by percentages were applied based on data in the *Trip Generation Handbook* (Institute of Transportation Engineers, 2017):

- Grocery Store: 36%
- General Retail: 34%
- Fast-Casual and High-Turnover sit-down restaurant: 43%
- Fast-food restaurant with drive-through window: 50%
- Coffee/Donut Shop with Drive through Window: 50%
- Super Convenience market / Gas Station: 66%

TABLE 2
PROPOSED PROJECT TRIP GENERATION – SATURDAY MID-DAY PEAK HOUR

Land Use	ITE Land Use Code	Quantity	Trip Rates ¹			Vehicle Trips		
			In	Out	Total	In	Out	Total
Grocery Store	850	40 ksf	5.27	5.07	10.34	211	203	414
Health/Fitness Club	492	41.5 ksf	1.56	1.63	3.19	65	68	133
Fast-Food Restaurant with Drive through Window	934	6.3 ksf	27.98	26.88	54.86	176	169	345
Coffee/Donut Shop with Drive through Window	937	2.0 ksf	43.85	43.85	87.70	88	88	176
Fast Casual Restaurant	930	5.2 ksf	18.71	15.31	34.02	97	80	177
High-Turnover (Sit Down) Restaurant	932	13.0 ksf	5.71	5.48	11.19	74	71	145
General Retail	820	53.9 ksf	2.34	2.16	4.50	126	116	242
Day Care	565	11.4 ksf	1.07	0.63	1.70	12	7	19
Medical Office	720	14.7 ksf	1.77	1.33	3.10	26	20	46
Assisted Living	254	51.0 ksf	0.14	0.34	0.48	7	17	24
Super Convenience Market / Gas Station	960	6.8 ksf & 12 vfp ²	-	-	-	238	238	476 ³
Gross Trips						1,120	1,077	2,197
Internal Trips ⁴						-56	-54	-110
Pass-By Trips ⁵						-449	-448	-897
New Vehicle Trips						615	575	1,190

Notes:

¹ Trip rates from the *Trip Generation Manual* (Institute of Transportation Engineers, 2017).

² Multi-variate regression applied using ksf and vfp as independent variables. ksf = thousand square feet. vfp = vehicle fueling positions.

³ Weekday PM peak hour trip generation estimate was used for Saturday mid-day peak hour traffic volumes (due to lack of any such data in the *Trip Generation Manual*). This approach is supported by the measured traffic volumes entering/exiting Crocker Ranch Shopping Center (which includes a gas station), which were within 5% of each other during the weekday PM and Saturday mid-day peak hours.

⁴ For analysis purposes, 5% internalization conservatively assumed.

⁵ The following pass-by percentages were applied based on data in the *Trip Generation Handbook* (Institute of Transportation Engineers, 2017):

- Grocery Store: 36%
- General Retail: 34%
- Fast-Casual and High-Turnover sit-down restaurant: 43%
- Fast-food restaurant with drive-through window: 50%
- Coffee/Donut Shop with Drive through Window: 50%
- Super Convenience market / Gas Station: 66%

Trip Distribution/Assignment

City of Roseville staff directed that project access should be analyzed under 2035 conditions assuming that Roseville Parkway is connected between Foothills Boulevard and Washington Boulevard. The proposed project (including permitted driveway turning movements) was added to the travel demand model and select zone assignments were run to identify the expected distribution of new vehicle trips.

Figure 2 displays estimated trip distribution.

Given the project's size and accessibility from four public streets, the assignment of new project trips considered the following:

- Trip generation of each sub-area of the project (i.e., northerly, southerly, and easterly)
- Permitted driveway turning movements
- Ability to perform u-turns at adjacent public street intersections

Three separate trip assignments were performed. Pass-by trip assignments considered the relative volume of traffic on each public street, and ease of performing pass-by movements.

Figures 3 and 4 display the resulting weekday PM peak hour volumes and the Saturday mid-day peak hour volumes at each project driveway.

Review of Project Access

We reviewed the project site plan with respect to the following:

- Consistency of project driveway design (widths, throat depths, permitted turning movements, location, etc.) with applicable City standards
- Estimated maximum queue lengths at driveways
- Need for right-turn deceleration lanes/tapers
- Evaluation of project driveway interactions with adjacent Crocker Ranch Shopping Center
- Review of internal circulation

Project Driveway Design Relative to City Standards

The following standards contained in the *City of Roseville Design and Construction Standards* (2016) are applicable to the project site plan review:

- Driveways shall be at least 200 feet apart on collector streets, and 250 feet apart on arterial streets.
- No portion of a driveway shall be allowed within the straight portion of a deceleration lane, but driveways may be allowed within tapers.
- No portion of a driveway shall be allowed within a separate bus turnout, including tapers.
- Driveways on collector streets shall be at least 150 feet from the nearest intersection.
- Driveways on arterial streets shall be at least 185 feet from the nearest intersection (and also subject to placement standards relative to bus shelters according to details ST-48 and St-49).
- Right-turn deceleration lanes shall be provided at driveways when: the driveway is located on an arterial, the right-turn ingress volume is expected to exceed 50 vehicles per hour, there is ample room to fit a deceleration lane, and the travel speed of the roadway equals or exceeds 45 mph. There may be cases where some of the criteria are met, but City staff may still require a deceleration lane in the interest of safety.
- Where the beginning of a deceleration taper (see Detail ST024) will be within 100 feet of the end of an acceleration taper, the deceleration and acceleration lanes shall be merged to form a continuous auxiliary lane.
- A minimum 200-foot left-turn ingress lane (plus 120-foot taper) is required at driveways on an arterial that permit left-turn ingress. Left-turn lanes are not required on collector streets.
- On six-lane arterials, outbound left-turns from driveways shall be prohibited, and driveways within 400 feet of an intersection containing left-turn pockets shall be right turn-in/out only.

A detailed review of project driveway locations and permitted turning movements revealed consistency with the above standards for all driveways along Woodcreek Oaks Boulevard and Painted Desert Drive. The following driveways on Blue Oaks Boulevard and Roseville Parkway do not meet an applicable design standard:

- Driveway 3 on Blue Oaks Boulevard would be situated less than 250 feet from the end of the taper to the existing bus turnout. This condition, which is represented by Case 1 on Detail ST-48, requires that the bus turnout be extended as a deceleration lane to the driveway.
- The left-turn ingress lane on northbound Roseville Parkway at Driveway 5 would be 150 feet in length, which is less than the minimum of 200 feet identified in the City's design standards. However, as shown on Figures 2 and 3, this turn lane would accommodate fewer than 20 vehicles per hour (i.e., one every three minutes on average). And as shown in later tables, the maximum queue in this driveway would be three vehicles (75 feet). Accordingly, the proposed 150-foot storage design is considered adequate.

Driveway Throat Depth and Turn Lane Vehicle Storage Requirements

It is important that projects be designed with adequate on-site storage for vehicles desiring to exit. If not provided, internal parking drive aisles can be blocked, which could cause inbound traffic to spill back onto the adjacent public street. **Table 3** displays the available throat depth according to the project site plan, as well as the maximum expected vehicle queue at each project driveway for both weekday PM peak hour and Saturday mid-day peak hour conditions. The throat depth estimates consider the availability of gaps in the adjacent street traffic stream based on cumulative levels of traffic. Refer to Appendix A for technical calculations.

Table 3 indicates that aside from Driveways 2 and 5, the project proposes adequate throat depths for anticipated travel behavior and demand. To address insufficient throat depths, the following are recommended at these two driveways:

- Driveway 2 – Paint “Do Not Block Intersection” pavement markings at the first internal intersection along this driveway.²
- Driveway 5 – Relocate parking drive aisle opening such that 200 feet of throat depth is provided. Additionally, widen the driveway approach to Roseville Parkway to include dedicated 50-foot outbound left- and right-turn lanes. Lastly, stripe the median of Roseville Parkway in the vicinity of this driveway as a two-way left-turn lane to enable two-stage gap acceptance.³

Table 4 displays proposed storage length and maximum estimated vehicle queue for the three left-turn ingress lanes proposed to serve the project site. As shown, the proposed storage length for all left-in movements is adequate based on anticipated demand. Refer to Appendix A for technical calculations

² Alternative strategies were also considered including:

- Install raised median through first internal intersection. However, given the adjacent parking lot and building layouts (and potential for u-turns and other undesirable movements), this improvement was not recommended.
- Closure of the first drive aisle opening along this driveway was also rejected due to the likely of adverse circulation affects.

³ The provision of full access at this driveway was evaluated in light of prior analyses by Fehr & Peers showing that this segment of Roseville Parkway could ultimately carry over 25,000 vehicles per day. However, the following factors were critical in reaching a determination that full-access could be provided:

- Gaps in through traffic would be provided by the roundabout at Painted Desert Drive and traffic signal on Blue Oaks Boulevard.
- The full-access driveway would form a T-intersection (i.e., not have an opposing driveway).
- Treatments (i.e., dedicated left- and right-turn lanes and two-way left-turn lane on Roseville Parkway) have been recommended to improve ingress/egress at this driveway.

TABLE 3:
DRIVEWAY THROAT DEPTH REQUIREMENTS

Intersection	Movement	Proposed Throat Depth ¹	Maximum Vehicle Queue -Weekday PM Peak Hour	Maximum Vehicle Queue - Saturday Mid-Day Peak Hour
Driveway 1	Outbound Right	110' (4 vehicles)	75' (3 vehicles)	75' (3 vehicles)
Driveway 2	Outbound Right	110' (4 vehicles)	150' (6 vehicles)	150' (6 vehicles)
Driveway 3	Outbound Right	175' (7 vehicles)	100' (4 vehicles)	125' (5 vehicles)
Driveway 4	Outbound Right	125' (5 vehicles)	100' (4 vehicles)	100' (4 vehicles)
Driveway 5	Outbound Left/Right	60' (2 vehicles)	200' (8 vehicles)	150' (6 vehicles)
Driveway 6	Outbound Left/Right	60' (2 vehicles)	25' (1 vehicle)	25' (1 vehicle)
Driveway 7	Outbound Right	125' (5 vehicles)	125' (5 vehicles)	125' (5 vehicles)
Driveway 8	Outbound Right	125' (5 vehicles)	75' (3 vehicles)	75' (3 vehicles)
Driveway 9	Outbound Right	40' (1 vehicle)	25' (1 vehicle)	25' (1 vehicle)

Notes:

¹ 1 vehicle length is equivalent to 25 feet.

Highlighted cells represent queues that exceed the available storage.

Source: Fehr & Peers, 2018.

TABLE 4:
MAXIMUM VEHICLE QUEUE

Intersection	Movement	Proposed Storage Length ¹	Maximum Vehicle Queue -Weekday PM Peak Hour	Maximum Vehicle Queue - Saturday Mid-Day Peak Hour
Driveway 4	Left-In From Roseville Pkwy	300' (12 vehicles)	125' (5 vehicles)	125' (5 vehicles)
Driveway 5	Left-In From Roseville Pkwy	150' (6 vehicles)	50' (2 vehicles)	75' (3 vehicles)
Driveway 6	Left-In From Painted Desert	150' (6 vehicles)	75' (3 vehicles)	75' (3 vehicles)

Notes:

¹ 1 vehicle length is equivalent to 25 feet.

Source: Fehr & Peers, 2018.

Need for Right-Turn Deceleration Lanes/Tapers

Driveways 1 and 2 on Woodcreek Oaks Boulevard, and Driveways 3 and 8 on Blue Oaks Boulevard each meet all applicable conditions (as described in the City's Improvement Standards) warranting construction of a right-turn deceleration lane.

Since Roseville Parkway has a posted speed limit of 35 miles per hour (mph), it does not meet the minimum speed limit component of the City's standards relating to deceleration lanes. The following is recommended:

- Construct a right-turn deceleration lane at Driveway 4. This is recommended given that this driveway is situated 290 feet from Blue Oaks Boulevard and is projected to serve 128 right-turn ingress vehicles during the weekday PM peak hour. These conditions suggest that a right-turn deceleration lane would improve operations
- Construct right-turn deceleration tapers at Driveways 5 and 7.

Deceleration lanes/tapers are not required on collector streets, such as Painted Desert Drive.

Evaluation of Project Driveway Interactions with Adjacent Crocker Ranch Shopping Center

The Crocker Ranch Shopping Center (featuring a Safeway Store and other retail pads) is located in the southwest quadrant of the Blue Oaks Boulevard/Woodcreek Oaks Boulevard intersection. It consists of two right-turn only driveways on Blue Oaks Boulevard, a right-turn only driveway on Woodcreek Oaks Boulevard, and a full-access driveway on Woodcreek Oaks Boulevard that is located directly opposite from the proposed location of Driveway 2.

At the outset of this study, concerns were raised that Driveway 2 could adversely affect the existing full access Crocker Ranch Shopping Center driveway, potentially causing greater vehicle queues or the need to restrict certain turning movements. Meetings were held with City staff, in which it was concluded that the Crocker Ranch Shopping Center driveway should remain full access while Driveway 2 should be restricted to right-turns only.

The following three options are generally available to provide these turning movements:

1. Post signs exiting Driveway 2 indicating that outbound left-turns are prohibited, and on southbound Woodcreek Oaks Boulevard indicating that inbound left-turns are prohibited.
2. Construct a raised 'gull wing' median within Woodcreek Oaks Boulevard (similar to what exists on Fairway Drive at the Lowes Home Improvement Store).
3. Construct a triangular raised median at Driveway 2 along with a narrow median extension directly south and north of the triangular median to physically prohibit left-turns (similar to what exists on Rocky Ridge Drive at the Kaiser Medical Center)

Option 1 was removed from further consideration due to concerns that signage alone would not be sufficient to prohibit the left-turns in/out of Driveway 2. Option 2 was also rejected because it would increase the complexity of an already challenging (i.e., consistent flows of through and turning traffic on Woodcreek Oaks Boulevard) and heavily used (188 vehicles during the weekday PM peak hour) outbound left-turn movement.

Option 3 was selected as the preferred option because it would have the least effect on the Crocker Shopping Center, along with a greater probability that motorists would not try to turn left in/out of Driveway 2. In addition to the driveway raised median treatment, signage should be placed at the driveway and in the Woodcreek Oaks Boulevard median indicating that left-turns are prohibited.

Review of Internal Circulation

The prior sections included a variety of recommendations that would improve ingress/egress from adjacent streets as well as overall driveway operations. The following additional recommendations are offered to further improve on-site circulation:

- Install a raised crosswalk across the continuous drive aisle that extends from Driveway 1 to 5. As shown on Figure 4, this crosswalk would be part of the paseo that extends from the retail pads to south of Painted Desert Drive to access residential areas. The raised crosswalk would slow motorists who might otherwise be tempted to use this driveway as a short-cut.

TECHNICAL MEMORANDUM

Date: October 15, 2018
To: Matthew Todd and Marc Stout, City of Roseville
From: John Gard, Fehr & Peers
Subject: **Supplemental Analysis of Campus Oaks Town Center**

RS18-3718

Purpose

This technical memorandum provides supplemental information regarding the Campus Oaks Town Center, which would be located in the southeast quadrant of the Blue Oaks Boulevard/Woodcreek Oaks Boulevard intersection in Roseville. Specifically, it explains why two recent evaluations of that project differed in their technical approach, but were each adequate for their intended purpose. It then presents a supplemental traffic operations analysis supporting this conclusion.

Background

Kittelson & Associates prepared a technical memorandum (dated May 31, 2018) that analyzed the long-term impacts of the Campus Oaks Town Center. Page 4 of that memorandum contains the following conclusions:

"Since the proposed land use amendment would result in little to no increase in net new peak hour trips relative to the previous land use approval in 2016 and a slight reduction in net new peak hour trips relative to the original Campus Oaks project approval in 2015, none of the conclusions relating to the more current F&P June 13, 2016 memo or former F&P January 28, 2015 memo would change. This includes conclusions with regard to City-wide public intersection operations and mitigations, roadway segment operations outside Roseville City Limits, State Route 65 freeway analysis results, and Vehicle Miles of Travel (VMT)."

Fehr & Peers analyzed access and on-site circulation for the Campus Oaks Town Center, with the results documented in a Technical Memorandum dated July 31, 2018. Refer to Appendix A for both studies.

The Kittelson & Associates and Fehr & Peers Technical Memoranda differ in terms of their purpose and in how they estimated the Town Center's trips. The Kittelson work focused on analyzing how the proposed land use amendment would alter any of the previous conclusions regarding project impacts under 2025 conditions. For consistency purposes, that approach required continued use of a given set of trip generation rates.

A purposefully conservative approach was taken in the 2018 Fehr & Peers' access study by assuming a mix of high-intensity retail land uses and corresponding trip rates. It also conservatively assumed that only five percent of these trips would remain internal to the project. These assumptions ensured that the traffic volumes expected to enter/exit the project would not be underestimated. In other words, the Fehr & Peers study resulted in project access recommendations that will work no matter which types of retail uses are constructed and what level of internalization of trips is achieved.

Despite these two studies taking different technical approaches to trip generation, this technical memorandum asserts and then demonstrates that **cumulative traffic conditions at intersections in the vicinity of the project would be nearly identical regardless of which trip generation approach** is taken. This conclusion is based on the following:

1. The project is accessible from a total of nine driveways located on four public streets. This effectively distributes ingress/egress across much of the project's frontage (versus access being limited to one or two driveways).
2. The surrounding roadway network has substantial capacity that accommodate background as well as project trips including eight-lane (planned) Blue Oaks Boulevard, four-lane Woodcreek Oaks Boulevard, two- to four-lane Roseville Parkway, and two-lane Painted Desert Drive.

To further test the above assertion shown in bold, the following technical analysis was performed.

Technical Analysis

The following intersections in the vicinity of the project were analyzed under cumulative PM peak hour conditions:

1. Blue Oaks Boulevard/Woodcreek Oaks Boulevard (signalized)
2. Blue Oaks Boulevard/Roseville Parkway (signalized)
3. Blue Oaks Boulevard/New Meadow Drive (signalized)
4. Blue Oaks Boulevard/Foothills Boulevard (signalized)
5. Woodcreek Oaks Boulevard/Painted Desert Drive (signalized)
6. Roseville Parkway/Painted Desert Drive (roundabout)
7. Blue Oaks Boulevard/Roseville Parkway (signalized)

The analysis was conducted for weekday PM peak hour conditions because the project consists of primarily retail land uses, whose weekday trip generation is greatest during the PM peak hour. The City's 2025 CIP travel demand model was used for two reasons. First, it was used as part of the most recent environmental review process for the project. Second and most important, the 2025 CIP model

estimates greater volumes of traffic on Blue Oaks Boulevard and Roseville Parkway than the City's 2035 model (by virtue of the 2025 model excluding Placer Parkway).

These seven intersections were analyzed for the following two scenarios:

- Scenario 1 – consists of buildout of the Campus Oaks Master Plan including the proposed Campus Oaks Town Center. This scenario will reflect the Town Center's trip generation, as estimated in the Kittelson & Associates' May 31, 2018 Technical Memorandum.
- Scenario 2 – is identical to Scenario 1, but bases the Town Center's trip generation on the Fehr & Peers' July 31, 2018 Technical Memorandum.

All signalized study intersections were analyzed using the SimTraffic micro-simulation model. Intersection 6, which is a multi-lane roundabout, was analyzed using the Sidra software program. The two scenarios each assume the planned widening of Blue Oaks Boulevard to eight lanes from west of Woodcreek Oaks Boulevard to east of Foothills Boulevard. They also each assume identical intersection lane configurations and signal timings.

The traffic forecasts for Scenario 1 are very similar to the 2025 forecasts prepared for the Campus Oaks Master Plan Land Use Amendment in 2016. The resulting intersection levels of service (LOS) from this study match those from the 2016 study.

Traffic forecasts for Scenario 2 were developed by adding the net increase of 482 new vehicle trips¹ between the 2018 Kittelson & Associates and Fehr & Peers studies to the study intersections. These new trips were assigned to the study intersections in accordance with the trip distribution percentages shown in the 2018 Fehr & Peers study.

Table 1 displays the average delay and LOS at the seven study intersections under 2025 conditions with Scenarios 1 and 2. Refer to Appendix B for technical calculations. This table indicates Scenarios 1 and 2 yield identical LOS results. At five of the seven intersections, the average delay is unchanged or increases by one second. The delay increase at the other two intersections range was 3 and 7 seconds.

¹ More than half of this increase is attributable to the 2018 Fehr & Peers study assuming lower levels of internal trips and external non-auto trips so as to provide a conservative analysis of project access needs.

TABLE 1:
INTERSECTION LEVEL OF SERVICE – 2025 CONDITIONS

Intersection	Control	Peak Hour	Scenario 1 ¹		Scenario 2 ²	
			Avg. Delay ³	LOS	Avg. Delay ³	LOS
1. Blue Oaks Boulevard/ Woodcreek Oaks Boulevard	Traffic Signal	PM	59	E	59	E
2. Blue Oaks Boulevard/ Roseville Parkway	Traffic Signal	PM	41	D	42	D
3. Blue Oaks Boulevard/ New Meadow Drive	Traffic Signal	PM	27	C	28	C
4. Blue Oaks Boulevard/Foothills Boulevard	Traffic Signal	PM	79	E	79	E
5. Woodcreek Oaks Boulevard/ Painted Desert Drive	Traffic Signal	PM	21	C	24	C
6. Roseville Parkway/Painted Desert Drive	Roundabout	PM	11	B	12	B
7. Blue Oaks Boulevard/Roseville Parkway	Traffic Signal	PM	61	E	68	E

Notes:

¹ Scenario 1 consists of buildout of the Campus Oaks Master Plan including the Campus Oaks Town Center. This scenario reflects the Town Center's trip generation, as estimated in the Kittelson & Associates' May 31, 2018 Technical Memorandum.

² Scenario 2 is identical to Scenario 1, but bases the Town Center's trip generation on the Fehr & Peers' July 31, 2018 Technical Memorandum.

³ Average delay and LOS for signalized intersections and roundabouts is the weighted average for all movements.

Source: Fehr & Peers, 2018.

Conclusions

This supplemental analysis has demonstrated that while the technical approaches contained within the 2018 Kittelson & Associates and Fehr & Peers Technical Memoranda were different, they would result in nearly identical cumulative traffic conditions (including no changes in intersection LOS) on City of Roseville streets. The 2018 Fehr & Peers' access study was purposefully conservative so that its recommendations will work no matter which types of retail uses are constructed and what level of internalization of trips is achieved.

**TABLE II-2
TOTAL LAND USE ALLOCATION**

USE CATEGORY	GROSS ¹ ACRES	% OF TOTAL ACRES
Residential (RES)	12,854	45%
Commercial (COM)	2,276 2,286	8%
Business Professional (BP)	792 782	3%
Industrial (IND)	2,369	8%
Open Space (OS)	3,151	11%
Park & Recreation (PR)	2,136	8%
Public/Quasi Public (P/QP)	2,719	10%
Right of Way (ROW)	1,978	7%
TOTAL	28,274	100%

SOURCE: City of Roseville Planning Division
Updated: September 6, 2017

**TABLE II-3
LAND USE ALLOCATION BY INCORPORATED SUBAREA (in acres)**

SUBAREA	RES	COM ²	BP	IND ³	OS ⁴	PR ⁵	P/QP ⁶	ROW	TOTAL ACRES
INFILL	3,349	571	201	914	479	465	2,109	426	8,514
SERSP	559	83	99	0	74	111	20	78	1,024
NERSP	132	300	308	0	94	13	10	97	954
NWRSP	1,759	119	11	0	155	353	107	159	2,663
NCRSP	656	339	162	78	183	100	75	232	1,825
NIPA	307	68 78	6 0	1,287	173	53	9	129	2,031
DWSP	659	13	0	0	98	378	4	51	1,203
HRNSP	294	162	0	0	37	37	48	99	677
NRSP	998	81	0	0	184	117	68	121	1,569
SRSP	616	35	5	0	270	78	23	90	1,117
WRSP	1,758	55	0	88	705	251	147	190	3,194
RGSP	21	29	0	0	0	0	0	0	50
DTSP	27	110	0	2	0	37	0	0	176
SVSP	1,133	241	0	0	357	105	72	173	2,081
CSP	248	19	0	0	177	16	10	32	502
ARSP	338	51	0	0	165	22	17	101	694
TOTAL ACRES	12,854	2,276 2,286	792 786	2,369	3,151	2,136	2,719	1,978	28,274

SOURCE: City of Roseville Planning Division
Updated: September 6, 2017

¹ Gross acreage includes road and highway rights-of-way, easements, etc.

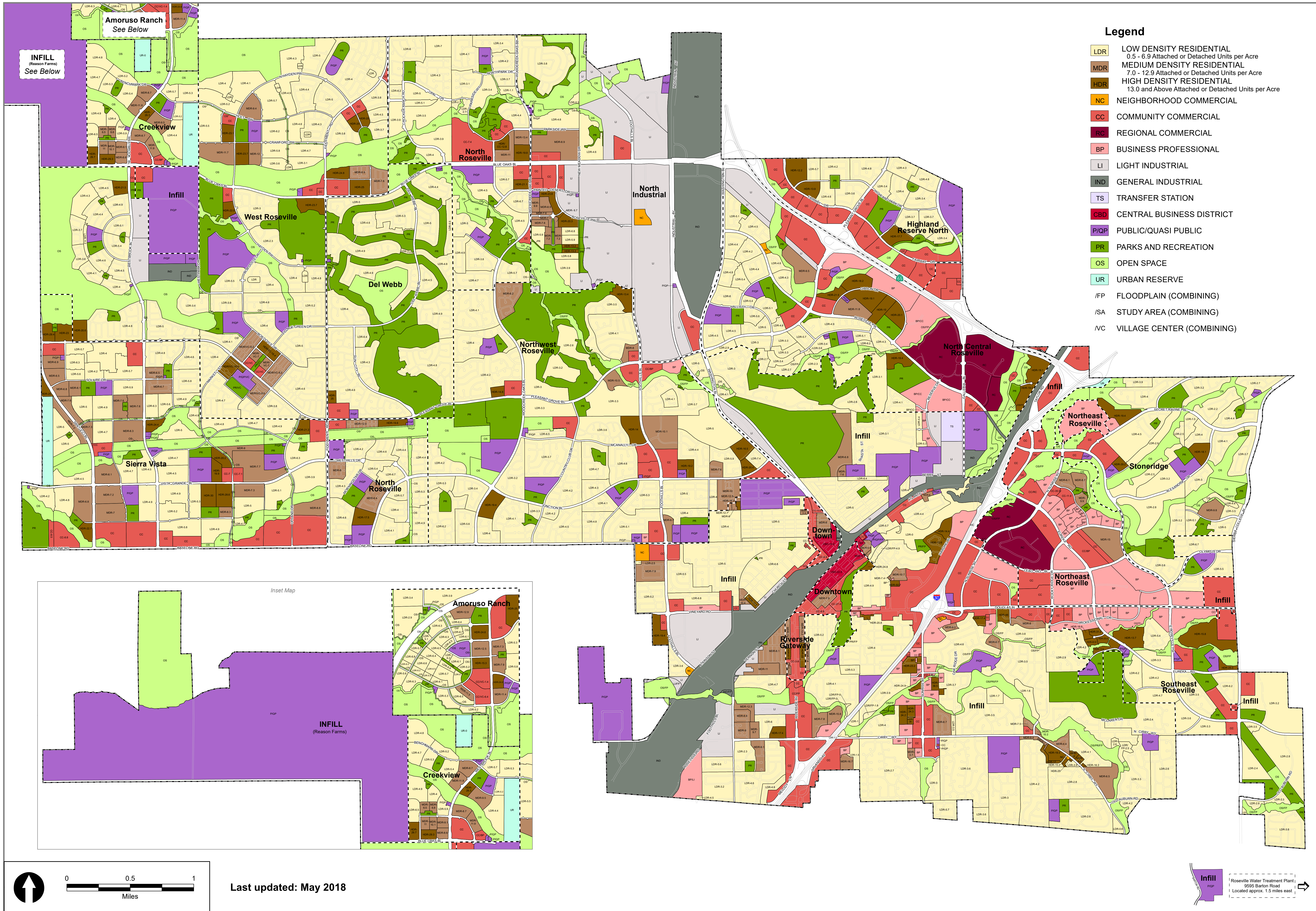
² Commercial includes neighborhood commercial, community commercial, regional commercial and central business district.

³ Industrial includes general industrial, light industrial, and transfer station.

⁴ Open Space includes open space, floodway open space, paseos, wildlife/vernal pool preserves, and 80 acres of Urban Reserve.

⁵ Parks and Recreation includes developed park and recreation areas and golf courses.

⁶ Public/Quasi Public includes: schools, churches, fire stations, electrical substations, corporation yards, well sites, tank and pump station sites, solid waste recycled drop off and park & ride lots.



CAMPUS OAKS TOWN CENTER

GENERAL PLAN AND ZONING AMENDMENT

AUGUST 13, 2018

SITE ADDRESS:

1485, 1491 AND 1495 BLUE OAKS BLVD.
9030 WOODCREEK OAKS BLVD.
ROSEVILLE, CA 95747

OWNER:

BBC ROSEVILLE OAKS, LLC.
CONTACT: STEPHEN DES JARDINS
130 DIAMOND CREEK PLACE
ROSEVILLE, CALIFORNIA 95678
PHONE: (916) 786-8158

ENGINEERS

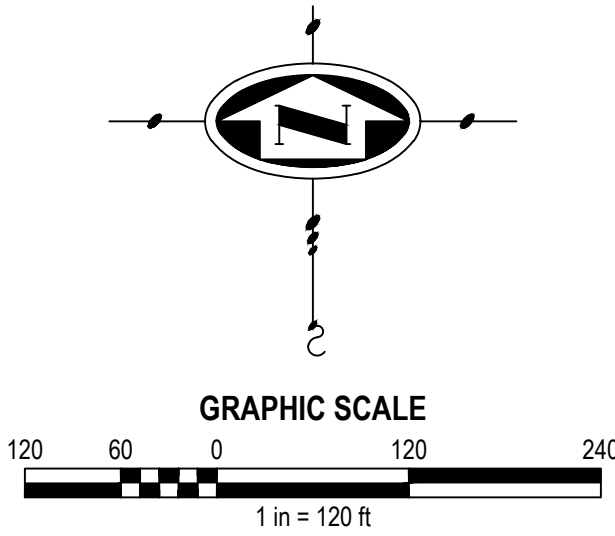
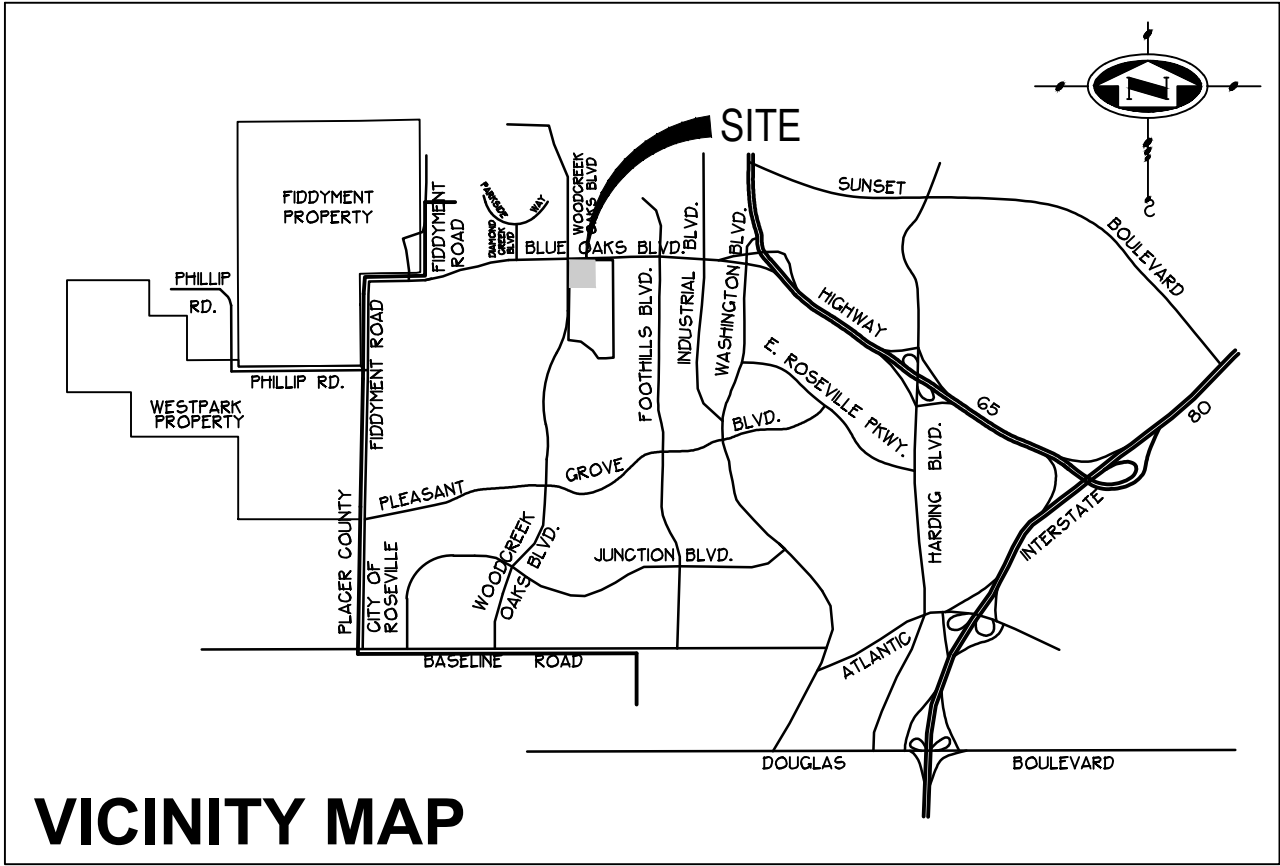
MORTON & PITALO, INC.
75 IRON POINT CIRCLE, STE 120
FOLSOM, CA 95630
PHONE: (916) 984-7621
CONTACTS: GREG BARDINI

APN

481-260-001, 481-260-003, 481-260-003, 481-260-004

AREA

29.75 AC.

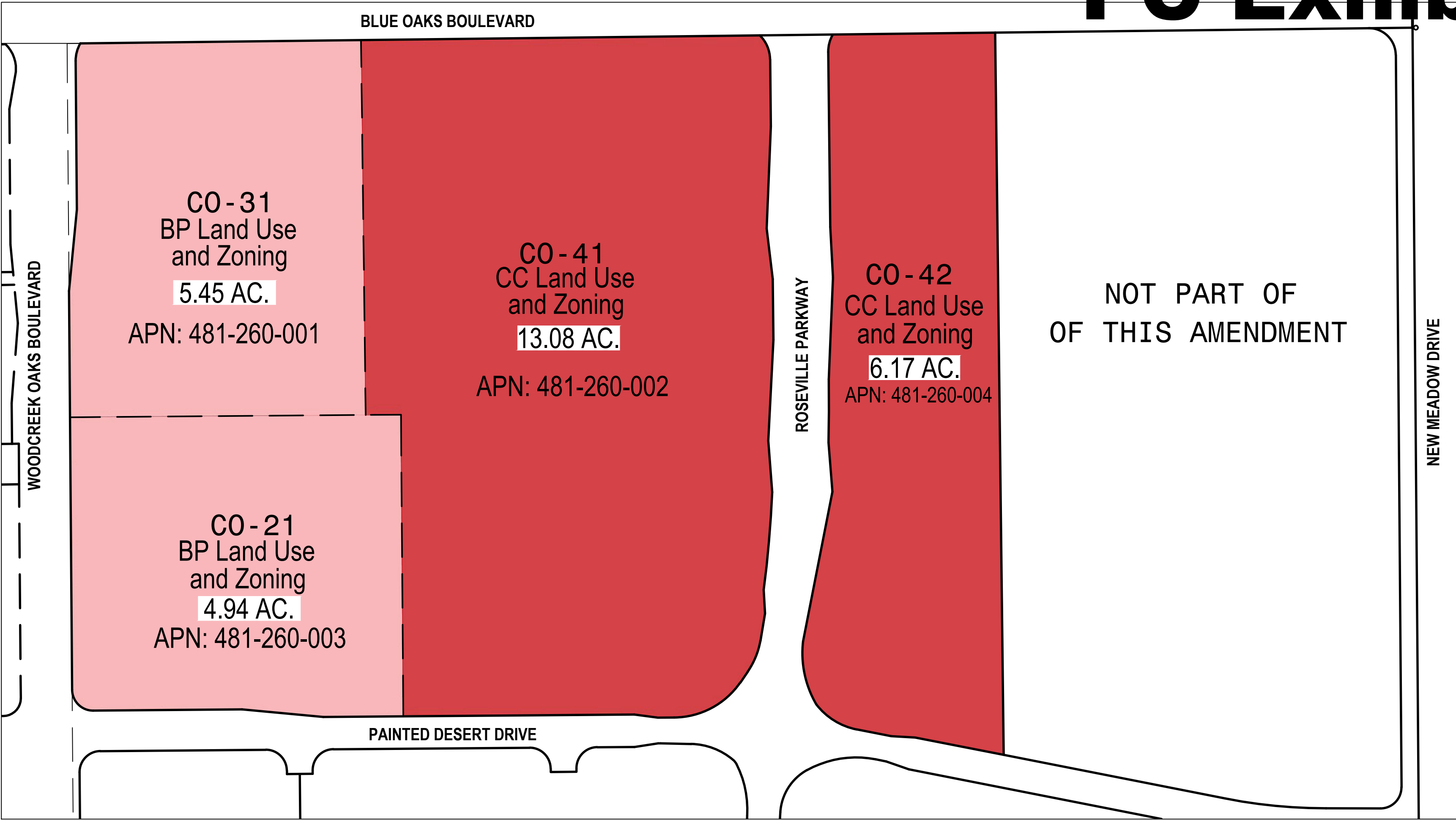


GPA AND REZONING SUMMARY TABLE				
Designation	Existing Land Use	Proposed Land Use	Existing Zoning	Proposed Zoning
BP	10.39	0	10.39	0
CC	19.25	29.64	19.25	29.64

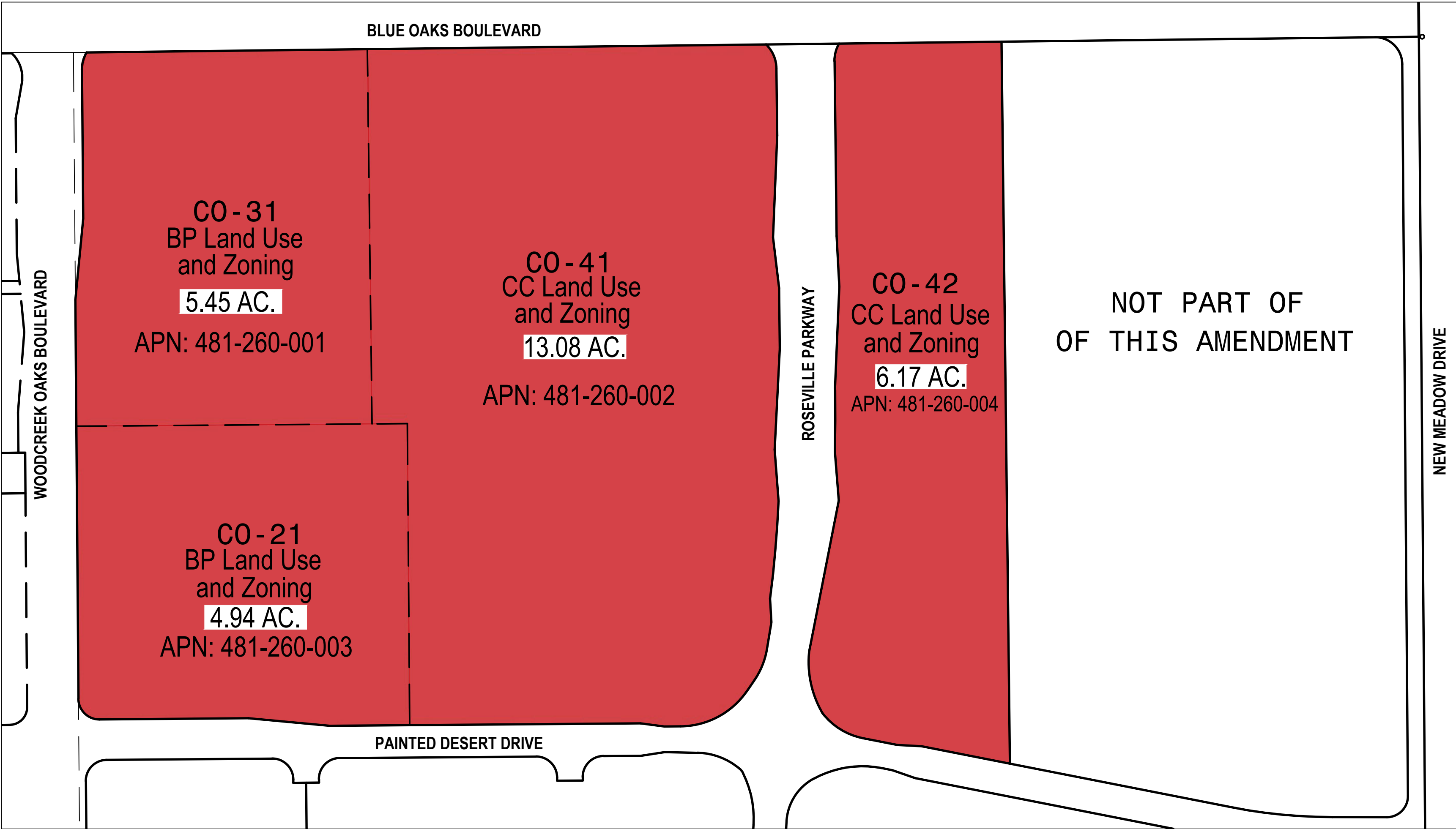
Legend

CC COMMUNITY COMMERCIAL
BP BUSINESS PROFESSIONAL

EXISTING GENERAL PLAN AND ZONING



PROPOSED GENERAL PLAN AND ZONING



OFFICIAL BUSINESS
Document entitled to free recording
Government Code Section 6103

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

City Clerk
City of Roseville
311 Vernon Street
Roseville, CA 95678

(SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE)

**SEVENTH AMENDMENT OF DEVELOPMENT AGREEMENT
BY AND BETWEEN THE CITY OF ROSEVILLE
AND BBC ROSEVILLE OAKS, LLC
RELATIVE TO THE
CAMPUS OAKS PROPERTY WITHIN THE
HEWLETT-PACKARD CAMPUS OAKS MASTER PLAN**

This Seventh Amendment of Development Agreement (the "Seventh Amendment") is entered into this _____ day of _____, 2018, by and between the **CITY OF ROSEVILLE**, a municipal corporation, hereinafter "City", and **BBC ROSEVILLE OAKS, LLC**, an Illinois limited liability company, hereinafter "Landowner", pursuant to the authority of Sections 65864 through 65869.5 of the Government Code of California.

Recitals

1. **Development Agreement.** On August 1, 1996, the City and Hewlett-Packard Company entered into that certain agreement entitled "Development Agreement By and Between The City of Roseville and Hewlett-Packard Company Relative to the Roseville Master Plan" (the "Original Development Agreement"). The Original Development Agreement was recorded in the Official Records of Placer County on August 16, 1996, as instrument No. 96-00047544 and re-recorded on March 25, 1998 as Instrument No. 98-0019739.

2. **First Amendment of Development Agreement.** On May 23, 2001, the City and Hewlett-Packard Company entered into that certain agreement entitled "First Amendment of Development Agreement By and Between The City of Roseville and Hewlett-Packard Relative to the Roseville Master Plan" ("First Amendment"). The First Amendment was recorded in the Official Records of Placer County on June 7, 2001, as Instrument No. 2001-0056191. The Original Development Agreement, as amended by the First Amendment, shall be referred to herein as the "Development Agreement." Except as otherwise defined herein, all capitalized terms used herein shall have meanings ascribed thereto in the Development Agreement unless otherwise provided

herein. All reference to "Section" herein, unless otherwise noted, shall mean and refer to the corresponding Section of the Development Agreement.

3. **Subdivision of Hewlett-Packard Property.** Hewlett-Packard subdivided the Master Plan Property into four Parcels. Subsequent to that time, Hewlett-Packard transferred and/or sold parcels to other landowners. Therefore, there are multiple landowners with legal interest in the existing Development Agreement.

4. **Campus Oaks Master Plan.** On August 5, 2015, the City approved the Hewlett-Packard Campus Oaks Master Plan Amendment that amended the Master Plan for Parcel 1 and Parcel 4.

5. **Second Amendment of Development Agreement for Parcels 1 and 4.** On August 19, 2015, the City approved entering into a Second Amendment to the Development Agreement for Parcel 1 and Parcel 4 with Hewlett-Packard and BBC Roseville Oaks LLC.

6. **Third Amendment of Development Agreement for Parcel 1.** On August 19, 2015, the City approved entering into a Third Amendment to the Development Agreement for Parcel 1 with Hewlett-Packard.

7. **Fourth Amendment of Development Agreement for Parcel 4.** On August 19, 2015, the City approved entering into a Fourth Amendment to the Development Agreement for Parcel 4 with BBC Roseville Oaks, LLC.

8. **Fifth Amendment of Development Agreement for Parcel 4.** On September 7, 2016, the City approved entering into a Fifth Amendment to the Development Agreement for Parcel 4 with BBC Roseville Oaks, LLC.

9. **Sixth Amendment of Development Agreement for Parcel 3.** On May 18, 2017, the City approved entering into a Sixth Amendment to the Development Agreement for Parcel 3 with Quality Investment Properties Roseville, LLC, Quality Investment Properties Roseville II, LLC, and Quality Investment Properties Roseville Land Company, LLC.

10. **Campus Oaks Property Subject to Seventh Amendment.** The subject of this Seventh Amendment is the development of the Campus Oaks Property, as defined in the Fifth Amendment and more particularly described in Exhibit A attached and incorporated hereto and diagrammed in Exhibit B also attached and incorporated hereto. Landowner represents that it owns the Campus Oaks Property in fee and that all other persons holding legal or equitable interests in the Campus Oaks Property shall be bound by this Seventh Amendment.

11. **Purpose of Amendment.** The purpose of this Seventh Amendment is to modify some of the land use acreages within the Campus Oaks Property so as to remove 10.5 acres of Business Professional uses and increase Commercial/Retail uses by 10.5 acres resulting in a new total of 29.8 acres of Commercial/Retail uses.

12. **Amendments to Master Plan for Campus Oaks Property.** In connection with Landowner's reconfigured development of the Campus Oaks Property over time, Landowner has

prepared and processed with the City, and the City has approved as provided below, certain amendments to the Hewlett-Packard Campus Oaks Master Plan for the Campus Oaks Property (the "Second Amended HPCO Master Plan"). The purpose of this Seventh Amendment is to amend the Development Agreement and the Entitlements vested thereby, including incorporating the Second Amended HPCO Master Plan as part of the Revised Entitlements described herein, as applied to development of the Campus Oaks Property to facilitate the planned development of the Campus Oaks Property.

13. **Authorization.** To strengthen the public planning process, encourage private participation in comprehensive planning and reduce the economic risk of development, the Legislature of the State of California adopted Section 65864, et seq., of the Government Code (the "Development Agreement Statute"), which authorizes the City of Roseville and an applicant for a development project to enter into a development agreement establishing certain development rights in and obligations with respect to the property which is the subject of the development project application. In addition to this statutory authorization, Section 1.4 of the Development Agreement allows amendments to the Development Agreement that affect less than the entire Master Plan Area to be approved by the owner(s) in fee of the portions of the Master Plan Area that is subject to or affected by such amendment. In accordance with Section 1.4 of the Development Agreement, Landowner proposes hereby to amend the terms and conditions for development only as to the Campus Oaks Property, which amendments are limited to the Campus Oaks Property, do not impose any new burdens or obligations on any other property in the Master Plan Area, and do not affect or impair the development rights of any other properties within the Master Plan Area.

14. **Hearing.** On _____, 2018, the City Planning Commission, designated by Roseville Ordinance No. 3014 as the planning agency for purposes of development agreement review pursuant to Government Code Section 65867, following a duly noticed and conducted public hearing, considered this Seventh Amendment and recommended that the City Council approve this Seventh Amendment for the Campus Oaks Property.

15. **Environmental Review.** On August 5, 2015, in connection with its approval of the Second and Fourth Amendments to the Development Agreement, the City Council adopted the Addendum to the Plan FEIR (the "First Addendum") for development of the residential, business professional, commercial, light industrial (tech/business park), park, open space and public/quasi-public uses within the Campus Oaks Property consistent with the Entitlements vested by the Development Agreement. An Initial Study prepared in support of the First Addendum identified mitigation measures to reduce environmental impacts which have been incorporated into the Amended Master Plan for the Campus Oaks Property and in the terms and conditions of the Development Agreement, which shall continue to apply, as applicable, to the development of the Campus Oaks Property.

On August 17, 2016, in connection with its approval of the First Amended HPCO Master Plan and the Fifth Amendment, the City Council adopted the Second Addendum to the Plan FEIR (the "Second Addendum") for development of the Campus Oaks Property consistent with the reconfigured land uses approved for the Campus Oaks Property. An Initial Study prepared in

support of the Second Addendum identified no new environmental impacts and accordingly no additional mitigation measures are required.

On _____, 2018, in connection with its approval of the Second Amended HPCO Master Plan and the Seventh Amendment, the City Council adopted the Third Addendum to the Plan FEIR (the "Third Addendum") for development of the Campus Oaks Property consistent with the reconfigured land uses approved for the Campus Oaks Property. An Initial Study prepared in support of the Third Addendum identified no new environmental impacts and accordingly no additional mitigation measures are required.

16. **No New Impacts Associated with Approval of Amendment.** The City Council has determined that the adoption of this Seventh Amendment involves no new impacts not considered in the First Addendum, Second Addendum, or Third Addendum; therefore, no further environmental documents relating to the adoption of this Seventh Amendment are required.

17. **Development Agreement Ordinance.** City and Landowner have taken all actions mandated by and fulfilled all requirements set forth in the Development Agreement Ordinance of the City of Roseville, Chapter 19.84 of the Roseville Municipal Code. This Seventh Amendment, to the extent it amends and affects the terms of the Development Agreement for the Campus Oaks Property, is consistent with and authorized by the amendment provisions of Section 1.4 of the Development Agreement.

18. **Consistency with Amended General Plan, Amended Master Plan, First Amended HPCO Master Plan, and Second Amended HPCO Master Plan.** Having duly examined and considered this Seventh Amendment and the Revised Entitlements to be vested hereby, and having held properly noticed public hearings hereon, City finds and declares that this Seventh Amendment is consistent with the Amended General Plan of the City of Roseville, the Amended Master Plan, the First Amended HPCO Master Plan, and the Second Amended HPCO Master Plan.

NOW THEREFORE, THE PARTIES MUTUALLY AGREE AS FOLLOWS:

1. **Amendment of Development Agreement.** The following section of the Development Agreement for the Campus Oaks Property is hereby amended as follows:

a. **Revised Section 2.2 (Vested Entitlements).** The land use acreage allocation set forth in Section 2.2 of the Development Agreement is hereby revised to read as follows:

"2.2 Vested Entitlements. Subject to the provisions and conditions of this Agreement, City agrees that City is granting, and grants herewith, a fully vested entitlement and right to develop the Campus Oaks Property in accordance with the terms and conditions of this Agreement and the Entitlements. City acknowledges that the Entitlements include the following land uses (with approximate acreages) for the Campus Oaks Property:

Low/Med Density Residential	77.1 acres/491 units
High Density Residential	21.9 acres/457 units
Commercial/Retail	29.8 acres/240,000 sq.ft.
Light Industrial (Tech Park/Business Park)	32.8 acres/300,000 sq.ft.
Parks	10.7 acres
Paseos	3.2 acres
Open Space	1.6 acres
Fire Station and Well Site (P/QP)	2.5 acres

Roads	10.7 acres
TOTAL	190.3 acres

all as set forth in **Exhibit B**. Such uses shall be developed in accordance with the Entitlements, as such Entitlements provide on the effective date of the Development Agreement, or as they may provide from time-to-time by amendment of the Master Plan. Landowner's vested right to proceed with the development of the Campus Oaks Property shall be subject to subsequent approvals as defined and as provided for in the Master Plan, provided that any conditions, terms, restrictions, and requirements for such subsequent approvals shall not prevent development of the Campus Oaks Property for the uses and to the density or intensity of development or rate of timing of development set forth in this Agreement so long as any limitations set forth in the Master Plan applicable to the Campus Oaks Property have not been reached and further provided Landowner is not in default under this Agreement."

2. **Exhibits.** The following Revised Exhibits are attached hereto and incorporated herein by reference and hereby replace and supersede the respective Exhibits previously attached to the Development Agreement with respect to the Campus Oaks Property. Accordingly, all references to the applicable Exhibits in the Development Agreement with respect to the Campus Oaks Property, as amended hereby, shall mean and refer to the corresponding Revised Exhibits below:

Exhibit A -- Legal Description of Campus Oaks Property
Exhibit B -- Land Use Map of Campus Oaks Property

3. **Consistency with General Plan.** The City hereby finds and determines that execution of this Seventh Amendment is in the best interest of the public health, safety and general welfare and is consistent with the General Plan.

4. **Amendment Limited to Campus Oaks Property.** This Seventh Amendment is limited to and applies only to development of the Campus Oaks Property and does not affect or apply in any manner with respect to the development of any other property within the Master Plan Area, including without limitation, any other portion of the Campus Oaks Property.

5. **Amendment; Balance of Development Agreement In Full Force.** This Seventh Amendment amends, but does not replace or supersede, the Development Agreement. In the event of any conflict, the language of this Seventh Amendment shall be controlling in all events or circumstances. Except as modified hereby, all other terms and provisions of the Development Agreement shall remain in full force and effect.

6. **Form of Amendment; Execution in Counterparts.** This Seventh Amendment is executed in duplicated originals, each of which is deemed to be an original, and may be executed in counterparts.

IN WITNESS WHEREOF, the City of Roseville, a municipal corporation, has authorized the execution of this Agreement by its City Manager and attested to by its City Clerk under the authority of Ordinance No. _____ adopted by the Council of the City of Roseville on the ____ day of _____, 2018.

CITY:

CITY OF ROSEVILLE,
a municipal corporation

By: _____
Dominick Casey, City Manager

ATTEST:

Sonia Orozco, City Clerk

APPROVED AS TO FORM:

Robert R. Schmitt, City Attorney

APPROVED AS TO SUBSTANCE:

Mike Isom, Acting Development Services
Director

LANDOWNER:

BBC ROSEVILLE OAKS, LLC,
an Illinois limited liability company

By: _____
Name: _____
Title: _____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of _____
County of _____

On _____, 2018, before me, _____
(Here insert Name and Title of Officer)
personally appeared _____,
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

NOTARY PUBLIC SIGNATURE

NOTARY PUBLIC SEAL



MASTER PLAN

An Amendment to the Hewlett-Packard
Roseville Campus
Master Plan

CITY OF ROSEVILLE

Originally Adopted August 5, 2015

Last Amended August 17~~4~~, 2018~~6~~



A BLUEPRINT COMMUNITY



MASTER PLAN

An Amendment to the Hewlett-Packard Roseville Campus Master Plan

CITY OF ROSEVILLE

Adopted August 5, 2015

Resolution No. 15-371

Amended August 17, 2016

Resolution No. 16-367

Amended August 14, 2018

Resolution No. 18-XXX

Prepared by:

Environmental Science Associates



In Association with:

Morton & Pitalo

Municipal Consulting Group

Dahlin Group

Furhman Leamy Land Group

Contents

PREFACE	i
PLANNING FRAMEWORK	
01 The HPCO Project Area	
1.1 Strategic Location	1-1
1.2 Shovel Ready Site	1-4
1.3 History of Thoughtful Planning	1-7
02 A Blueprint Community	
2.1 Sacramento Region Blueprint	2-1
2.2 Community Form	2-3
2.3 Planning Principles	2-6
03 Project Components	
3.1 Land Use	3-1
3.2 Mobility	3-7
3.3 Utilities	3-21
3.4 Parks, Schools and Libraries	3-34
3.5 Public Safety	3-45
HEWLETT-PACKARD CAMPUS DEVELOPMENT PLAN	
04 Hewlett-Packard Campus Development Plan	
4.1 Land Use and Zoning	4-1
4.2 Infrastructure Components	4-8
4.3 Intensity Thresholds	4-9
4.4 Development Guidelines	4-13
4.5 Streamlined Development Review Process	4-16
CAMPUS OAKS DEVELOPMENT PLAN	
05 Campus Oaks Development Plan	
5.1 Land Use and Zoning	5-1
5.2 Permitted Use Types	5-12
5.3 Development Standards	5-14

CONTENTS

5.4 Design Guidelines	5-24
5.5 Affordable Housing	5-25
5.6 Minor Residential Density Transfers	5-30
5.7 Campus Oaks Phasing	5-32

ADMINISTRATION

06 Administration

6.1 Related Documents	6-1
6.2 Subsequent Approvals	6-3
6.3 Consistency and Amendment Process	6-4

Preface

The *Hewlett-Packard Roseville Campus Master Plan* established development regulations for approximately 500 acres at the southwest corner of Blue Oaks and Foothills Boulevards within the City of Roseville's North Industrial Planning Area. Originally adopted in June 1996, the Master Plan envisioned a manufacturing and office campus to accommodate Hewlett-Packard's existing and planned operations. Hewlett-Packard has subsequently adjusted its facilities needs for the Roseville campus, divesting its ownership in all but a portion of the Master Plan Area. While substantial development has occurred on the eastern portion of the Master Plan Area, including Hewlett-Packard's facilities, the western portion has remained undeveloped.

This amendment to the Master Plan incorporates the **Hewlett-Packard | Campus Oaks (HPCO) Master Plan**, providing for a mixed use community on a 375.7-acre portion of the original Master Plan Area. The HPCO Project Area is organized into two physically and functionally integrated sub-areas: the **Hewlett-Packard Campus** accommodating existing and planned light industrial, recreation and related uses; and **Campus Oaks** planned for a new mix of tech/business park (LI), office, commercial, residential, park and recreation, open space and public uses.

The HPCO Master Plan supersedes all prior Master Plan requirements for the HPCO Project Area. All development projects, infrastructure improvements and other activities within the Project Area are required to be consistent with this Master Plan and related documents. The HPCO Master Plan is intended to provide a framework for development while maintaining flexibility.

Project Objectives

The following objectives build upon and broaden those established by the original 1996 Master Plan:

- Accommodate the intended dynamic growth of the Hewlett-Packard Campus
- Enable Hewlett-Packard to continue locating its buildings and operations on a single consolidated campus providing for operational and logistical efficiency
- Satisfy the needs of Hewlett-Packard to maintain facility siting and sizing flexibility and the ability to respond quickly to changing business conditions in the dynamic markets in which it competes

PREFACE

- Support the aspirations of Hewlett-Packard to build and operate its facilities within a mixed-use master-planned community that provides opportunities for convenient and sustainable relationships between employees and nearby housing opportunities, commercial services, and open-space and recreational amenities
- Continue to provide sufficient land designated for employment uses to meet the City's goals for employment generation, a positive jobs/housing balance, and economic sustainability
- Construct infrastructure improvements that support development of the HPCO Project Area, and compliment and complete the larger circulation network and utility systems in the project vicinity
- Develop the HPCO Project Area in a manner consistent with the intent of the Sacramento Region Blueprint and Sustainable Communities Strategy, Roseville's Blueprint Implementation Strategies, and other smart growth principles

HPCO Master Plan Organization

PLANNING FRAMEWORK

Setting, planning principles, and land use, mobility, utility and public services components.

HEWLETT-PACKARD CAMPUS DEVELOPMENT PLAN

Hewlett-Packard Campus land use, zoning, development guidelines, and development review.

CAMPUS OAKS DEVELOPMENT PLAN

Campus Oaks land use, zoning, design guidelines, affordable housing and density transfers.

ADMINISTRATION

Related documents, subsequent entitlements, and interpretations, modifications and amendments.



Planning Framework

CITY OF ROSEVILLE



A BLUEPRINT COMMUNITY

01 The HPCO Project Area

The HPCO Project Area has been designated for development since 1978. Surrounded by established employment, commercial and residential uses, the eastern portion of the Project Area is partially developed by Hewlett-Packard, one of Roseville's largest employers. Adjacent roadway and utility improvements serving the site have long been accounted for in the City's infrastructure planning and where applicable within associated funding programs, and natural resource impacts have been addressed, including Section 404 wetland permitting. On all accounts, the HPCO Project Area is "shovel ready" for an updated development approach.

1.1 Strategic Location

The HPCO Project Area encompasses the southern and western portions of *Hewlett-Packard Roseville Campus Master Plan Area* located within the City of Roseville's North Industrial Planning Area (Figure 1-1). The 375.7 acre HPCO Project Area is bounded by Blue Oaks Boulevard to the north, Foothills Boulevard to the east, and Woodcreek Oaks Boulevard to the west. The Project Area is situated to take advantage of its desirable central location, high visibility, ease of regional access, and favorable market position to attract renewed growth opportunities to the City.

The HPCO Project Area is organized into two mutually supportive and intimately connected planning sub-areas; the Hewlett-Packard Campus and Campus Oaks (Figure 1-2):

- **Hewlett-Packard Campus.** Covering the eastern 141.2 acres of the Project Area, this sub-area currently includes Hewlett-Packard's facilities. The Hewlett-Packard Campus is planned for continued light industrial, recreation and related development.
- **Campus Oaks.** Covering the western 234.5 acres of the Project Area, this sub-area is currently undeveloped, with the southern portion established as a City open space preserve. Campus Oaks is planned for a mix of tech/business park (LI), office, commercial, residential, park and recreation, open space and public uses.

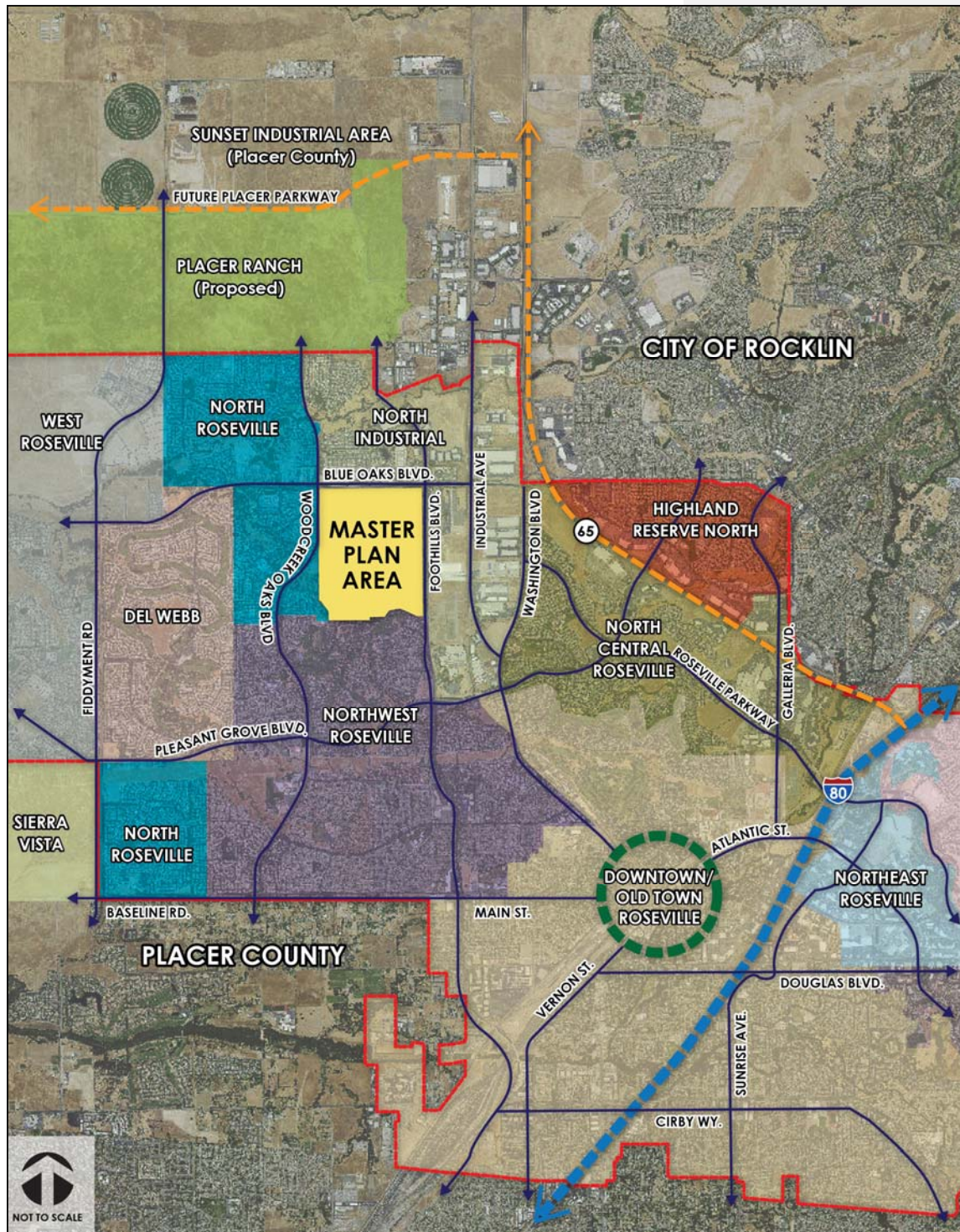


FIGURE 1-1: Original Master Plan Area



FIGURE 1-2: HPCO Project Area and Planning Sub-Areas

Commented [KO1]: FIGURE AMENDED

1.2 Shovel Ready Site

As one of the largest infill sites in the South Placer Region, the HPCO Project Area has a number of unique advantages that are conducive to development:



Hewlett Packard

- **Prior planning and development.** The HPCO Project Area has been designated for development for over 35 years, with a portion of the Hewlett-Packard Campus partially developed with light industrial and office uses along with parking lots, internal roadways, and recreation facilities. Prior planning efforts and analysis have long contemplated development of the site.
- **Limited resource constraints.** The undeveloped portions of the HPCO Project Area consist primarily of annual grasslands with gently rolling topography that has been highly disturbed over time through bi-annual disk plowing. There are limited environmental constraints outside of the City owned open space preserve located along the South Branch of Pleasant Grove Creek within the southern portion of Campus Oaks. This preserve was created as part of a previously approved Section 404 (Clean Water Act) nationwide permit agreement to grade and fill waters of the U.S within the larger Plan Area.
- **Existing utility connections.** Water, wastewater, recycled water, drainage, electric, natural gas, and telecommunications infrastructure exist within and adjacent to the HPCO Project Area. Included is an electric substation on the Hewlett-Packard Campus, a 16-inch Pacific Gas and Electric (PG&E) high-pressure gas line that runs north-south through the Project Area, as well as overhead power lines along adjacent arterials. Adequate capacity for development has been accounted for in the City's infrastructure planning and, where applicable, within current funding programs.
- **Regional roadway connections.** Existing roadways provide direct local and regional access to the HPCO Project Area. Blue Oaks Boulevard, located along the northern edge of the Project Area, is the primary east-west transportation corridor in the northern portion of Roseville and is projected to be one of the City's

most traveled roads in the future. Blue Oaks connects the western sections of Roseville to Highway 65 just east of the Project Area, which then intersects with Interstate 80 approximately 3 miles further to the east. Foothills and Woodcreek Oaks Boulevards, along the eastern and western edges of the Project Area, are key north-south connections planned to eventually extend north into the Sunset Industrial/potential future Placer Ranch development area(s). Foothills Boulevard is planned to connect to future Placer Parkway.

- **Compatible surrounding development.** The HPCO Project Area is surrounded by a broad range of compatible uses. Adjacent development includes existing light industrial, as well as vacant parcels zoned for light industrial use, to the east within the North Industrial Planning Area; commercial and residential uses to the north also within the North Industrial Planning Area; residential uses, a retail center and the Pleasant Grove Creek open space to the west within the North Roseville Specific Plan (1997); residential uses and the Woodcreek Oaks Golf Course to the south within the Northwest Roseville Specific Plan (1989); and the City's pump station and recycled water tank to the southwest.

Existing conditions and surrounding uses are illustrated on Figure 1-3.



Campus Oaks



Open Space Preserve

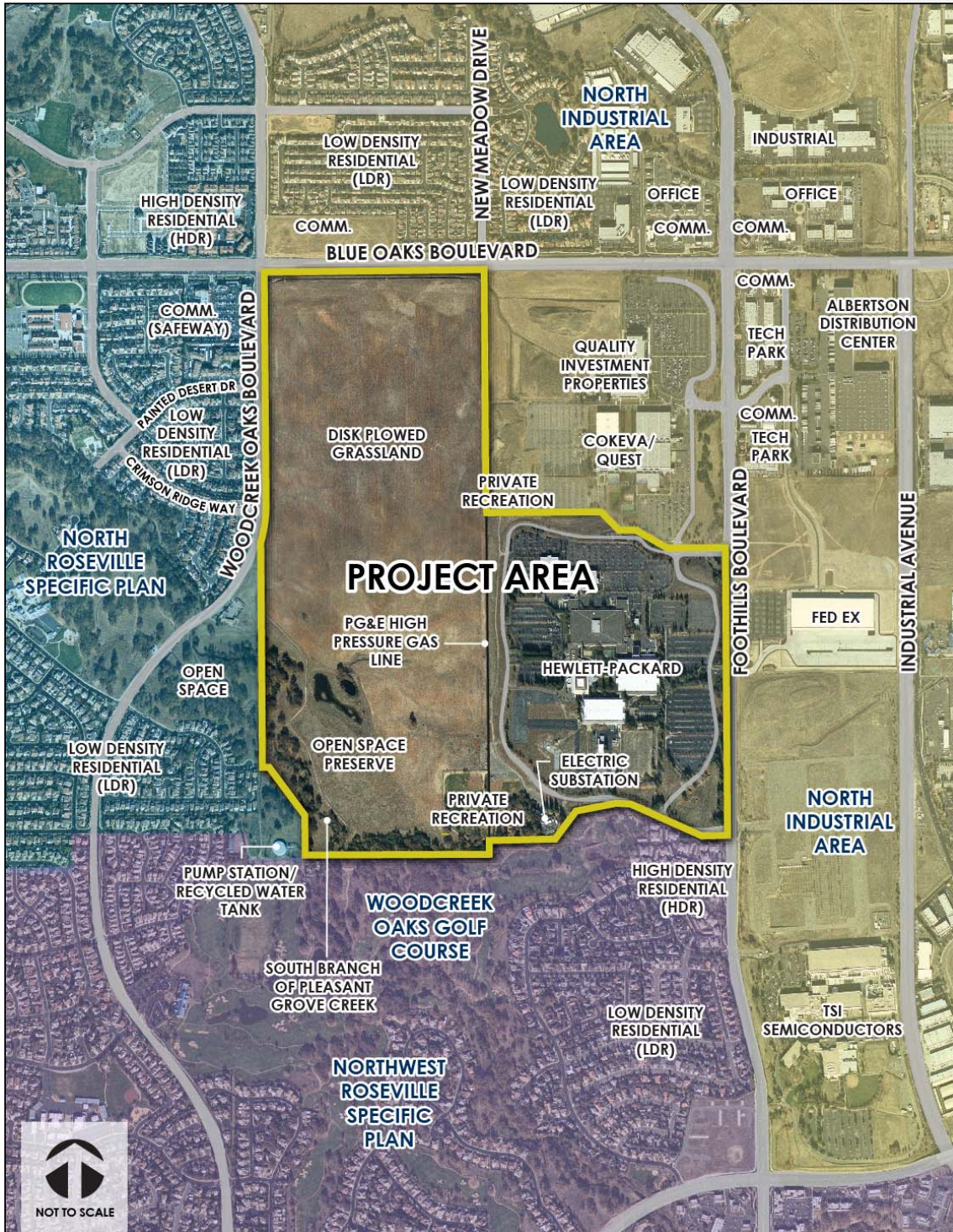


FIGURE 1-3: Existing Conditions and Surrounding Uses

1.3 History of Thoughtful Planning

The original 500 acre Master Plan Area was initially designated with light industrial land use in 1978. Hewlett-Packard purchased the Master Plan Area in early 1979 and was granted an initial Use Permit approval (UP 79-04) to develop 1.4 million square feet for computer manufacturing and distribution facilities on the southeast corner of the site adjacent to Foothills Boulevard. Construction began in 1981, with Use Permits for reconfiguration and an additional 1 million square feet of development subsequently approved in 1987 (UP 87-39 and SUP 87-40). Combined, a total of 2.4 million square feet of development was approved.

In 1996, the City adopted the *Hewlett-Packard Roseville Campus Master Plan*, including an Environmental Impact Report and Development Agreement, to guide buildout of the Master Plan Area. The Master Plan contained land use and zoning regulations, infrastructure plans, development guidelines, traffic and utility thresholds, and a streamlined development approval process. The objectives of the Master Plan were to accommodate Hewlett-Packard's intended growth and expansion; locate this growth contiguous to the business activities already established on the site; and provide flexibility to respond quickly to changing business conditions in the dynamic markets in which the company competes.



Hewlett-Packard Roseville Campus Initial Construction, 1981

The 1996 Master Plan provided for 4,239,000 square feet of light industrial and commercial land uses, as well as establishment of a wetland preserve on the southwest portion of the Plan Area. The Master Plan assumed a 25 year buildout. At the time of Master Plan approval, the Plan Area contained 1.3 million square feet of development in ten manufacturing, distribution, support, maintenance and office buildings on approximately 195 acres. An estimated 4,100 full and part-time workers were employed on the site.

In 2001, the Master Plan was amended to replace all commercial uses within the Plan Area with a light industrial land use, and remove the Woodcreek Oaks right-of-way reducing overall Master Plan Area acreage to 497.7 acres. The City subsequently exercised an option to purchase the southwest corner of the Plan Area to support a 1.5 million gallon recycled water tank and pumping station. This site was also removed from the Master Plan Area, further reducing its size to 492.17 acres.

In 2008, the 45.9 acre wetland preserve was dedicated to the City. Upon acceptance, the City formed a Community Facilities District (CFD) to fund preserve area monitoring, reporting and maintenance. The agreement for the City to accept the preserve included a requirement that Hewlett-Packard back-up the CFD funding mechanism.

In the intervening years, Hewlett-Packard has continued to adjust its facilities needs for the Roseville campus and has divested its ownership of ~~a majority of~~ the Master Plan Area. Despite efforts to promote a single use light industrial campus, a significant portion of the Plan Area has remained undeveloped. Undeveloped industrial properties and vacant built space also exist within the remainder of the North Industrial Planning Area, as well as within the expansive 8,800 acre Sunset Industrial Area to the north within unincorporated Placer County.

The HPCO Master Plan encompasses 375.7 acres of the original 500 acre Master Plan Area. This amendment followed the Hewlett-Packard Foundation's sale of the western 189 acres of the Master Plan Area. In response to updated market opportunities and development preferences, the HPCO Master Plan provides for a revised mix of employment, commercial, residential, park and recreation, open space and public uses. The HPCO Master Plan capitalizes on the unique opportunity to create a mixed use infill community that locates jobs, housing choices, and services in close proximity to one another. The intent is to stimulate mutually supportive land use, economic, and social interactions, thereby reenergizing the Master Plan Area.

The history of the Master Plan's entitlements and corresponding development intensities is summarized in Table 1-1.

TABLE 1-1 Master Plan Entitlement History

Adoption/ Amendment	Land Use	Existing Development	Future Development	Total Capacity
1996 Master Plan adopted providing for light industrial and commercial uses, and an open space preserve	425.80 ac Light Industrial 28.50 ac Commercial 45.90 ac Open Space	1,300,000 sf Light Industrial	2,691,000 sf Light Industrial 248,000 sf Commercial	3,991,000 sf Light Industrial 248,000 sf Commercial
TOTAL	500.2 ac	1,300,000 sf	2,939,000 sf	4,239,000 sf
2001 Master Plan amended to convert 28.5 acres of commercial to light industrial	451.80 ac Light Industrial 45.90 ac Open Space	1,580,000 sf Light Industrial	2,637,000 sf Light Industrial	4,217,000 sf Light Industrial
TOTAL	497.7 ac¹	1,580,000 sf	2,637,000 sf	4,217,000 sf
2015 Master Plan amended to incorporate the HPCO Master Plan providing for a revised mix of light industrial, commercial, office, tech/business park, residential, park and recreation, open space and public uses	HPCO PROJECT AREA: 129.24 ac Light Industrial 32.85 ac Tech/Business Park (LI) 10.54 ac Office 19.29 ac Commercial 99.33 ac Residential 21.69 ac Parks 46.35 Open Space 16.44 ac Public & Roads	1,231,820 sf Light Industrial	1,468,180 sf Light Industrial 300,000 sf Tech/Business Park 60,000 sf Office 170,000 sf Commercial 948 du Residential	2,700,000 sf Light Industrial 300,000 sf Tech/Business Park 60,000 sf Office 170,000 sf Commercial 948 du Residential
2016 Master Plan amended to reconfigure residential and office land uses. Overall dwelling unit and square footage allocations maintained.	REMAINDER OF MASTER PLAN AREA: 114.74 ac Light Industrial 1.70 ac Public & Roads			
TOTAL	492.17 ac²	1,231,820 sf³	948 du 1,998,180 sf	948 du 3,230,000 sf
2018 Master Plan amended to reconfigure Town Center and convert 10.5 acres from office to commercial	19.29 ac Commercial 29.64 ac Commercial 10.54 ac Office		170,000 sf Commercial 240,000 0 Commercial 60,000 sf Office	170,000 sf Commercial 240,000 Commercial 60,000 sf Office
TOTAL	491.98 ac	1,231,820 sf	2,008,180 sf	3,240,000 sf

Source: Hewlett-Packard Roseville Campus Master Plan 1996 and 2001, Hewlett-Packard 2015 and Morton & Pitalo 2015.

1. The reduction in total Master Plan Area acreage between 1996 and 2001 reflects removal of the Woodcreek Oaks Boulevard right-of-way from the Master Plan boundaries, as well as updated survey information.
2. The reduction in total Master Plan Area acreage between 2001 and 2015 reflects City purchase of a recycled water tank and pumping station site and removal of that area from the Master Plan, as well as updated survey information.

01 THE HPCO PROJECT AREA

-
-
3. The reduction in existing development between 2001 and 2015 reflects demolition of Building R2, as well as updated building information provided by Hewlett-Packard.

02 A Blueprint Community

*The HPCO Master Plan provides for an integrated mix of jobs, housing, services, and amenities. The Project Area presents a one of a kind opportunity to create a landmark infill project that furthers the City's commitment to the **Sacramento Regional Blueprint** and other "smart growth" principles. The HPCO Master Plan builds upon the City's planning documents including the General Plan, Blueprint Implementation Strategies, Communitywide Sustainability Action Plan, Pedestrian Master Plan and Bicycle Master Plan to deliver an environmentally sound project that enhances livability and quality of life, and contributes economic benefits to the community.*

2.1 Sacramento Region Blueprint

Since initial construction began on the Hewlett-Packard Campus in 1981, Roseville and the surrounding region have grown substantially. With continued growth, there has been increasing emphasis on the need to develop in smart and responsible ways. Where employers prefer to locate and employees desire to live and work is different today than it was in years past when job centers were planned separate from residential and other uses. As illustrated in the booming Silicon Valley, "campuses" are prospering that provide for an integrated mix of uses and apply smart growth principles. Smart Growth seeks to align housing, employment, services, mobility and other factors to create livable, environmentally sensitive and economically vibrant communities.

Within the Sacramento Region, the key tenets of smart growth are embodied within the Sacramento Area Council of Governments Regional Blueprint Project. Establishing a framework for future growth, the Blueprint focuses on reducing congestion and associated air quality and greenhouse gas emissions, providing for a greater range of housing choices, encouraging reinvestment in already developed areas, and better integrating the proximity of jobs to housing. As a mixed use infill project, the HPCO Master Plan presents a unique opportunity to meaningfully implement the Blueprint's growth principles.



Sacramento Region Blueprint

Roseville has been a leader in implementing the Sacramento Region Blueprint Project. The City collaborated with the Sacramento Area Council of Governments (SACOG) and its member agencies in the six-county Sacramento region to agree on a policy framework to accommodate growth over the next 50 years. Adopted in 2004, the Blueprint advances seven growth principles:

- 1 TRANSPORTATION CHOICES.** Designing development to encourage people to walk, ride bicycles, use public transit and carpool.
- 2 MIXED USE DEVELOPMENTS.** Establishing places where mixed use development can occur to provide a variety of jobs, residences, goods and services in close proximity.
- 3 COMPACT DEVELOPMENT.** Creating more compactly built environments that use the land in an efficient manner.
- 4 HOUSING CHOICES.** Providing a variety of places where people can live in response to multiple socio-economic needs.
- 5 USE OF EXISTING ASSETS.** Developing vacant or underutilized infill lands that make better use of existing infrastructure and resources.
- 6 QUALITY DESIGN.** Furthering urban design that creates attractive and connected communities with a strong sense of place.
- 7 NATURAL RESOURCES CONSERVATION.** Incorporating public use open space, habitat and agricultural preservation, and environmentally friendly developments practices.

Roseville was the first city in the region to adopt a Blueprint Implementation Strategy, outlining a menu of strategies to achieve Blueprint's growth principles.

2.2 Community Form

The HPCO Project Area's physical form is organized into four distinct "districts" each distinguished by its mix of uses and intended built character (see Figure 2-1). While each district has a unique purpose, the districts are interrelated and functionally overlap, creating a mutually supportive mix of uses. These interrelationships are enhanced by the compact development pattern and interconnected street and trail systems that place jobs, housing and services in close proximity to each other.

EMPLOYMENT CENTER

The Employment Center includes existing and planned light industrial uses within the Hewlett-Packard Campus, as well the Tech/Business Park (LI) uses within Campus Oaks. When combined with other employment uses within the larger Master Plan Area, these uses comprise a major integrated job center in the City providing for 3 million square feet of existing and planned employment uses. The Employment Center addresses the City's desire to retain employment opportunities within the Project Area to support the jobs/housing balance in the City, as well as to continue to position the North Industrial Planning Area as a major employment/industrial center for the South Placer region.

The proximity of a diverse range of housing and available services for employees is one of the first factors considered when businesses contemplate locating in a community. By providing for a closely integrated mix of jobs, housing, services and amenities, the HPCO Master Plan enhances the appeal of the Project Area and nearby industrial uses for employment attraction and retention, further strengthening Roseville's position as the region's community of choice for business investment.

RESIDENTIAL NEIGHBORHOODS

The Residential Neighborhoods provide for comfortable, well connected and walkable living environments attractive to residents and accommodating the nearby workforce. Included are lower density, medium density and higher density attached and detached housing types within Campus Oaks that support a diversity of living options and lifestyles.

The form and diversity of the neighborhoods furthers the direction of the City's General Plan and Blueprint Implementation Strategies to deliver a variety of housing choices in proximity to jobs and services, address the need for additional housing to support employees and job generation, supply new opportunities for the City to meet its Regional Housing Needs Allocation, and advance the City's goal for a jobs/housing balance.

"Without the addition of residential opportunities, or the reduction of employment generating land uses within Roseville and/or the adjacent jurisdictions, sufficient employees will not exist to fill potential job generation within reasonable commute distances."

CITY OF ROSEVILLE GENERAL
PLAN 2025



FIGURE 2-1: Community Form Districts

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CAMPUS OAKS TOWN CENTER

The Campus Oaks Town Center is envisioned as a destination where residents, employees and passers-by can shop, eat, recreate, obtain services and meet their everyday needs. Integrating an interactive mix of retail and office-related uses, emphasis is placed on creating a pedestrian friendly environment with easy access between uses and connectivity to the adjacent Residential Neighborhoods and Employment Center.

The Campus Oaks Town Center has been strategically located at the northern entry into the HPCO Project Area to create a sense of arrival and enhance its visibility, access, and standing as an integral and defining component of the community.

PARKS & OPEN SPACE

Incorporated within the HPCO Project Area is a green network of parks, paseos, open spaces, trails, and active tree-lined streetscapes that enhance community interaction, character and sense of place. Parks and open space in the Project Area provide for passive/informal/self-directed and active/formal/programmable recreational opportunities, serve as gathering places for residents and employees, help to establish a communal sense of identity and ownership, and provide for natural resource protection.



2.3 Planning Principles

REENERGIZE EMPLOYMENT GROWTH

Instill renewed “open for business” energy encouraging new employment growth and investment:

- Open up the Hewlett-Packard Campus by enhancing public access, connectivity and visibility into and through the Master Plan Area
- Accommodate the desire of Hewlett-Packard to build and operate their facilities within a mixed use community by integrating an array of housing choices, convenient services, and accessible community amenities that collectively support the success of adjacent employment uses
- Accommodate the growth and expansion of Hewlett-Packard in a manner that allows for operational synergies and efficiencies
- Provide for substantial employment development in a consolidated campus setting
- Establish a flexible regulatory structure for businesses to quickly respond to changing conditions, including a streamlined development review process for the Hewlett-Packard Campus

BUILD UPON EXISTING ASSETS

Capitalize on the HPCO Project Area’s central location to efficiently support new development:

- Target new development on property that is surrounded by existing industrial, residential and commercial uses
- Tie into existing roadway and utility systems, lowering the capital investment and infrastructure burdens required to support development
- Replace long-standing undeveloped properties with market ready, economically productive uses that strengthen land values and the tax base

PROVIDE DIVERSE HOUSING CHOICES

Create distinct neighborhoods within Campus Oaks that offer socio-economic vitality and support the workforce:

- Include a wide range of housing densities, lot sizes and product types appealing to different economic and life-style segments
- Address the desire for housing nearby and conveniently connected to jobs
- Integrate densities, innovative product types and public amenities that support “urban” living options attractive to a growing market segment
- Contribute to the City’s Regional Housing Needs Allocation and affordability goal



ESTABLISH A TOWN CENTER

Provide for a vibrant Town Center within Campus Oaks as a destination for residents, employees and visitors:

- Create a commercial setting along the northern community entry (~~HP~~ WayRoseville Parkway) enhancing sense of arrival and identity
- Overlap interfaces and access between retail and office-related uses
- Provide for convenience retail, grocery, restaurant and service uses to meet residents’ and employees’ daily needs
- Position the Town Center along Blue Oaks Boulevard expanding its ability to attract activity, users and sales tax revenue



OFFER MEANINGFUL PUBLIC SPACES

Include an enhanced network of public spaces to inspire community activity, interaction, and identity:

- Provide interconnected parks, paseos and open space areas to support recreational activities and social gathering
- Encourage resident and employee interactions through a variety of facilities that support performance arts, farmers markets, arts and craft shows and other activities
- Enhance access to and through the open space preserve to promote passive recreation, and environmental stewardship and education



MAXIMIZE MOBILITY OPTIONS

Maximize connectivity, walkability and convenience to support a variety of mobility choices:

- Establish a mixed use, compact development pattern that creates proximity and interactions between uses, reducing trip lengths and the need for travel outside of the HPCO Project Area for daily needs
- Incorporate a safe and interconnected network of paths, sidewalks and bike lanes for use by both residents and employees
- Provide a modified grid street pattern that includes a long sought after public roadway connection (~~HP Way~~Roseville Parkway) through the Master Plan Area from Foothills Boulevard to Blue Oaks Boulevard
- Designate the central portion of Roseville Parkway ~~HP Way~~ as a local oriented, pedestrian friendly “complete street” that presents a highly walkable and bikeable environment

FACILITATE RESPONSIBLE LIVING

Facilitate healthy lifestyles, resource conservation and efficiency, and a reduced carbon footprint in new development:

- Integrate a mix of land uses, mobility systems and public spaces that encourage walking, biking, and community activity
- Incorporate solar powered homes, encourage LEED or similar green building standards, and include electric vehicle charging stations
- Provide recycled water for irrigation, incorporate native and adaptive drought tolerant plants, and integrate efficient irrigation systems
- Use Low Impact Development techniques such as natural bio-swales and water quality basins to increase stormwater filtration and reduce run-off
- Incorporate relevant and cost effective measures from the City’s Communitywide Sustainability Action Plan to lower emissions, increase energy and water efficiency, and reduce the waste stream



ENSURE QUALITY DESIGN

Ensure attractive and creative urban design that enhances community identity, livability and marketability:

- Retain and take advantage of the natural rolling topography on Campus Oaks
- Create pleasant streetscapes with landscaping, tree canopies, separated sidewalks, bulb-outs, enhanced crossings, street furnishings and other pedestrian amenities
- Encourage innovative and creative building, landscape and site designs that are attractive, create visual interest and variety, enhance walkability, and are in scale with and functionally related to adjacent development
- Establish gateways to provide a sense of identity and arrival into the Plan Area



ENABLE EFFICIENT IMPLEMENTATION

Enable implementation in an efficient and flexible manner that maximizes the HPCO Project Area's full potential:

- Apply financial resources and funding mechanisms to maintain an economically self-sufficient plan that provides a positive contribution to the City's General Fund, incorporates community facilities services funding, and fully funds Project Area infrastructure
- Construct infrastructure improvements that compliment and help to complete the City's larger circulation network and utility systems
- Provide for expedited approval of light industrial projects determined consistent with this Master Plan
- Maintain flexibility to adapt to evolving land use, market and other opportunities over time

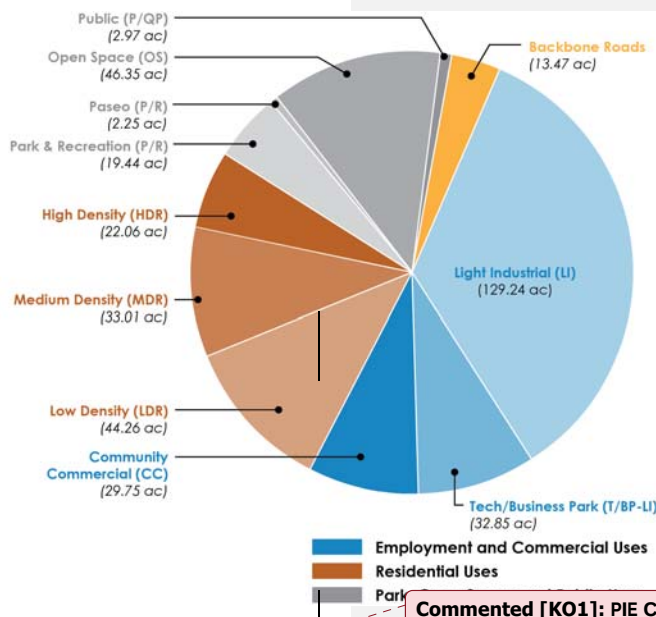


03 Project Components

The HPCO Master Plan provides for the coordinated development of the Hewlett-Packard Campus and Campus Oaks as an integrated community. The intent is to ensure that development, public improvements and other activities successfully realize the project's Planning Principles. The following summarizes Project Area land use, mobility, utilities and public services components that form the overall framework for development. Land use designations, zoning districts, design guidelines and other provisions specific to the Hewlett-Packard Campus and Campus Oaks are included in Section 04, Hewlett-Packard Campus Development Plan, and Section 05, Campus Oaks Development Plan, respectively.

3.1 Land Use

The HPCO Master Plan provides for a broad mix of employment, commercial, residential and public uses. Approximately 51 percent of Project Area acreage is designated for employment and commercial land uses, 26 percent for residential land uses, and 23 percent for parks, open space and public land uses. At buildout, the Project Area will support approximately 1.731.75 million square feet of non-residential development generating approximately 2,500 to 4,100 jobs¹ depending upon the ultimate composition and operations of employment uses. The Project Area also supports 948 dwelling units providing for approximately 2,474 residents.²



¹ Based upon 433-750 s.f. per employee for LI & T/BP, ~~302-333 s.f. per employee for BP~~, and 400-450 s.f. per employee for CC (Economic Planning Systems and Institute of Transportation Engineers 2015).

² Based upon 2.61 persons per household (City of Roseville 2015).



HPCO Master Plan land uses are illustrated on Figure 3-1 and summarized in Table 3-1. Parcel Specific land use and zoning allocations are included on Table 3-2.

3.1.1 SPECIFIC LAND USES

Employment and Commercial. The HPCO Master Plan integrates Light Industrial (LI), Tech/Business Park (T/BP -LI), ~~Business Professional (BP)~~ and Community Commercial (CC) land uses. A range of employment, business, office, retail, restaurant, service, entertainment, and related uses are permitted. In addition, the Master Plan supports an integrated mix of retail and ~~office-related~~ uses within the Campus Oaks Town Center.

Residential. The HPCO Master Plan incorporates Low Density Residential (LDR), Medium Density Residential (MDR) and High Density Residential (HDR) land uses within Campus Oaks. This mix of densities provides for a wide array of housing types ranging from both standard and small lot single family residential, cluster housing, attached and detached townhomes, row housing and apartments.

Park, Open Space and Public. The HPCO Master Plan includes Park & Recreation (P/R), Open Space (OS) and Public (P/QP) land uses. A variety of uses are provided including parks, recreational facilities, paseos, trails, open space, a fire station, a groundwater well and an electric substation.

3.1.2 ZONING

Land uses are implemented through the zoning district applied to each parcel. This includes the application of the Development Standard (DS) and Special Area (SA) overlay districts to customize allowed uses and development standards to address the Project Area's unique opportunities and objectives. Section 04, Hewlett-Packard Campus Development Plan, and Section 05, Campus Oaks Development Plan, define parcel specific land use and zoning regulations.

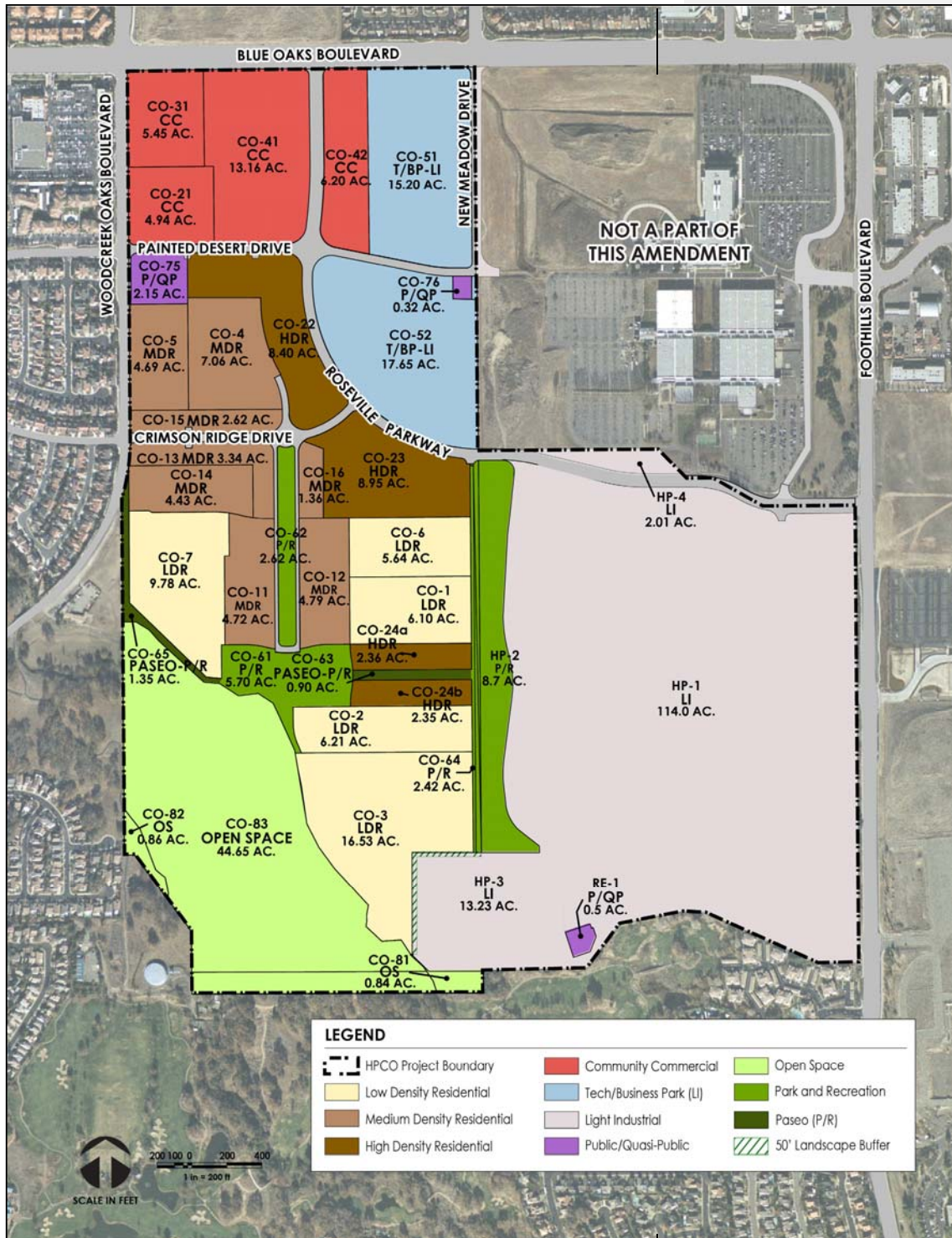


FIGURE 3-1: HPCO Project Area Land Use Diagram

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03 PROJECT COMPONENTS

TABLE 3-1: HPCO Project Area Land Use Summary

Land Use	Gross Acres	Building Square Feet (sf)					Dwelling Units (du)		
		Existing	Future	Total Capacity	FAR Range	Avg. FAR	Units	du/ac Range	Avg. du/ac
EMPLOYMENT AND COMMERCIAL USES									
Light Industrial (LI)	129.24 ac	593,820 sf	606,180 sf	1,200,000 sf	20-50%	21%			
Tech/Business Park (T/BP-LI)	32.85 ac		300,000 sf	300,000 sf	20-40%	21%			
Business Professional (BP)	10.54 ac		60,000 sf	60,000 sf	10-40%	13%			
Community Commercial (CC)	19.29 29.6	593,820 sf	170,000 240	170,000 240	19-20	20 19			
Sub-Total	4 ac		000 sf	000 sf	40%	%			
	191.92		1,146,180	1		21%			
	191.73 ac		1,136,180 sf	730,000 1,74					
				0,000 sf					
RESIDENTIAL USES									
Low Density (LDR)	44.26 ac						230 du	0.5-6.9	5.2
Medium Density (MDR)	33.01 ac						261 du	7.0-12.9	7.9
High Density (HDR)	22.06 ac						457 du	13.0+	20.7
Sub-Total	99.33 ac						948 du		9.5
PARK, OPEN SPACE AND PUBLIC USES									
Park & Recreation (P/R)	19.44 ac								
Paseo (P/R)	2.25 ac								
Open Space (OS)	46.35 ac								
Public (P/QP)	2.97 ac								
Sub-Total	71.01 ac								
Backbone Roads	13.47 ac								
TOTAL	375.73 375.54 ac	593,820 sf	1,136,180 1,146,180 sf	1,730,000 1,740,000 sf		21%	948 du		9.5

NOTE: Existing development consists of Buildings R3 (126,220 sf), R4 (131,190 sf), R5 (158,760 sf), and R6 (177,650 sf). See Section 04, Hewlett-Packard Development Plan, for additional detail.

TABLE 3-2: HPCO Land Use and Zoning by Parcel

Parcel	Zoning	Gross Acres	Dwelling Units (du)		Square Feet (sf)	
			Allocated Units	Density (du/ac)	Allocated	Formatted Table
EMPLOYMENT AND COMMERCIAL USES						
Light Industrial (LI)						
HP-1	LI/SA	114.00 ac			1,157,820 sf	23%
HP-3	LI/SA	13.23 ac			42,180 sf	7%
HP-4	LI/SA	2.01 ac			-	-
Sub-Total		129.24 ac				Formatted: Font: Bold
Tech/Business Park – Light Industrial (T/BP LI)						
CO-51	MP/SA	15.20 ac			150,000 sf	23%
CO-52	MP/SA	17.65 ac			150,000 sf	20%
Sub-Total		32.85 ac			300,000 sf	21%
Community Commercial (CC)						
Business Professional (BP)						
CO-21	BPCC	5.004.94 ac			28,00022,290 sf	13%
CO-31	BPCC	5.545.45 ac			32,00050,172 sf	13%
Sub-Total		10.54 ac			60,000 sf	13%
Community Commercial (CC)						
CO-41	CC	13.1613.08 ac			120,000100,100 sf	2418%
CO-42	CC	6.136.17 ac			50,00066,179 sf	1925%
Sub-Total		19.2929.64 ac			170,000240,000 sf	2019%
Sub-Total Employment & Comm.		191.92 191.73 ac			1,7300,0001,740,000 sf	21%
RESIDENTIAL USES						
Low Density Residential (LDR)						
CO-1	RS/DS	6.10 ac	36 du	5.9 du/ac		
CO-2	RS/DS	6.21 ac	36 du	5.8 du/ac		
CO-3	R1/DS	16.53 ac	64 du	3.9 du/ac		
CO-6	RS/DS	5.64 ac	36 du	6.4 du/ac		
CO-7	RS/DS	9.78 ac	58 du	5.9 du/ac		
Sub-Total		44.26 ac	230 du	5.2 du/ac		
Medium Density Residential (MDR)						
CO-4	RS/DS	7.06 ac	60 du	8.5 du/ac		
CO-5	RS/DS	4.69 ac	46 du	9.8 du/ac		
CO-11	RS/DS	4.72 ac	34 du	7.2 du/ac		
CO-12	RS/DS	4.79 ac	34 du	7.1 du/ac		
CO-13	RS/DS	3.34 ac	24 du	7.2 du/ac		
CO-14	RS/DS	4.43 ac	34 du	7.7 du/ac		
CO-15	RS/DS	2.62 ac	19 du	7.3 du/ac		
CO-16	RS/DS	1.36 ac	10 du	7.4 du/ac		
Sub-Total		33.01 ac	261 du	7.0 du/ac		

03 PROJECT COMPONENTS

TABLE 3-2: HPCO Land Use and Zoning by Parcel (continued)

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Parcel	Zoning	Gross Acres	Dwelling Units (du)		pt	
			Allocated Units	Density (du/ac)	Allocated Square Feet	FAR
RESIDENTIAL USES (cont.)						
High Density Residential (HDR)						
CO-22	R3/DS	8.40 ac	210 du	25.0 du/ac		
CO-23	R3/DS	8.95 ac	185 du	20.7 du/ac		
CO-24a	R3/DS	2.36 ac	31 du	13.1 du/ac		
CO-24b	R3/DS	2.35 ac	31 du	13.2 du/ac		
Sub-Total		22.06 ac	457 du	20.7 du/ac		
Sub-Total Residential		99.33 ac	948 du	9.5 du/ac		
PARKS, OPEN SPACE & PUBLIC USES						
Parks (P/R)						
HP-2 ¹	PR	8.7 ac				
CO-61	PR	5.70 ac				
CO-62	PR	2.62 ac				
CO-64	PR	2.42 ac				
Sub-Total		19.44 ac				
Paseos (P/R)						
CO-63	PR (Paseo)	0.90 ac				
CO-65	PR (Paseo)	1.35 ac				
Sub-Total		2.25 ac				
Open Space (OS)						
CO-81	OS	0.84 ac				
CO-82	OS	0.86 ac				
CO-83	OS	44.65 ac				
Sub-Total		46.35 ac				
Public (P/QP)						
RE-1	P/QP	0.50 ac				
CO-75	P/QP	2.15 ac				
CO-76	P/QP	0.32 ac				
Sub-Total		2.97 ac				
Sub-Total Parks, OS & Public		71.01 ac				
Backbone Roads		13.47 ac				
TOTAL		375.73374.54 ac	948 du	9.5 du/ac	4,730,0001,740,000	21%

1. Parcel HP-2 park acreage credited towards Campus Oaks. See Table 3-5.

3.2 Mobility

The HPCO Project Area mobility system is designed to maximize connectivity, walkability and convenience. Included is a modified grid street pattern that compliments and helps to complete the City's larger roadway network; a safe and interconnected system of paths, sidewalks and bike lanes; and multiple transit stops. Emphasis is placed upon enhancing access between jobs, homes, services and amenities, allowing residents and employees to walk and bike between uses.

The interconnected mobility system, combined with the Project Area's mixed use development pattern, internalizes trips; reducing trip lengths and the demand for travel outside of the Area for daily needs. As a result, the HPCO Master Plan land uses result in a reduction in external vehicle trips and vehicle miles traveled when compared to the prior land uses.

3.2.1 ROADWAYS

The HPCO Master Plan establishes a network of roadways that are safe, functional, aesthetically pleasing, and contribute positively to overall community character. Roadways integrate the concept of "Complete Streets", promoting designs that comfortably provide for pedestrians, bicyclists, transit, and vehicles.

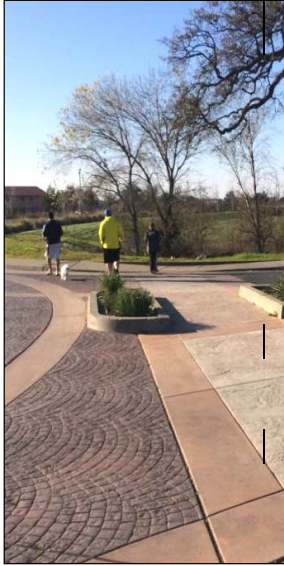
Regional Access

Three existing arterial roadways provide access to the Project Area: Blue Oaks Boulevard to the north, Foothills Boulevard to the east, and Woodcreek Oaks Boulevard to the west. Blue Oaks Boulevard is a 6 to 8-lane arterial and the primary east-west transportation corridor in the northern portion of the City, linking to Highway 65 just east of the Project Area. Foothills and Woodcreek Oaks Boulevards are key north-south arterial routes planned to eventually extend north into the Sunset Industrial/Placer Ranch Development Area, with Foothills Boulevard connecting to future Placer Parkway.

Direct access to the Project Area consists of several signalized intersections: Two existing along Blue Oaks Boulevard; one existing on Foothills Boulevard; and two planned along Woodcreek Oaks Boulevard. Foothills Boulevard is improved as a 4-lane arterial. Frontage improvements will be installed along Blue Oaks Boulevard. Woodcreek Oaks Boulevard will be widened to 4-lanes adjacent to the Project Area.

Internal Backbone Roadway System

Internal Project Area backbone roadways consist of a network of public collector streets. Key to the internal and larger citywide roadway system is



the long sought after extension of ~~HP Way~~Roseville Parkway as a public road through the Project Area. Roseville Parkway ~~HP Way~~ links to the future extension of Roseville Parkway at Foothills Boulevard, curving northwest through the Project Area to Blue Oaks Boulevard. Other roadway connections include the extensions of New Meadow Drive from the north, and Painted Desert and Crimson Ridge Drives from the west. Residential streets will provide in-tract subdivision access, and private drives will continue to provide internal access within the Hewlett-Packard Campus.

As the gateway to and a defining element through the Project Area, the central portion of the Roseville Parkway ~~HP Way~~ corridor is intended to be improved and maintained as a pedestrian and bicycle friendly 2-lane facility. To enhance the convenience, safety and comfort for pedestrians and cyclists, the Roseville Parkway ~~HP Way~~ corridor is planned to include sidewalks separated from the street by tree lined landscaped parkways; bike lanes buffered from vehicle travel; pedestrian bulb outs and enhanced intersection crossings; and, roundabouts and other traffic calming measures.



Neighborhood Electric Vehicles

A majority of the streets in the Project Area may accommodate neighborhood electric vehicles. A neighborhood electric vehicle (NEV) is an electric-powered four wheel low speed vehicle that allows residents to make local trips. Per the California Vehicle Code, NEV's may be driven on any public roadway with a posted speed of 35 miles per hour or less, and may cross roadways with a speed limit in excess of 35 miles per hour subject to certain restrictions. NEVs may also be used on all private drives.

The backbone roadway system is reflected on Figure 3-2, with lane capacity, right-of-way, and landscape requirements summarized in Table 3-3. Typical roadway design sections are illustrated in Figures 3-3 through 3-12, with corresponding landscaping standards and related design details included in Section 04, Hewlett-Packard Campus Development Plan, and Section 05, Campus Oaks Development Plan.



FIGURE 3-2: Backbone Roadway System

Commented [K03]: FIGURE AMENDED

TABLE 3-3: Roadway Summary

Roadway Type/Name	Roadway		Landscape Corridor		Landscape Median	On-Street Parking	Figure Number
	Reserved Lane Capacity	Right-of-Way	Adjacent to LDR & MDR	Adjacent to Other Uses			
ARTERIAL ROADWAYS ¹							
Blue Oaks Boulevard	8 lanes	130 ft	NA	50 – 70 ft ²	22 ft	None	3-3
Woodcreek Oaks Boulevard	4 lanes	76 ft	35 ft ³	35 ft	14 ft	None	3-4
COLLECTOR ROADWAYS ¹							
HP WayRoseville Parkway – Entry	4 lanes	81 ft	NA	25 ft	13 ft	None	3-5
Roseville ParkwayHP Way – Central ⁴	2 lanes	59 ft	25 ft	30 ft	13 ft	None	3-6
Painted Desert Drive, New Meadow Drive & Crimson Ridge Drive	2 lanes	48 ft	NA ⁵	25 ft ⁵	NA	Both Sides	3-7
LOCAL ROADWAYS							
Park Couplet	2 lanes	60 ft ⁶	NA ⁵	NA ⁵	100 ft ⁷	Res. Side	3-8 & 3-11
Primary Residential Street ⁸	2 lanes	60 ft	NA ⁵	NA ⁵	NA	Both Sides	3-9 & 3-11
Minor Residential Street ⁹	2 lanes	54 ft	NA ⁵	NA ⁵	NA	Both Sides	3-10 & 3-11
Alley	2 lanes	22 ft	NA	NA	NA	NA	3-12
ROUNDAABOUTS, PRIVATE DRIVES AND OTHER FACILITIES							
To be designed and constructed per City standards and Campus Oaks Design Guidelines							

1. Auxiliary lanes, turn lanes, bus turn-outs, and standard tapers are permitted reductions to the landscape corridors (PUE/LSE). Minimum landscape corridor width of 15' shall be maintained behind bus shelters.
2. Landscape Corridor along Blue Oaks Boulevard to be 70 feet wide where open drainage channel exists/planned.
3. Landscape corridors adjacent to LDR and MDR along Woodcreek Oaks Boulevard will be incorporated within the right-of-way.
4. The central portion of HP Way/Roseville Parkway is planned to incorporate design elements to enhance pedestrian and bicyclist convenience, safety and comfort. Such elements shall include sidewalks separated from the street by tree lined landscaped parkways; bike lanes buffered from vehicle travel; enhanced intersection crossings; and, roundabouts and other traffic calming measures.
5. Residential units will front on roadways. Street frontage setbacks from back of walk to be established as part subdivision map and/or design review approval as applicable.
6. 30 feet on both sides of Couplet.
7. 100 foot wide neighborhood park.
8. Primary Residential Streets will have separated sidewalks with landscaped parkways. Primary Residential Streets are used to accommodate higher traffic volumes and are placed adjacent to schools and parks, consistent with the City's roadway improvement standards.
9. Minor Residential Streets will have separated sidewalks with landscaped parkways. Minor Residential Streets are used to carry lower traffic volumes than Primary Residential Streets, consistent with the City's roadway improvement standards.

Note: Standard signalized intersections will have dedicated turns and through lanes resulting in wider cross sections in those areas.

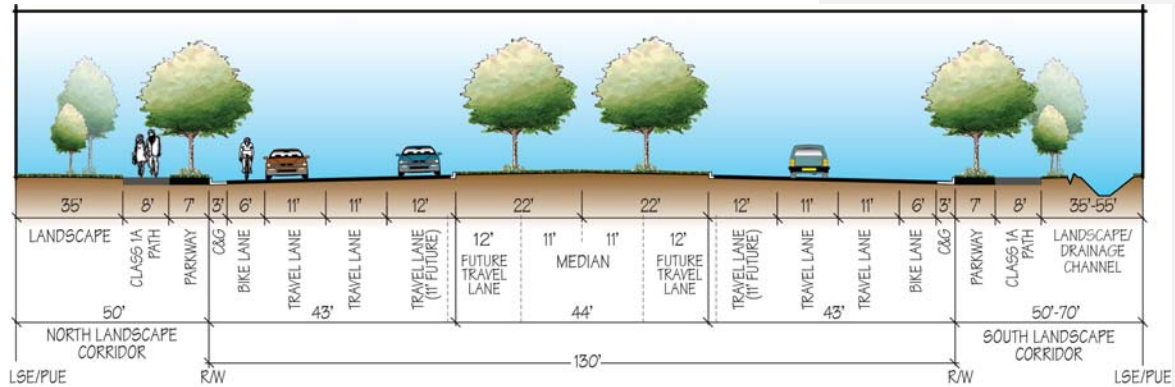


FIGURE 3-3: Blue Oaks Boulevard (Arterial)

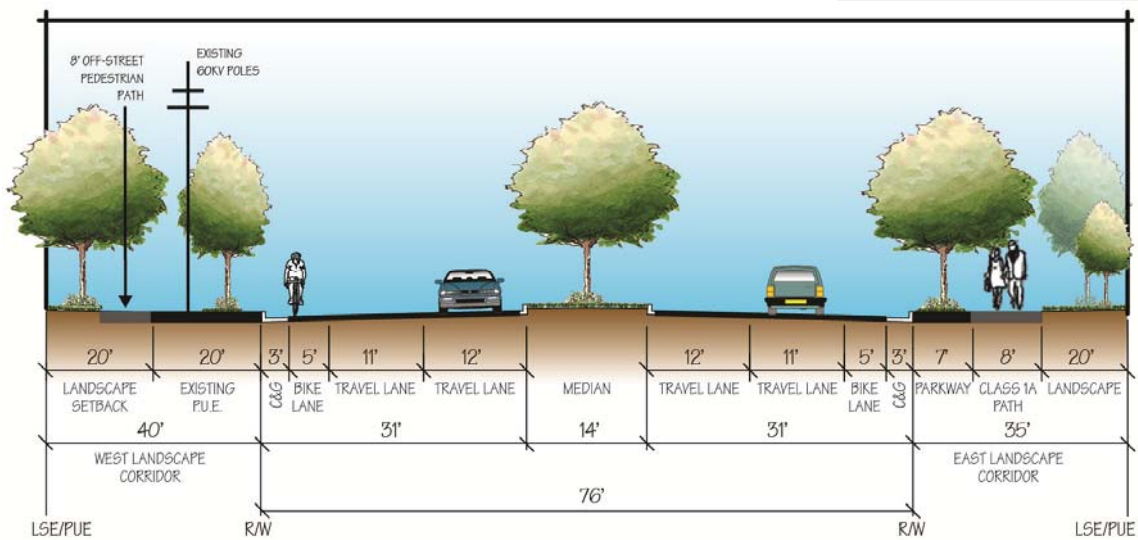


FIGURE 3-4: Woodcreek Oaks Boulevard (Arterial)

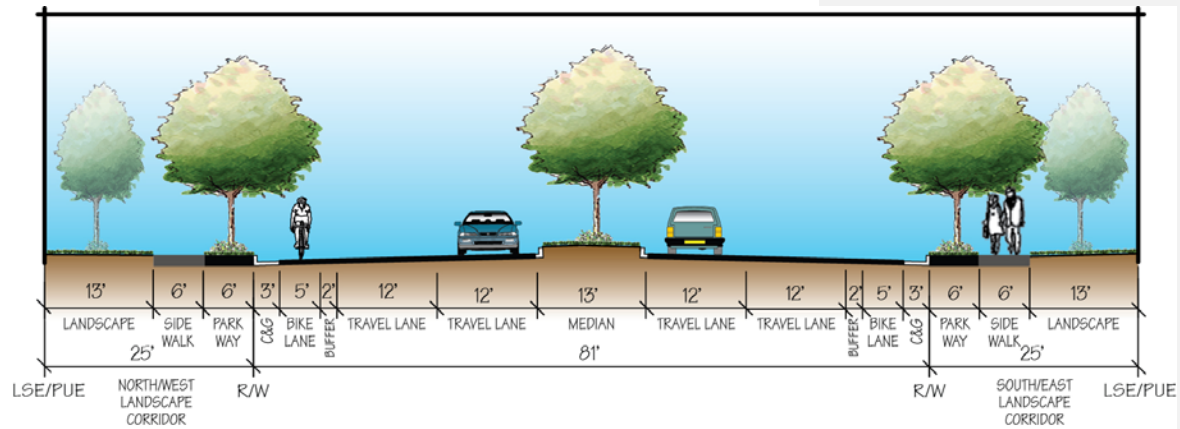


FIGURE 3-5: HP Way Roseville Parkway - Entry (Modified Collector)

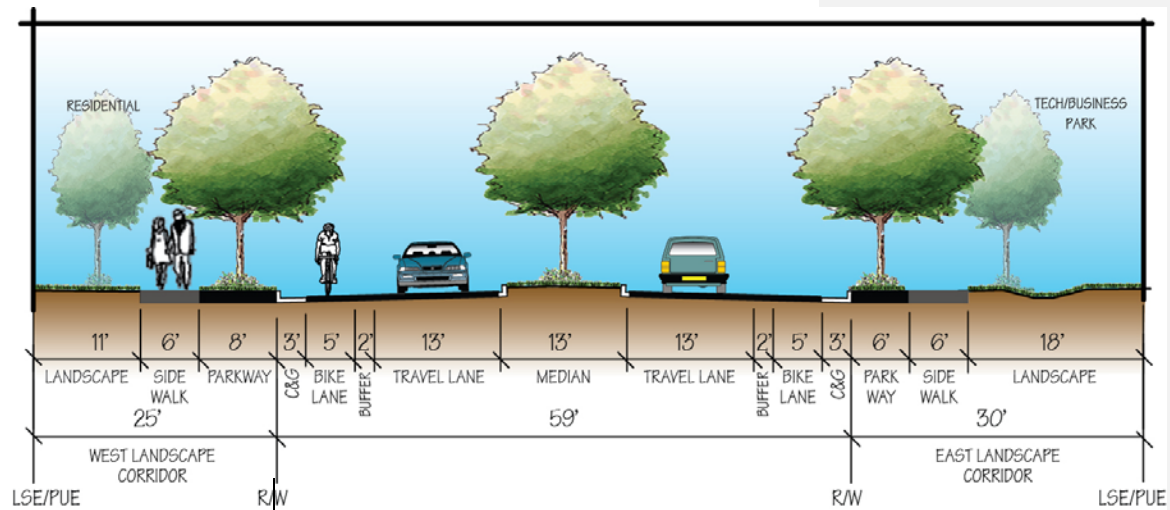
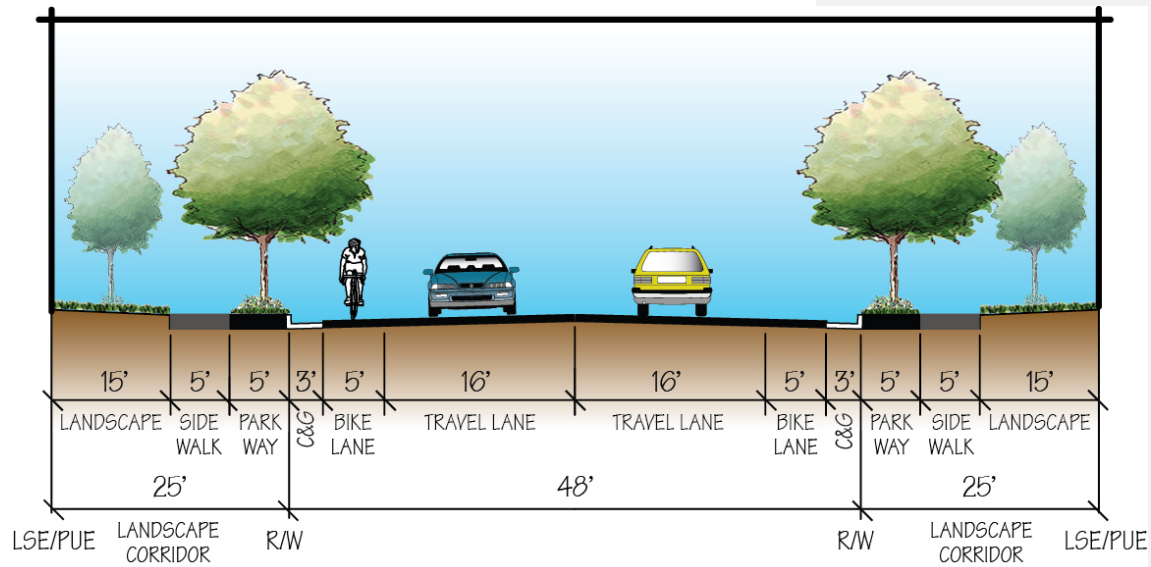
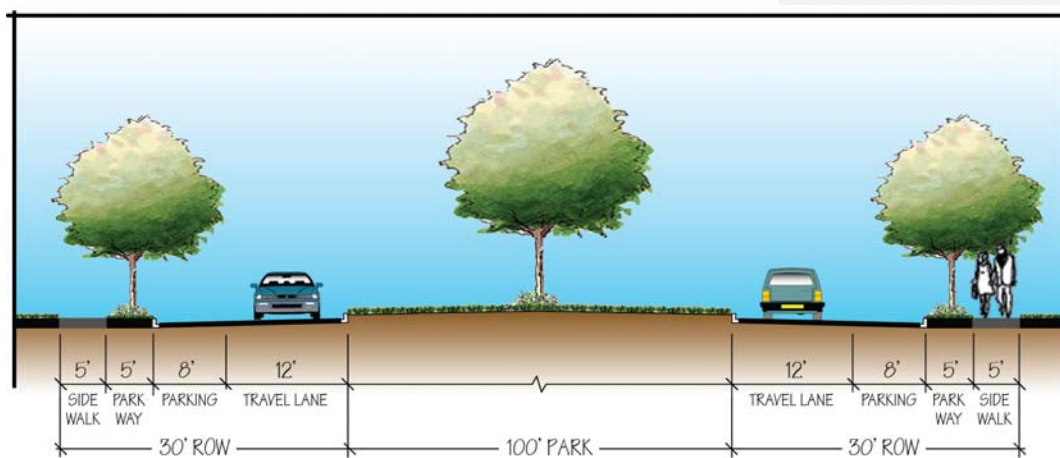


FIGURE 3-6: HP Way Roseville Parkway - Central (Modified Collector)



Note: Residential units will front on Collectors. Street frontage setbacks from back of walk to be established as part subdivision map and/or design review approval as applicable.

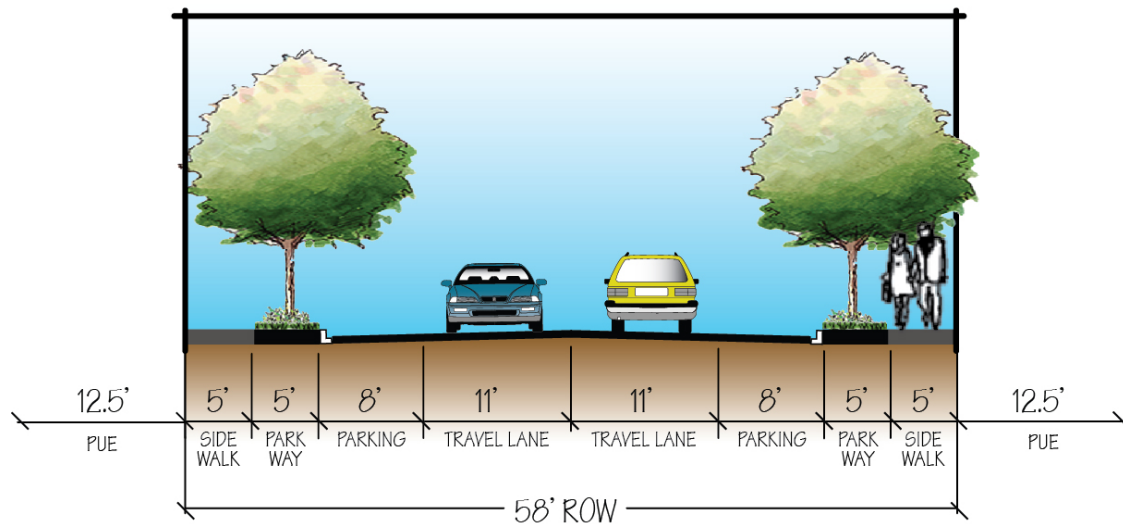
FIGURE 3-7: Painted Desert Drive, New Meadow Drive & Crimson Ridge Drive (Collectors)



Note: Residential units will front on Park Couplet. Street frontage setbacks from back of walk to be established as part subdivision map and/or design review approval as applicable.

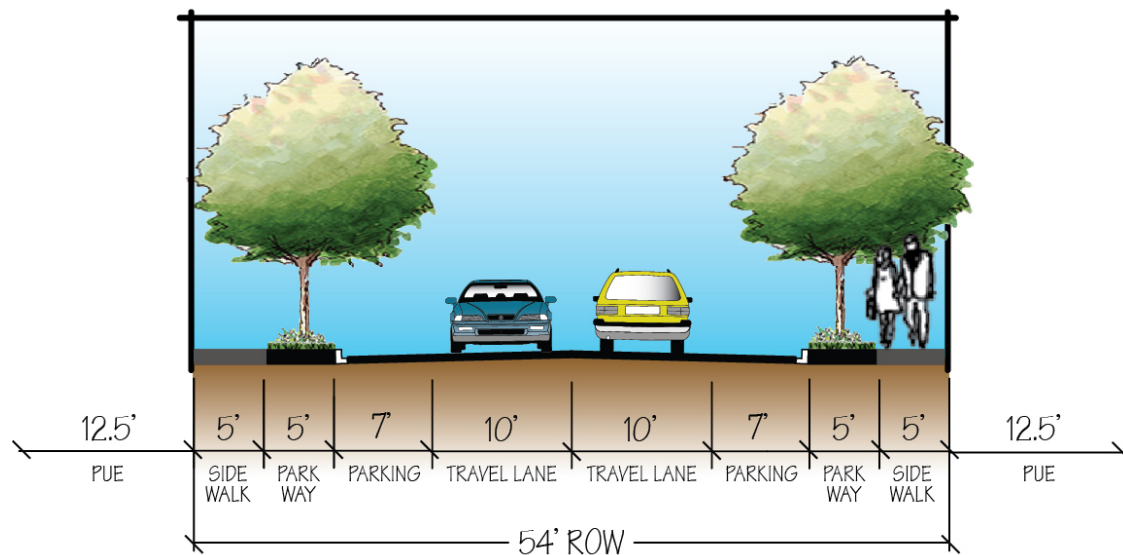
FIGURE 3-8: Park Couplet (Local Street)

03 PROJECT COMPONENTS



Note: Residential units will front on primary residential streets. Street frontage setbacks from back of walk to be established as part subdivision map and/or design review approval as applicable.

FIGURE 3-9: Primary Residential Street (Local Street)



Note: Residential units will front on minor residential streets. Street frontage setbacks from back of walk to be established as part subdivision map and/or design review approval as applicable.

FIGURE 3-10: Minor Residential Street (Local Street)

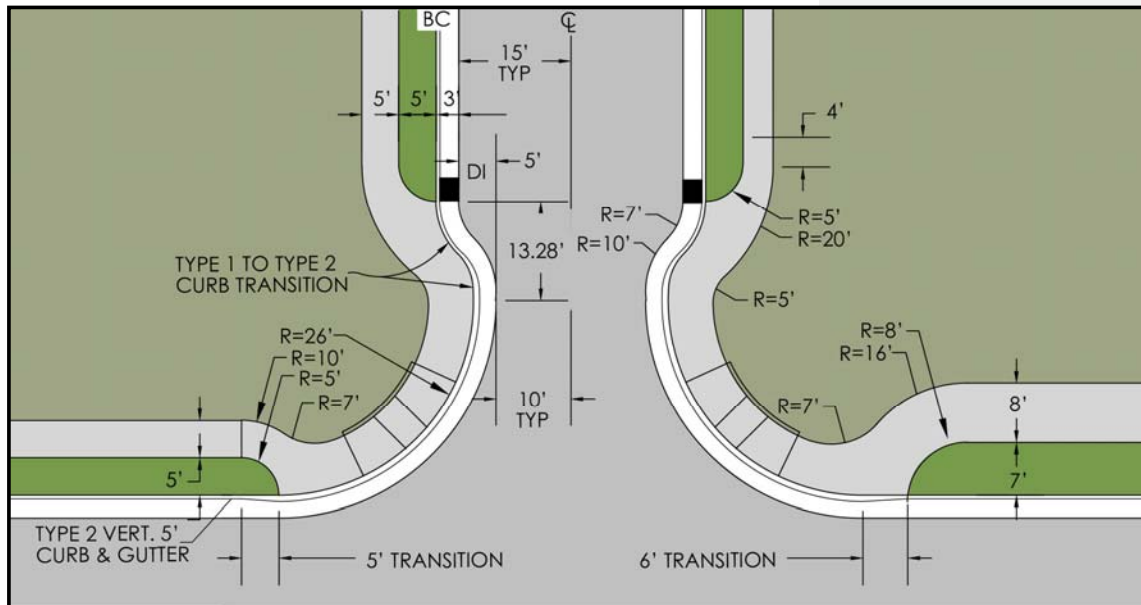


FIGURE 3-11: Bulb-Out (Local Street)

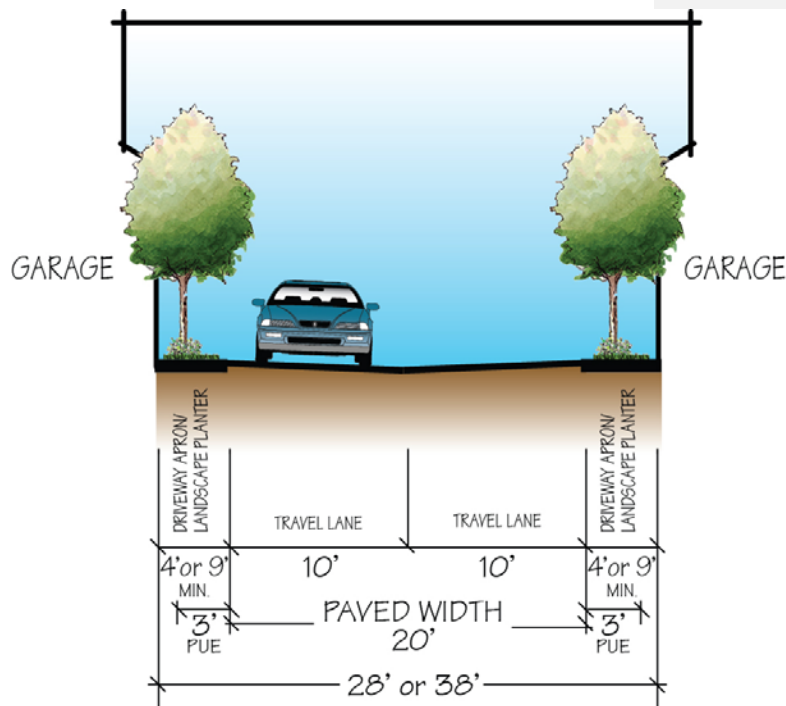


FIGURE 3-12: Alley (Local Street)



3.2.2 PEDESTRIAN and BICYCLE NETWORK

The HPCO Master Plan provides for a safe and interconnected network of paths, sidewalks and bike lanes to allow residents and employees to easily walk and bike to meet their daily needs. The pedestrian and bicycle network is designed to enhance connectivity between jobs, homes and services. This enhanced connectivity supports alternative modes of travel; reduces vehicle trips and associated air quality and greenhouse gas emissions; promotes community activity, health and well-being; and contributes to the character and desirability of the Project Area as a place to live, work, recreate and invest.

The pedestrian and bicycle network provides for multiple looped routes, as well as connections to the larger citywide system. Key components of the network include:

- **Class I Paths** consist of shared bicycle and pedestrian paths completely separated from motor vehicle traffic. Class 1 path connections are provided within parks, paseos and open space areas. Connections are included to the existing City bike trail along the South Branch of Pleasant Grove Creek. It is intended that paths within paseos will be visible and accessible from adjacent development, with a minimum of 50 percent of the paseo edge open via a single-loaded streets, open cul-de-sac heads/street terminations, or other features. No paths may be located within Parcel CO-83, the City owned open space preserve, beyond those allowed by the Hewlett-Packard Preserve O&M Plan, deed restrictions, the City's Open Space Preserve Overarching Management Plan, and as shown on Figure 3-13. Class I facilities are 10-foot wide and paved with lane striping and 2-foot decomposed granite/gravel shoulders on each side.
- **Class IA Paths** are 8-foot wide multi-use concrete pedestrian paths within the landscape corridors along arterial roadways. Class IA path connections are provided along the edges of the Project Area adjacent to Blue Oaks, Foothills and Woodcreek Oaks Boulevards.
- **Class II Bikeways** are striped and signed one-way lanes included on all arterial and collector roadways within and adjacent to the Project Area. To increase cyclist comfort and safety, the Class II bike lanes along ~~HP Way~~Roseville Parkway include enhanced pavement delineations and 2-foot wide demarcated buffers from the adjacent travel lanes.
- **Sidewalks** are included on all improved public streets in the Project Area. Ranging from 5 to 6-feet in width, sidewalks are typically

separated from the street by a landscaped parkway to create a more comfortable corridor for pedestrian mobility.

- **Walking Paths** consist of decomposed granite recreational walking and jogging trails. Walking paths may be included within some park areas.

In addition to the above, a Pedestrian/Bicycle Connection is planned through Parcels CO-4 and CO-22 linking residential neighborhoods to the Campus Oaks Town Center. The specific design of this connection will be determined as part of the City's review of development plans for these parcels (MPP Stage 2). Further direction is provided in the Campus Oaks Design Guidelines.

The backbone pedestrian and bicycle network including all Class I bikeway segments shown on Figure 3-13 will be constructed concurrent with other backbone infrastructure and adjacent development. Connections to the network will be required to be made from individual development projects. Barriers (bollards, rail fence, vertical curbs, post and cable, posts, etc.) will be used along Class I paths to separate the pathways from the open space preserve (Parcel CO-83). Such barriers shall comply with the 404 permit regarding use of the preserve area, and with City design, maintenance and public safety requirements. On the Hewlett-Packard Campus, an internal pedestrian and bicycle network exists. Connections will be made from this internal system to each individual building on the Campus and to the adjacent backbone network where feasible.

To enhance internal connectivity and the convenient use of alternative transportation modes, the project proponents may explore opportunities to establish a bike share program. Bike Share programs allow users to borrow "pool" bicycles for local trips. This may include use by residents to travel to local jobs, or use by employees during the lunch hour to easily access restaurants and services. The bikes are checked out and returned to designated docking stations. Bike share programs can be funded through available grants, memberships, public-private partnerships and other mechanisms.

The bicycle and pedestrian network is illustrated on Figure 3-13.





FIGURE 3-13: Pedestrian and Bicycle Network

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3.2.3 TRANSIT

Bus service to the Project Area will be provided by Roseville Transit with connections to Sacramento Regional Transit and Placer County Transit as demand for service occurs and as funding allows. These services will utilize the roadway system to provide local and regional transit connections for community residents and employees.

Roseville Transit provides fixed route and Dial-A-Ride services within the City, as well as fixed route commuter services between Roseville and downtown Sacramento. The fixed route local and commuter systems operate on regularly scheduled routes, with the Dial-A-Ride system providing shared ride transit service to ADA paratransit customers and the general public within the City limits.

The Project Area supports the development of bus turnouts and transit shelters along arterial and collector roadways including Blue Oaks Boulevard, Foothills Boulevard, Woodcreek Oaks Boulevard and ~~HP~~ WayRoseville Parkway. Bus shelters are located near and will be conveniently connected to adjacent employment, commercial and higher density residential uses to facilitate transit use. Transit services will be extended to the Project Area as the demand for such services occur and funds are available as determined by the City.

Existing and planned bus turnouts and transit shelters are illustrated on Figure 3-14.

3.2.4 PARK and RIDE

Park and ride lots provide parking for commuters to leave their vehicles to meet carpools, vanpools or access transit services. In the Project Area, a park and ride lot is planned within the Campus Oaks Town Center on commercial Parcel CO-41 located along Blue Oaks Boulevard. The park and ride facility will include twenty (20) park and ride spaces of which two spaces will provide electric car charging stations.

The park and ride lot is intended to be made available to commuters during normal commute hours on a daily basis. Park and ride spaces will be provided in addition to the minimum required parking spaces for the project development and maintained by the project developer. Additional information regarding the obligations for the construction of the park and ride lot, including related facilities such as accessible parking and pedestrian paths and signs, is included in the Campus Oaks Development Agreement.





FIGURE 3-14: Transit Facilities and Park & Ride Lot

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3.2.5 TRANSPORTATION SYSTEM MANAGEMENT

Transportation System Management (TSM) measures are designed to reduce the number and length of peak hour home-to-work commute trips through actions such as ridesharing, flexible work hours, and support of public transportation. Any project site, common work location, or employer with ten or more employees is required to comply with the City's TSM Ordinance. In addition, any project site, common work location, or employer with fifty or more employees is required as a condition of project approval to prepare a TSM Plan and subsequently enter into a TSM Agreement with the City. The Plan and Agreement shall comply with the City of Roseville TSM Ordinance and shall incorporate TSM measures to the degree required by the Ordinance.

3.3 Utilities

The HPCO Master Plan identifies the backbone utility infrastructure necessary to accommodate full build-out of the Project Area. Water, recycled water, wastewater, drainage, electric, natural gas, and telecommunications infrastructure exist within and/or adjacent to the Project Area. Since initial adoption of the Master Plan in 1996, substantial development and associated infrastructure improvements have been constructed in the vicinity of the Project Area. The HPCO Master Plan accounts for these changed conditions to define an updated and efficient backbone utility infrastructure program. Project Area utility providers are summarized in Table 3-4.

TABLE 3-4: Utility Providers

Utility	Provider
Potable Water	City of Roseville
Recycled Water	City of Roseville
Wastewater	City of Roseville
Drainage and Flood Control	City of Roseville
Electric Service	City of Roseville
Natural Gas	Pacific Gas and Electric
Communications	AT&T, Comcast, Consolidated Communications, and Wave Broadband
Solid Waste Disposal	City of Roseville

Adequate capacity for development of the Project Area has been/will be accounted for in the City's infrastructure planning and, where applicable, funding programs. In general, the HPCO Master Plan land uses result in an overall reduction in utility demands when compared to the prior land uses.

Infrastructure will be constructed consistent with this Master Plan, the Project Area Utility Master Plans, then current City improvement standards, and the project Development Agreements.

3.3.1 POTABLE WATER

Water Supply and Conservation

The City of Roseville provides water service (supply, treatment, storage and conveyance) to the Project Area. The City currently uses multiple sources of water to serve customers including surface water, groundwater and recycled water. Potable water demand is typically met by surface water supplies. Surface water is obtained from Folsom Lake and the American River via contracts with the United States Bureau of Reclamation, Placer County Water Agency, and the San Juan Water District. Roseville has access to groundwater for use during an emergency, as a back-up supply during dry years, and to provide operational flexibility through implementing a conjunctive use program.

In accordance with Senate Bill 610, a Water Supply Assessment (WSA) was performed in conjunction with the HPCO Master Plan. The WSA includes an evaluation of the sufficiency of citywide water supplies over a 20-year horizon addressing the availability of adequate water supplies to meet existing and anticipated future demands, including the demand associated with the Project Area during normal, single-dry and multiple-dry years.

The Project Area's build out potable water demand is estimated at ~~1,004.60~~ 1,003.50 acre-feet per year (AFY). This demand includes 414.63 AFY for the Hewlett-Packard Campus and ~~589.97~~ 588.98 AFY for Campus Oaks. The estimated water demand for Campus Oaks is reduced to 433.05 AFY when applying savings in potable water use resulting from implementing water conservation best management practices and the use of recycled water for irrigation. Water conservation measures to be incorporated include turf reductions and water efficient landscaping; smart irrigation controllers; and, re-circulating hot water systems for residential units. These measures were selected because they can be cost-effectively implemented and have the highest potential for achieving water saving through conservation.

Water demands for the Project Area were included in the City's 2010 Urban Water Management Plan (UWMP) and the City's long-term water projections. In addition, the 2015 HPCO Master Plan (specifically the Campus Oaks land uses) results in an overall reduction in water demand of ~~236.05~~ 234.95 AFY (surplus) when compared to the prior land uses. Accordingly, no additional water supplies are needed to accommodate

buildout of the Project Area, nor are any improvements to the City's water treatment plant.

Backbone Potable Water Distribution System

Water is delivered to the Project Area via the City's existing distribution system. This consists of existing and planned connection points to 12-inch and 24-inch mains within Blue Oaks Boulevard, Woodcreek Oaks Boulevard, and Foothills Boulevard. Water distribution within the Project Area includes a looped system of 12 to 16-inch backbone pipes that generally parallel collector and arterial roadways. In-tract improvements are required at a project level.

A groundwater well is planned within the Project Area (Parcel CO-76) adding to the City's network of wells that provide back-up water supply and aquifer storage and recovery (ASR). The backbone water distribution system and well location are illustrated on Figure 3-15.

3.3.2 RECYCLED WATER

Recycled Water Use

The City of Roseville provides the Project Area with recycled water from the Pleasant Grove Wastewater Treatment Plant (PGWWTP) and the Dry Creek Wastewater Treatment Plant (DCWWTP). Both plants produce Title 22 quality effluent that is available for recycled water applications. The City currently provides recycled water to several locations on the west side of Roseville.

Campus Oaks will utilize recycled water for irrigating parks, non-residential and high density attached residential landscaping, as well as publicly landscaped areas (including roadway landscape corridors and medians). On the Hewlett-Packard Campus, recycled water may be extended to serve existing campus irrigation or other uses. Upon issuance of a building permit for any designated parcel on the Hewlett-Packard Campus, on site-improvements that are reasonably necessary to convert landscape irrigation facilities to make use of recycle water for that parcel may be installed.

The Project Area's annual recycled water demand is 109.33 AFY. The use of recycled water will further offset potable water demand.

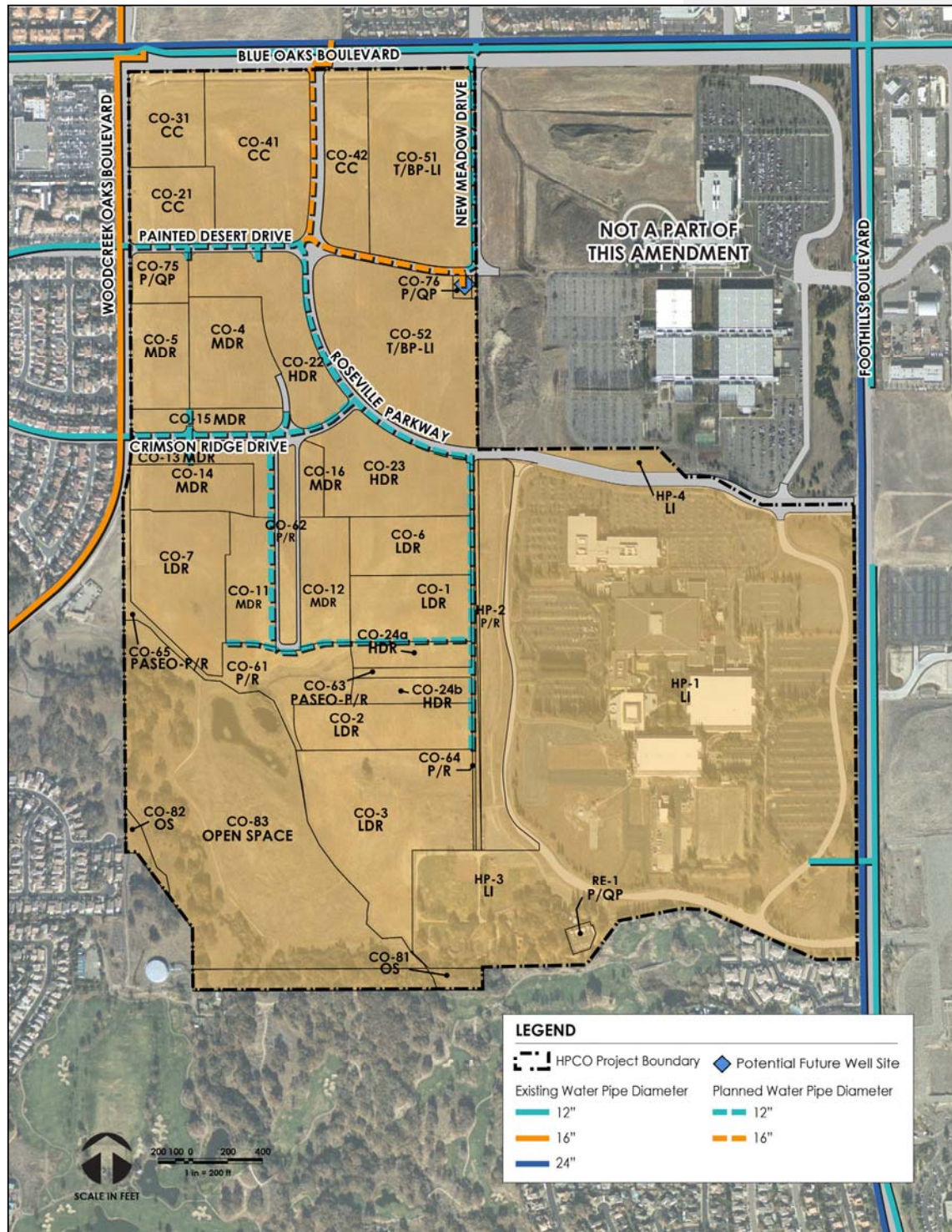


FIGURE 3-15: Backbone Potable Water Distribution System and Well Location Commented [K06]: FIGURE AMENDED

Backbone Recycled Water Distribution System

A recycled water storage tank and pump station is located near the southwest corner of the Project Area. The Project Area connects to existing 16-inch and 30-inch recycled water mains located in Woodcreek Oaks Boulevard, Blue Oaks Boulevard, and Foothills Boulevard. A system of 6 to 8-inch on-site backbone recycled water lines will be constructed within street rights-of-way and easements to serve the Project Area. Included will be stubs to the landscape median in Blue Oaks Boulevard. In-tract recycled water improvements will be required at a project level.

The backbone recycled water distribution system is illustrated on Figure 3-16.

3.3.3 WASTEWATER

Wastewater Treatment

Sanitary sewer service is provided to the Project Area by the City of Roseville. Wastewater flows from the Project Area will be directed to the PGWWTP. The Project Area is estimated to generate approximately 0.3 million gallons per day (mgd) average dry weather wastewater flow. The HPCO Master Plan (specifically the Campus Oaks land uses) results in an overall reduction in wastewater demand of 0.03 mgd when compared to the prior land uses and generation rates from the 1996 Master Plan. Capacity at the PGWWTP is adequate to accommodate projected flows.

Backbone Wastewater Collection System

Wastewater flows are conveyed to the PGWWTP by a network of existing sewer pipes ranging in size from 30-inch to 78-inches within street rights-of-way or easements. Points of connection exist or are planned to sewer pipes within Blue Oaks Boulevard, Woodcreek Oaks Boulevard, and Foothills Boulevard.

Portions of the Hewlett-Packard Campus may continue to discharge to an existing 10-inch sewer line in Foothills Boulevard that flows to the north, as per the Hewlett-Packard development agreement, or to an alternate 10-inch sewer line that flow west through Campus Oaks to the existing 42-inch wastewater transmission line in Woodcreek Oaks Boulevard. Backbone sewer collection pipes within the Project Area will range in size from 10 to 12-inches. In-tract improvements are required at a project level.

The backbone wastewater collection system is illustrated on Figure 3-17.

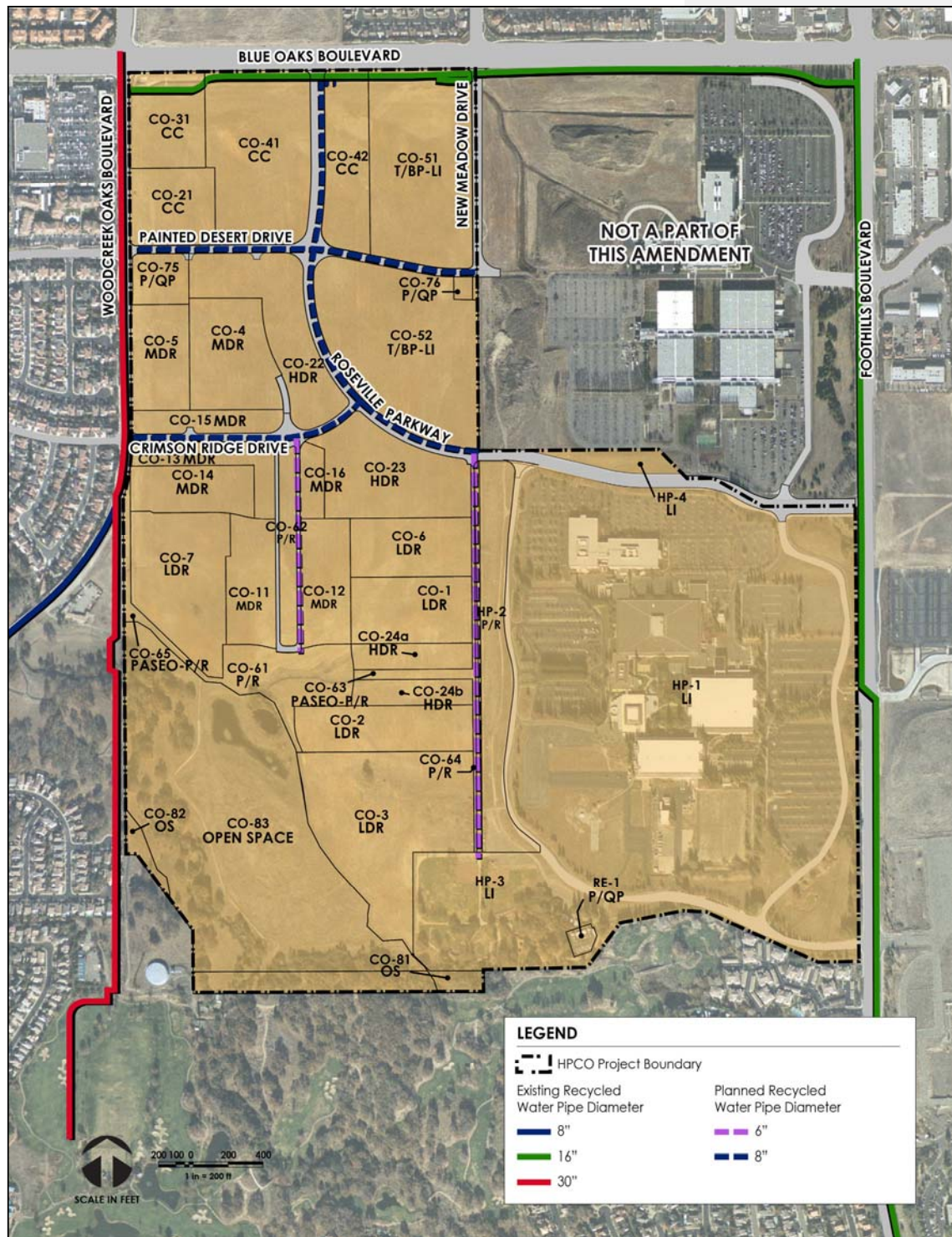


FIGURE 3-16: Backbone Recycled Water Distribution System

Commented [K07]: FIGURE AMENDED

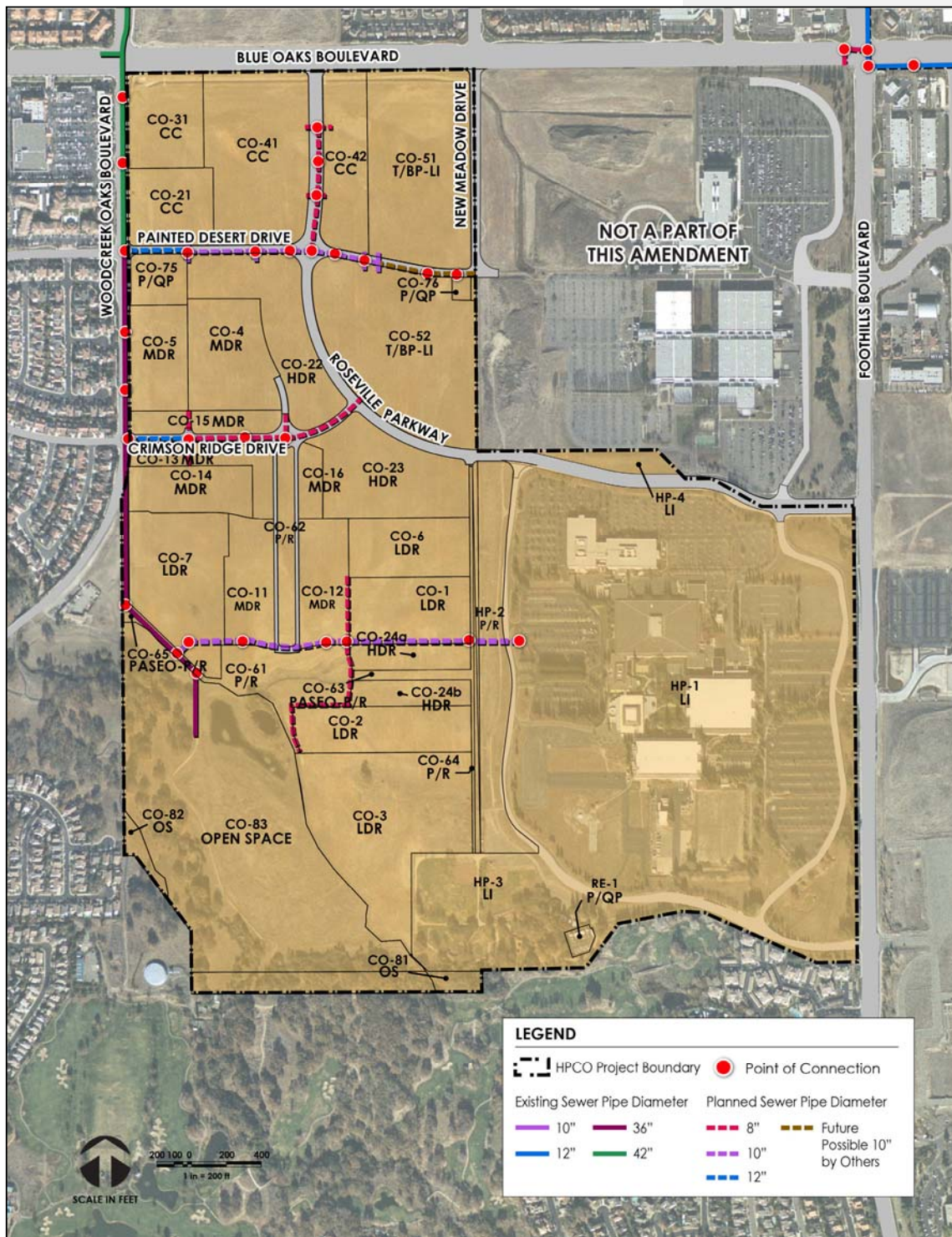


FIGURE 3-17: Backbone Wastewater Collection System

Commented [K08]: FIGURE AMENDED

3.3.4 DRAINAGE and FLOOD CONTROL

Site Hydrology

The Project Area is within the Pleasant Grove Creek watershed located within the larger Natomas Cross Canal watershed of northwestern Placer County and southeastern Sutter County. The Pleasant Grove Creek watershed drains to the Pleasant Grove Canal, then to the Natomas Cross Canal, and ultimately to the Sacramento River.

Project Area topography is gently rolling, generally sloping from east to west and is broken into a northern drainage shed and a larger southern drainage shed. The South Branch of Pleasant Grove Creek traverses the southwest portion of the Project Area within the Open Space Preserve (Parcel CO-83) and drains the southern shed. A perennial stream, Pleasant Grove Creek flows east to west conveying storm water flows during the wet season and irrigation runoff during the dry season. Within the Project Area, the limits of the 100-year floodplain for the South Branch of Pleasant Grove Creek are fully contained within the Open Space Preserve.

An unnamed tributary to the South Branch of Pleasant Grove Creek crosses the southeastern portion of the Hewlett-Packard Campus (Parcel HP-1). A small segment of this tributary is piped under the main Hewlett-Packard loop road. The tributary then continues west crossing the southern boundary of the Hewlett-Packard Campus, returns onto the Campus within the existing employee recreation area, and ultimately connects to the South Branch of Pleasant Grove Creek within the Open Space Preserve.

Backbone Drainage Improvements

On-site backbone drainage improvements consist of a full complement of storm water quality BMP's and a combination of conventional subsurface and surface drainage systems including an existing drainage channel adjacent to a portion of Blue Oaks Boulevard. This drainage channel will be upgraded to include a concrete pan and access ramps for future maintenance equipment. Culverts will be utilized to cross over the existing channel at street and driveway locations and will be designed to accommodate the passage of maintenance utility vehicles (bobcat front loaders). Backbone subsurface drainage includes a series of 12 to 48-inch pipes connecting to existing and planned pipes within Woodcreek Oaks Boulevard, and Foothills Boulevard. Project Area conveyance systems discharge drainage through outfalls that eventually drain to the South Branch of Pleasant Grove Creek. Drainage facilities are to be designed and constructed in conformance with City of Roseville Improvement Standards and the Placer County Flood Control and Water Conservation District's Stormwater Management Manual.

Based upon the Project Area's location within the watershed, and given that projected runoff from the Project Area will not exceed the flow rates shown on the North Roseville Specific Plan Area (Phase 1) Drainage Shed Map, no additional peak flow on-site stormwater detention is required. The Project Area will contribute toward construction of the Reason Farms Retention Basin project through payment of the Pleasant Grove Watershed Mitigation Fee. This regional stormwater retention facility provides volumetric mitigation for waters entering the Sacramento River Basin. Additional detailed drainage analysis will be required at time of improvement plan review to ensure that all City requirements are being met.

Water Quality

Best management storm water management practices consisting of site development Storm Water Pollution Prevention Plans (SWPPP) and post development source control, low impact development (LID) practices, treatment, full capture trash for priority land uses, and detention will be utilized throughout the Project Area for stormwater quality treatment and hydromodification management. The intent of both site development and post construction storm water management is to minimize the adverse impacts from storm water per applicable State and Federal NPDES Permitting mandates.

Post construction source control and LID features are woven into the fabric of a community to mimic the hydrologic function of the undeveloped site by capturing, slowing, treating, and infiltrating storm water as close to the source as possible through use of decentralized small scale features. Techniques such as tree plantings, infiltration galleries, disconnected roof drains, separated sidewalks, bio-retention facilities, rain gardens, bioswales, soil amendments, impervious surface reduction and other strategies can provide a LID "treatment train" which attempts to reproduce the predevelopment hydrologic system improving the quality and reducing the quantity of urban runoff. Additional controls such as bio-retention basins or end of the pipe treatment BMP's when required will further treat storm water before it enters the natural drainage system.

The City of Roseville has a Municipal Separate Storm Sewer System (MS4) Permit from the Regional Water Quality Control Board, which requires hydromodification mitigation to be addressed for all new discharges to waters of the State. Hydromodification control measures are intended to mitigate the artificial acceleration of erosion and sedimentation resulting from increased runoff flows and durations associated with urbanization. Hydromodification measures will be required to attenuate, infiltrate, and disperse increased runoff should LID measures not achieve infiltration and/or reuse runoff goals.

03 PROJECT COMPONENTS

Water quality design standards shall comply with the adopted State MS4 permit requirements; the then approved City Stormwater Quality Design Manual; and, the Hewlett-Packard Preserve O&M Plan, recorded deed restrictions, and City of Roseville Open Space Preserve Overarching Management Plan. Sizing of volume based treatment control measures (water quality basins) shall follow the Roseville Volume Based Design Method.

Backbone drainage improvements are illustrated on Figure 3-18.



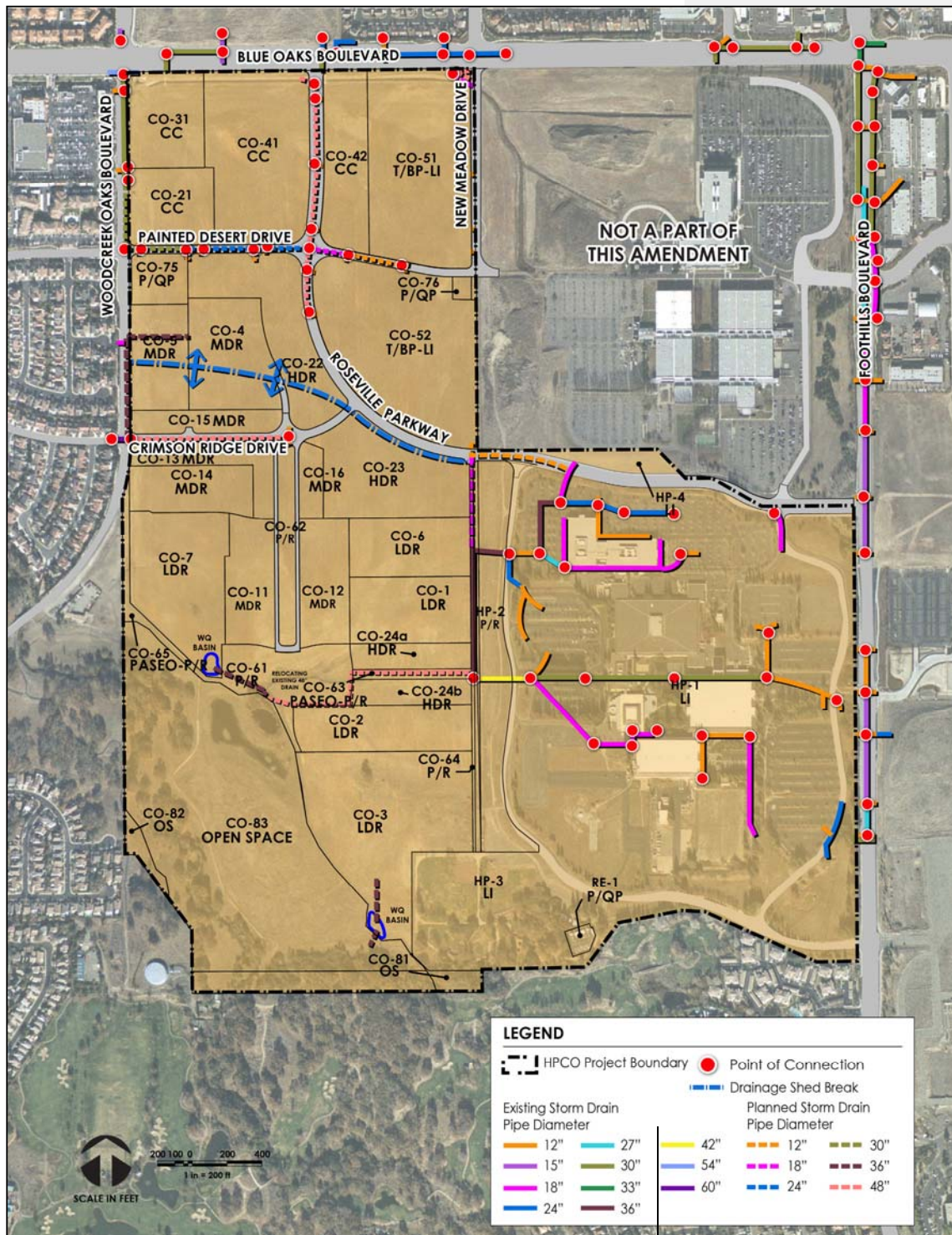


FIGURE 3-18: Backbone Drainage Improvements

Commented [K09]: FIGURE AMENDED

3.3.5 DRY UTILITIES

Electric Service

Roseville Electric supplies electricity to the Project Area, with peak electric demand estimated to be 19.1 Megawatts (MW). Additional electricity resources needed to serve the Project Area, including state and federal mandated renewable electricity resources, will be purchased from outside sources or generated by City-owned facilities at the Roseville Energy Park. As required by state regulations, Roseville Electric will use cost-efficient energy efficiency, load management and renewable resources programs to meet electricity demand before acquiring new electricity sources. It is a goal within Campus Oaks that a minimum of 50 percent of all homes be solar powered, that electric vehicle charging stations be included at all homes, and that LEED or similar green building standards be encouraged.

Electrical service is provided to the Project Area from the electric substation on the southern portion of the Hewlett-Packard Campus (Parcel RE-1) and from the Blue Oaks Substation located to the north adjacent to Woodcreek Oaks Boulevard. Underground electrical distribution will be extended to individual parcels in conjunction with roadway improvements. Included will be the undergrounding of existing overhead electrical lines along the south side of Blue Oaks Boulevard. In addition, street lighting will be provided along all public streets as part of the roadway frontage improvements. All electric and street light facilities will be constructed to the City's standards and specifications at the time of construction.

Natural Gas

A Pacific Gas and Electric Company (PG&E) 16-inch high-pressure natural gas transmission pipeline bisects the middle of the Project Area from north to south. Natural gas will be provided by PG&E on request and in accordance with the rules and tariffs of the California Public Utilities Commission. Service will be provided via the extension of existing gas lines within and adjacent to the Project Area. Delivery of gas service to individual projects will be reviewed by PG&E at the time of proposal.

Voice/Data Communication

The Project Area is within the service areas of AT&T, Comcast, Consolidated Communications (formerly Surewest), and Wave Broadband. Together, these providers offer both voice and data communication services. Distribution lines to individual parcels will be extended from existing infrastructure within and adjacent to the Project Area. The providers will review delivery of services to individual projects at the time of proposal. All telecommunication lines and associated facilities will be installed underground.

3.3.6 SOLID WASTE DISPOSAL

Solid waste collection for the Hewlett-Packard Campus is provided through a private solid waste hauling service. Should this service be terminated, the City of Roseville will make municipal solid waste hauling service available to all or a portion of the Campus. The City will provide solid waste services to Campus Oaks.

Solid waste is collected and delivered to the Western Placer Waste Management Authority facility located north of the City at the intersections of Athens Avenue and Fiddymont Roads. The Authority owns a Material Recovery Facility (MRF) that receives, separates or processes, and then markets recyclable materials removed from the waste stream. Residual waste is transferred to the Authority's Western Regional Sanitary Landfill for disposal.

At full buildout, the Project Area is anticipated to generate approximately 7,020.49 tons of solid waste annually. Campus Oaks will contribute 4,020.00 tons of solid waste per year, and the Hewlett-Packard Campus 3,000.49 tons per year. The Project Area's solid waste contribution will not reduce the life of the landfill or operational capacity of the MRF at buildout.

Development within the Project Area will work with the City to maximize recycling and other programs to reduce or divert the solid waste stream to the landfill in compliance with AB 939.



3.4 Parks, Schools and Libraries

3.4.1 PARKS & OPEN SPACE

The HPCO Master Plan incorporates an interconnected network of accessible public parks, paseos, and open space areas to support recreational activities, encourage community interaction, expand trail connections, preserve sensitive resources and enhance sense of place. Park and open space facilities are provided within both the Hewlett-Packard Campus and Campus Oaks to meet the active/formal/programmable and passive/informal/self-directed recreational needs of residents and employees.

City Parks & Recreation Requirements

Roseville's General Plan requires new development to provide nine acres of public parkland for every 1,000 residents. This requirement is satisfied through three land dedication components: three acres each of neighborhood park, citywide park and open space. The City maintains flexibility in applying the above standards to best meet the parks and recreation needs of the community.

The 948 dwelling units within Campus Oaks will generate an estimated population of 2,474 residents based on an average of 2.61 persons per household. In accordance with the General Plan, 22.3 acres of credited parkland is required based upon 7.43 acres each of neighborhood park, citywide park and open space. The HPCO Master Plan provides for a total of 66.74 net acres of parks and open space (including the City open space preserve), of which 41.35 acres of credit are granted. As summarized in Table 3-5, neighborhood and citywide parks are granted full credit, and open space partial credit, based upon their differing recreational contributions to the community consistent with General Plan policy.

Table 3-6 summarizes how the HPCO Master Plan satisfies the City's parkland dedication requirements.

TABLE 3-5: Park and Open Space Credit

Parcel	Total Net Acreage ¹	Credit Ratio	Credited Acreage
NEIGHBORHOOD PARKS			
CO-61 ²	5.04 ac	1:1	5.04 ac
CO-62 ²	2.62 ac	1:1	2.62 ac
CO-64 ² & HP-2 ⁴ (portion of)	2.16 ac ³	1:1	2.16 ac ²
Sub-Total	9.82 ac		9.82 ac
CITYWIDE PARK			
CO-64 ² & HP-2 ⁴ (portion of)	8.38 ac ⁵	1:1	8.38 ac ⁴
Sub-Total	8.38 ac		8.38 ac
PASEO			
CO-63 ² (Paseo)	0.84 ac	0:1	0 ac.
CO-65 ² (Paseo)	1.35 ac	0:1	0 ac
Sub-Total	2.19 ac		0ac
OPEN SPACE			
CO-81 ² (Open Space)	0.84ac	0.5:1	0.42 ac
CO-82 ² (Open Space)	0.86 ac	0.5:1	0.43 ac
CO-83 ² (Open Space)	44.65 ac	0.5:1	22.33 ac
Sub-Total	46.35 ac		23.15 ac
TOTAL	66.74 ac		41.35 ac

1. Acreage excludes adjacent roadways inside curb.
2. See Table 5-2 for parcel specific land use information.
3. Includes planned open turf play, tot lot, plaza seating/game tables, small seating area, and landscaping/walkways/plazas.
4. Parcel HP-2 park acreage credited towards Campus Oaks. See Table 4-1 for parcel specific land use information.
5. Includes planned futsal/tennis courts (lighted), pickleball/badminton courts (lighted), dog park, ninja warrior course, basketball court (lighted), skate park, amphitheater, restrooms, parking stalls, group picnic grove, Class I path and landscaping/walkways/plazas.

TABLE 3-6: Park Credit Summary

Park Type	Credited Acreage Required	Total Acreage Provided	Credited Acreage Provided	Credit Balance
Neighborhood	7.43 ac	9.82 ac	9.82 ac	+ 2.39 ac
Citywide	7.43 ac	8.38 ac	8.38 ac	+ 0.95 ac
Open Space	7.43 ac	46.35 ac	23.15 ac	+ 15.72 ac

Parks and Open Space System

Key components of the HPCO Master Plan parks and open space system are illustrated on Figure 3-19. Parks and open space lands include:



Neighborhood Parks. The Master Plan integrates two neighborhood parks, Campus Oaks Park (Parcel CO-61) and the Park Couplet (Parcel CO-62). In addition, a portion of the Hewlett-Packard Greenway (Parcels CO-64 and HP-2) is dedicated to neighborhood serving facilities. Totalling 9.82 net acres, the neighborhood parks support the local recreational needs of residents through incorporation of a variety of ball fields, sports courts, informal turf areas, play structures, picnic areas, pavilions and other gathering spaces.



Citywide Park. The HPCO Master Plan incorporates a citywide park, the remainder of the Hewlett-Packard Greenway. Located between the residential uses in Campus Oaks and the employment uses on the Hewlett-Packard Campus, the Greenway provides a unique opportunity to integrate resident and employee interactions and activity. Facilities provided could include a skate park, trail connections, a dog park, and facilities that support performance arts, farmers markets, arts and craft shows and other activities.



Paseos. The HPCO Master Plan includes 2.19 net acres of Paseos (Parcels CO-63 and CO-65). The Paseos are linear open space features that provide physical and visual linkages between uses incorporating landscaping, seating areas, trail connections and other open space elements that enhance the Area's recreation and mobility systems.

Open Space. The HPCO Master Plan incorporates 46.35 net acres of open space including the City owned preserve (Parcel CO-83) as well as new additions adjacent to the preserve (Parcels CO-81 and CO-82). The open space lands encompass a portion of the South Branch of Pleasant Grove Creek, natural and created wetlands, oak woodlands, and annual grasslands. The Master Plan proposes to implement existing open space preserve planned and approved trails as well as develop new trails proposed immediately adjacent to and outside the preserve boundaries (as shown in Figure 3-13). The trails outside the preserve boundaries may include seating and viewing areas that will increase public visibility and appreciation of the Project Area's preserved natural resources.



FIGURE 3-19: Parks and Open Space System

Commented [KO10]: FIGURE AMENDED

Concept plans for each park and open space site are illustrated in Figures 3-20 through 3-24. Park concept plans are subject to change based on funding or other factors. Final park designs shall be approved by the City.

In addition to public parks and open space, the Project Area contains private recreation facilities accessible to employees on the Hewlett-Packard Campus. Included are baseball fields, a pavilion and related amenities. While these private recreation facilities supplement parks and recreation opportunities within the Project Area, they are currently not granted credit towards meeting the City's park and open space requirements.

Active recreational areas will be designed to reduce potable water demand by providing recycled water for irrigation, limiting turf, incorporating water conserving plants, and using water efficient irrigation systems.

The funding for public park and open space facilities is assigned to residential uses (Campus Oaks). Parks, paseos and trails will be constructed through a combination of developer turn-key and City park fee programs. The open space preserve (Parcel CO-83) is already owned by the City with associated monitoring, reporting and maintenance costs currently funded by Community Facilities District Annexation 4 (CFD4). All other public parks, paseos and open space areas will be dedicated to and maintained by the City. Maintenance will be funded through the Campus Oaks Community Facilities District – Public Services (Services CFD) to the extent permitted as specified in the project Development Agreements.



LEGEND

- A. Focal Point in Plaza
- B. Plaza Area
- C. Shade Shelters and BBQ
- D. Adventure Play Features
- E. Overlook
- F. Youth Soccer/Practice Field
- G. Plaza with Seating/Tables
- H. ½ Court Basketball
- I. Shrub and Groundcover Area
- J. Picnic Area & Game Tables
- K. Sticks and Stones Creek Play
- L. Existing Swale (to Remain)
- M. Accent Planting and Seating
- N. Park Couplet
- O. Class I Bike Path
- P. Water Quality Feature
- Q. Bermed Turf
- R. Retaining Wall
- S. Walking Path with Benches
- T. Enhanced Vehicular Paving (In Street)
- U. Mounded Grassy Play

Campus Oaks Park is envisioned as a family oriented active neighborhood park. The park's geometrics are responsive to the sites rolling topography, with formal landscape/hardscape designs complimenting the Park Couplet to the north and Paseo to the east, and more naturalistic undulating forms as the park unfolds to the south and west towards the Open Space Preserve. A tree lined plaza with a focal point act as the southern terminus of the Park Couplet. A sticks and stones creek play area and adventure park features compliment the opportunities for creative play. The westerly edge of the park incorporates a youth soccer field and/or open turf practice area. Shade shelters and seating areas are integrated into the northern plaza. A smaller shade sail picnic area and game tables are placed at the east end overlooking the entire park. Trial connections are provided to the west and south.

NOTE: Park concept plans are subject to change based on funding or other factors. Final park designs shall be approved by the City.

FIGURE 3-20: Campus Oaks Park Concept Plan (Parcel CO-61)

03 PROJECT COMPONENTS

The 100-foot wide Park Couplet is envisioned for primarily passive neighborhood recreational uses with the potential for limited small scale activity areas. Pedestrian circulation is enhanced by a series of gathering spaces with formal connections using a central promenade within the northerly space and a dual walkway system located toward the east and west edges within the southern space. A life-size chess board along with an open turf play area provides the community with active spaces. A plaza with a specimen tree and accent plantings is located in the southern area. Enhanced pavements, decorative fenced planters, seating areas and focal points are integrated to give this space a rich texture.

NOTE: Park concept plans are subject to change based on funding or other factors. Final park designs shall be approved by the City.

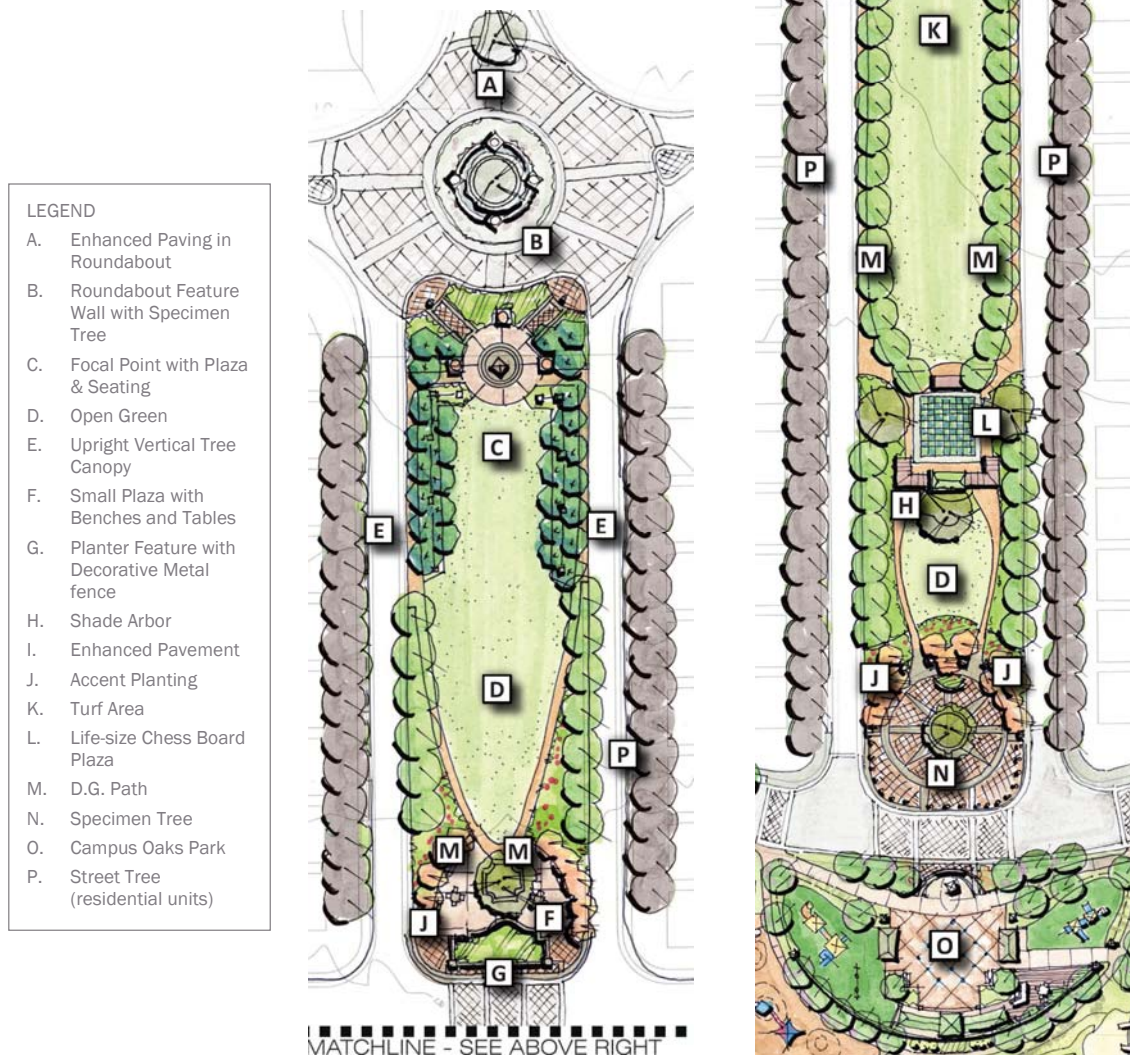


FIGURE 3-21: Park Couplet Concept Plan (Parcel CO-62)

The Hewlett-Packard Greenway is envisioned as a primarily active park providing for a variety of neighborhood and citywide recreational opportunities. Included are a BMX or skate park, Ninja warrior facility, open turf areas, as well as bocce, pickleball/badminton, futsal/tennis and full basketball courts. A Class I multi-use path runs the entire length of the Greenway. The intersection of the path at the east-west paseo includes a plaza area with a fruitless olive grove, picnicking, and tot lot aligned with the main entry of Hewlett-Packard. This space can accommodate performance arts, farmers markets, arts and craft shows, and other events. The Park geometrics allow for the integration of the sites rolling terrain, with flat areas and vertical evergreen trees creating visual linkages between Hewlett-Packard and Campus Oaks. A small amphitheater and dog park are included. Focal points are created at the eastern roundabout and the termination of each adjacent east west vehicular access. Parking is provided along the western edge of the site.

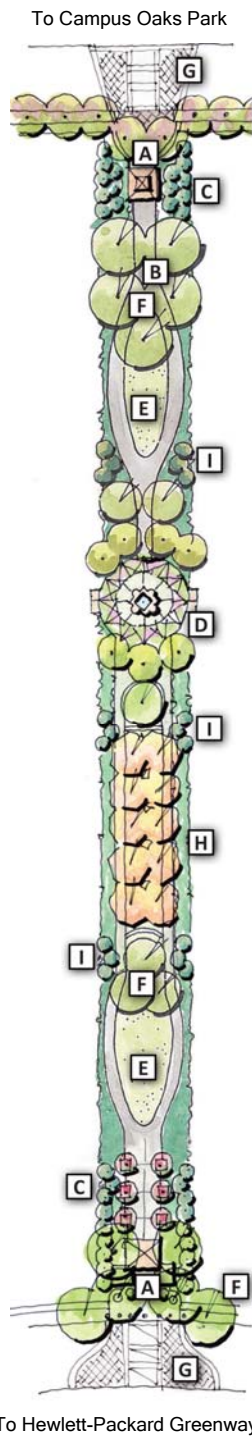
NOTE: Park concept plans are subject to change based on funding or other factors. Final park designs shall be approved by the City.

LEGEND

- A. Entry Structure and Sign Wall
- B. Mounded Turf with Specimen Trees
- C. Open Turf (flat)
- D. Amphitheater
- E. Lighted Pickleball/Badminton Courts
- F. Lighted Futsal/Tennis Court
- G. Ninja Warrior Course
- H. Tot Lot
- I. Plaza with Game Tables
- J. Restroom
- K. Bocce Courts
- L. Grove and Group Picnic Area
- M. Lighted Full Basketball Court
- N. Picnic Structure and BBQs
- O. Drought Tolerant Plantings
- P. Skate or BMX Park
- Q. Parking
- R. Dog Park Separated by Size
- S. Enhanced Paving at HP Entry
- T. Class I Bike Path



FIGURE 3-22: Hewlett-Packard Greenway Concept Plan (Parcels CO-64 & HP-2)



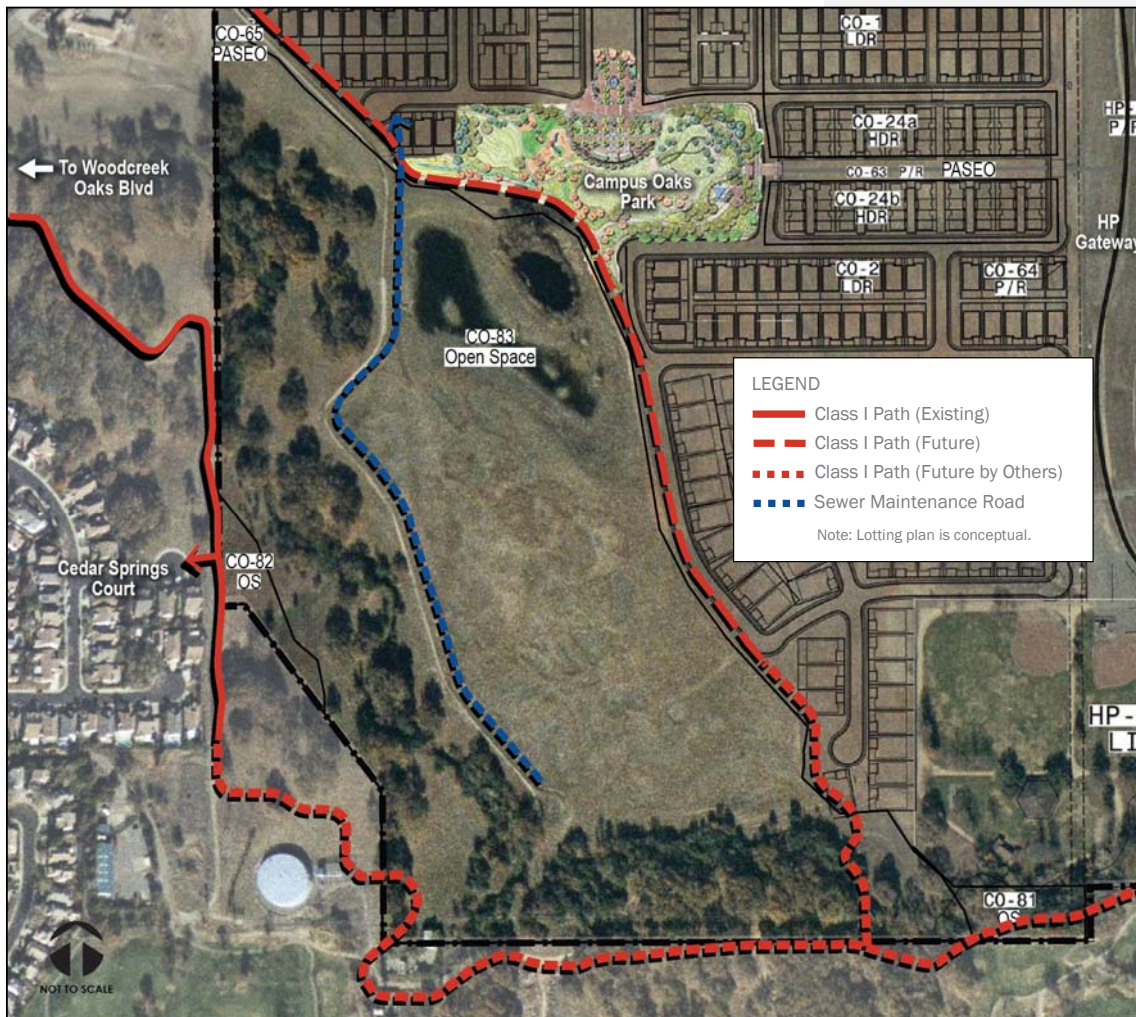
Two Paseos are included within Campus Oaks, one providing a connection adjacent to the Open Space Preserve and up to Crimson Ridge Drive, and the other creating a link between Campus Oaks Park and the Hewlett-Packard Greenway. Both Paseos include Class I multi-use paths and select passive use elements. The Paseo adjacent to the Open Space Preserve will have an informal character, integrating natural grades and incorporating native plant materials transitioning to the open space. The Paseo linking Campus Oaks Park and the Hewlett-Packard Greenway will incorporate more formal landscaping incorporating elements such as arbors and seating areas. Tree alleys will be used to enhance visual linkages between the parks, as well as to frame the physical and visual connection between Hewlett-Packard and Campus Oaks. It is intended that the paseos will be visible and accessible from adjacent development, with a minimum of 50 percent of the edge of each paseo open via single-loaded streets, open cul-de-sac heads/street terminations, or other features.

NOTE: Park concept plans are subject to change based on funding or other factors. Final park designs shall be approved by the City.

LEGEND

- A. Arbor Structure Seating
- B. Small Seating Area
- C. Evergreen Tree Alley
- D. Seating Area
- E. Open Green Space
- F. Specimen Tree
- G. Enhanced Paving (In Street)
- H. Deciduous Tree Alley
- I. Vertical Evergreen Accent Trees

FIGURE 3-23: Paseo Concept Plan (Parcel CO-63)



The Open Space Preserve is envisioned as a passive amenity complementing the active parks within the Project Area. Nestled along the South Branch of Pleasant Grove Creek, the Preserve incorporates Oak Woodlands as well as natural and created wetland habitats. Opportunities exist to enhance community appreciation of the natural terrain, plants and animals. The City's existing Pleasant Grove Creek Trail (Northern Section) currently is improved off of Cedar Springs Court and feeds northwesterly to Woodcreek Oaks Boulevard. The intent is to provide access from the southern end of this existing trail and the City's planned off-site trail to the south adjacent to Woodcreek Oaks Golf Course to Campus Oaks Park at its southern boundary, and then continue eastward into the Hewlett-Packard Greenway. A new trail connection to Woodcreek Oaks Boulevard is also planned from the western end of Campus Oaks Park northwest through the planned paseo (Parcel CO-65). All activities are required to be in compliance with the Hewlett-Packard Preserve O&M Plan, deed restrictions, and the City's Open Space Preserve Overarching Management Plan. Parcel CO-82 may accommodate reburial of Native American cultural artifacts that have been repatriated to the United Auburn Indian Community.

NOTE: Park concept plans are subject to change based on funding or other factors. Final park designs shall be approved by the City.

FIGURE 3-24: Open Space Preserve Concept Plan (Parcels CO-81, CO-82 & CO-83)



3.4.2 LIBRARIES

The City of Roseville operates a public library system consisting of three individual facilities, providing print and online services to all City residents. The closest library to the Project Area is the Martha Riley Community Library at Mahany Park, a joint use facility that includes a community TV studio and Utility Exploration Center. The Project Area will offset its contribution to library services through payment of the City's Public Facilities Fee.

3.4.3 SCHOOLS

The Project Area is within the boundaries of the Roseville City School District (grades K-8) and Roseville Joint Union High School District (grades 9-12). The number of students generated within the Project Area does not create sufficient demand for new school facilities (see Table 3-7). Students will be served at existing schools including Oakmont High School, Robert C. Cooley Middle School, and Blue Oaks Elementary School. The High School District will study potential enrollment boundary changes upon future construction of the new high school within West Roseville. Campus Oaks will enter into mutual benefit impact fee agreements to fully mitigate school impacts in accordance with its Development Agreement and Funding Agreements with the school districts.

TABLE 3-7: Student Generation

	Single Family ¹	Multi-Family Detached ²	Multi-Family Attached ³	Students Generated	School Capacity	Schools Required
ROSEVILLE CITY SCHOOL DISTRICT						
Grades K-5	0.3329	0.2200	0.1118	186	600	0.31
Grades 6-8	0.1164	0.0776	0.0352	63	1,000	0.06
ROSEVILLE JOINT UNION SCHOOL DISTRICT						
Grades 9-12	0.161	0.036	0.036	63	1,800	0.05

1. Single Family = units at less than 8 dwelling units per net acre. 230 Single Family units.
2. Multi-Family detached = detached units at or above 8 dwelling units per net acre. 261 Multi-Family detached units.
3. Multi-Family attached = attached units at or above 8 dwelling units per net acre. 457 Multi-Family attached units.

3.5 Public Safety

3.5.1 FIRE & EMERGENCY SERVICES

The Roseville Fire Department (RFD) provides fire protection, suppression, emergency medical services, fire life and safety, along with hazardous materials management to the Project Area. At the time of HPCO Master Plan approval, the Project Area was within the service district of Station #2, located at 1398 Junction Boulevard. Fire Station 5, at 1565 Pleasant Grove Boulevard, was the closest fire station to the project site. However, the locations of these two existing fire stations would not meet the national standard of response time for emergency responders upon total build out, which is why a new fire station is proposed.

A 2.15 acre fire station site (Station No. 8) is designated within Campus Oaks at the southeast corner of Woodcreek Oaks Boulevard and Painted Desert Drive (Parcel CO-75). This site has been located in accordance with the RFD's risk assessment model to meet the City's response times, and has been configured to allow for efficient access, accommodate the City's planned facilities needs and allow flexibility for future growth. A concept plan of the fire station site is included as Figure 3-25. Once constructed, the Campus Oaks station will provide first response to the Project Area. Stations located in adjacent portions of the City will provide interim and secondary response.

Development within the Project Area will comply with applicable City fire protection standards and regulations.



3.5.2 POLICE PROTECTION

The Roseville Police Department provides primary law enforcement, crime prevention, traffic enforcement and animal control services to the Project Area. The Police Department provides all operations and patrols out of its central station located at 1051 Junction Boulevard. In addition, private security services are provided within the Hewlett-Packard Campus. Development will comply with applicable City safety and security standards.

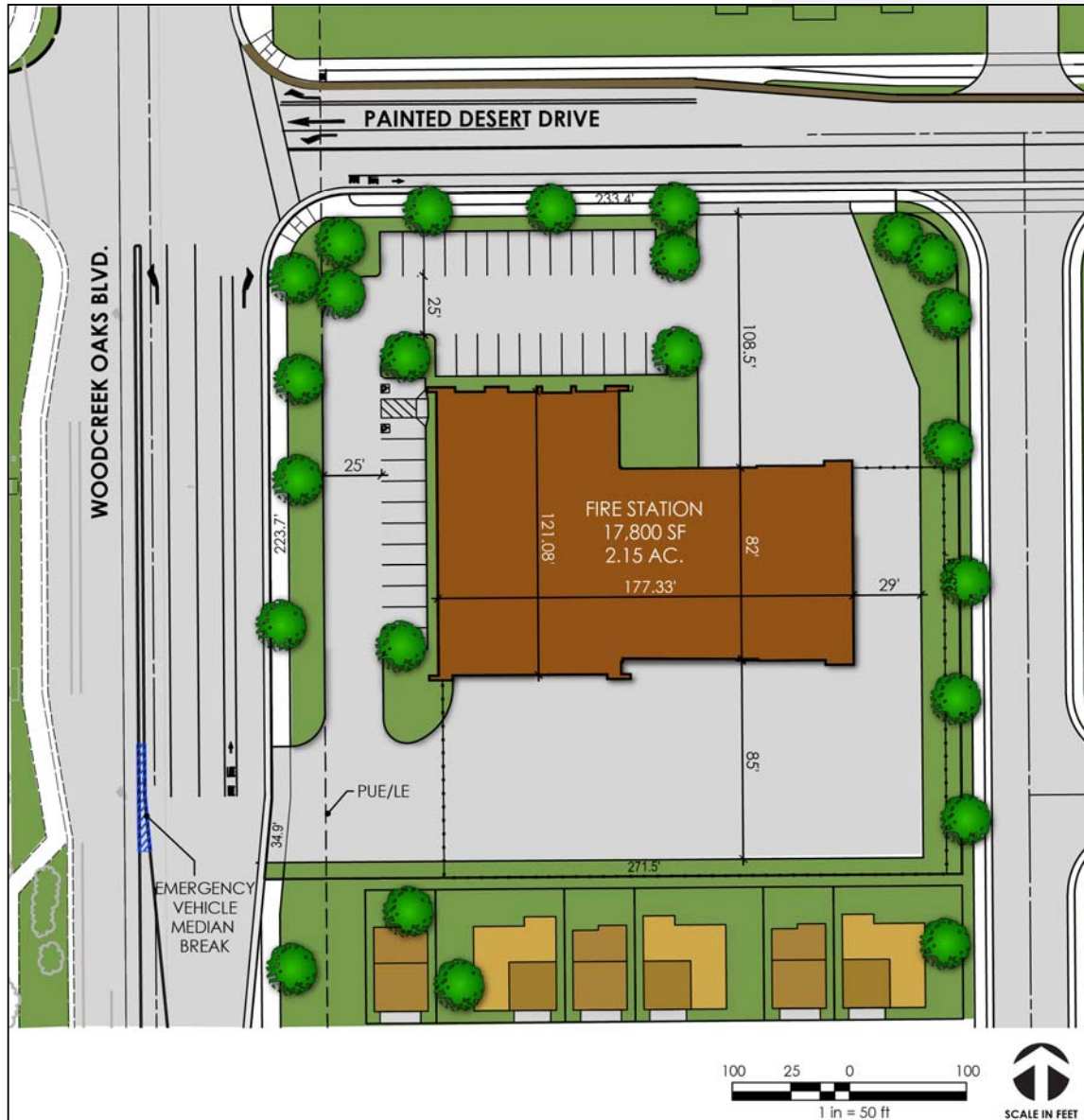


FIGURE 3-25: Fire Station Concept Plan (Parcel CO-75)

Hewlett-Packard Campus Development Plan

CITY OF ROSEVILLE



A BLUEPRINT COMMUNITY

04 Hewlett-Packard Campus Development Plan

The following establishes land use, zoning, infrastructure, intensity threshold, development guidelines and development review provisions for the Hewlett-Packard Campus. Covering the eastern 141.2 acres of the Project Area, the Hewlett-Packard Campus is planned for continued light industrial, private recreation and related development. A portion of the Campus is also designated for development as a City park. All development projects within the Hewlett-Packard Campus will be reviewed by the City to ensure compliance with applicable Master Plan, General Plan, Zoning Ordinance and Development Agreement requirements.

4.1 Land Use and Zoning

The Hewlett-Packard Campus is partially developed with existing light industrial and office uses, along with parking lots, internal roadways, private recreation facilities, and a Roseville Electric substation. Capacity exists for additional development on vacant properties within the Campus, as well as potential intensification of existing buildings/uses. At buildout, total development on the Hewlett-Packard Campus is estimated to support approximately 1,200,000 square feet of Light Industrial use, as well as 8.7 acres of City park.

Land uses for the Hewlett-Packard Campus are summarized in Table 4-1 and reflected on Figure 4-1. The overall square footage allocation reflected on Table 4-1 is vested with the Hewlett-Packard property, as further regulated by the intensity threshold allocations described in Section 4.3 and the Hewlett-Packard Development Agreement.

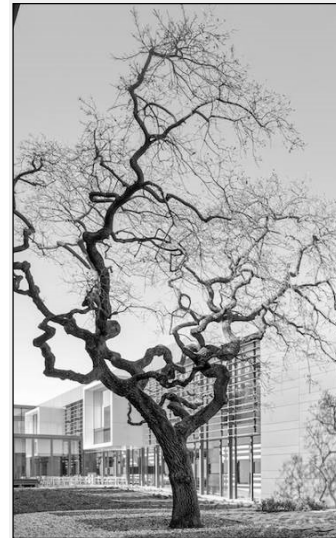


TABLE 4-1: Hewlett-Packard Campus Land Use and Square Footage Allocations

Parcel	Land Use	Gross Acres	Building Square Feet (sf)				
			Existing	Future	Total Allocation	FAR Range	Avg. FAR
HP-1	Light Industrial (LI)	114.00 ac	593,820 ¹ sf	564,000 sf	1,157,820 sf	20-50%	23%
HP-2	Park & Recreation (P/R)	8.70 ac ²					
HP-3	Light Industrial (LI)	13.23 ac		42,180 sf	42,180 sf	20-50%	7%
HP-4	Light Industrial (LI)	2.01 ac					
RE-1	Public (P/QP)	0.50 ac					
	Backbone Roads	2.76 ac					
TOTAL		141.20 ac	593,820 sf	606,180 sf	1,200,000 sf		21%

1. Existing development consists of Buildings R3 (126,220 sf), R4 (131,190 sf), R5 (158,760 sf) and R6 (177,650 sf).

2. Parcel HP-2 park acreage credited towards Campus Oaks. See Table 3-5.

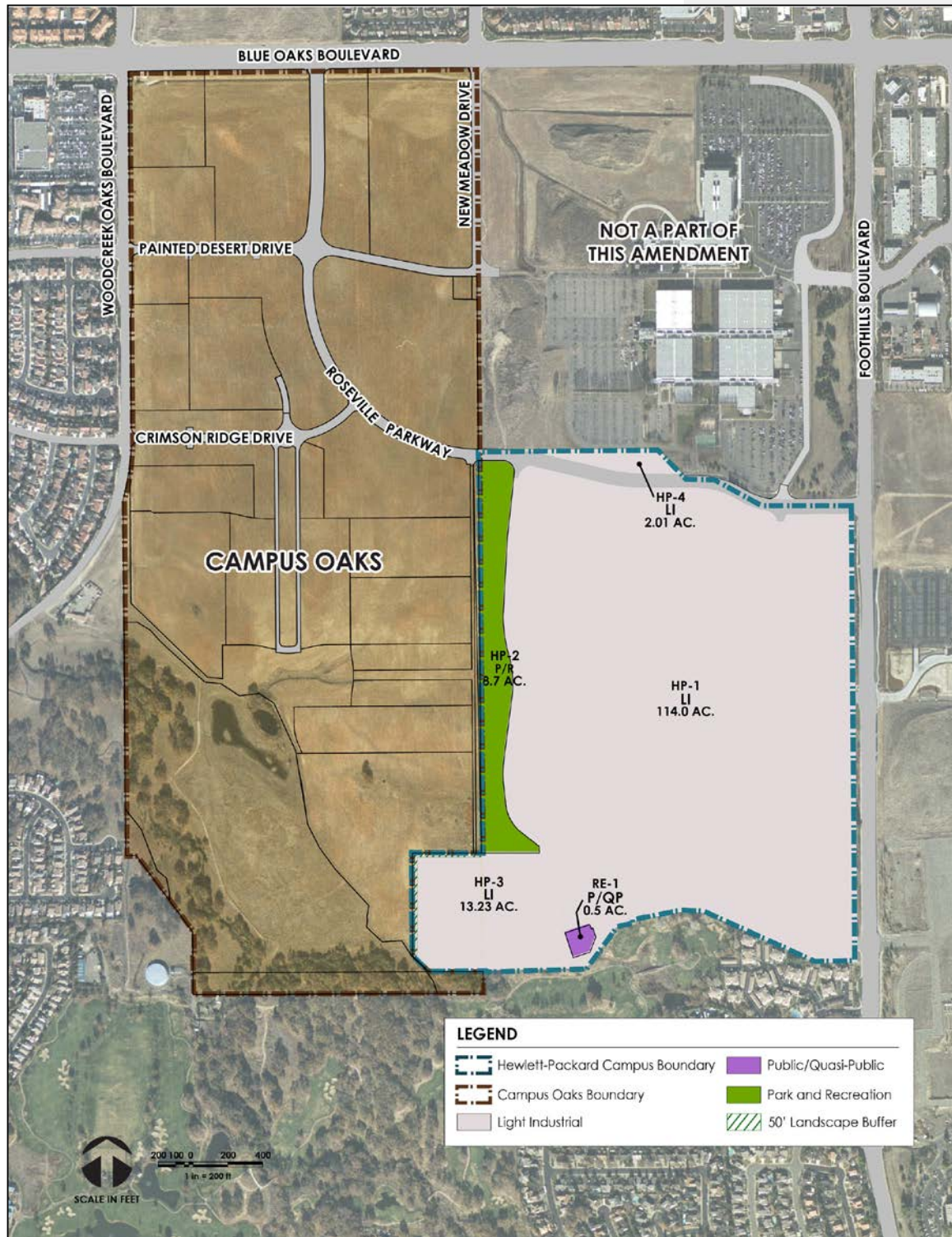


FIGURE 4-1: Hewlett-Packard Campus Land Use Diagram

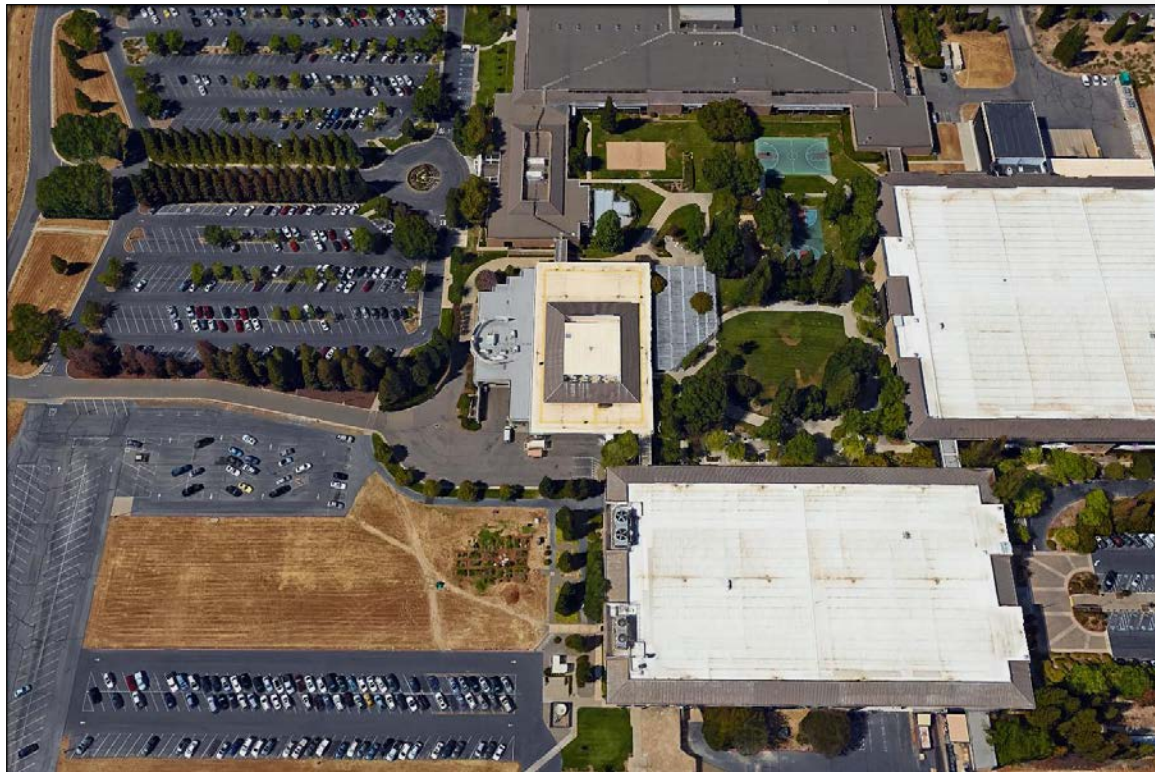
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4.1.1 SPECIFIC DESIGNATIONS & DISTRICTS

With the exception of the Roseville Electric Substation, all properties within the Hewlett-Packard Campus are designated with either the Light Industrial/Special Area Overlay (M-1/SA) or Parks & Recreation (PR) zoning district. Permitted uses within the PR District are consistent with the City's Zoning Ordinance general district regulations.

Permitted uses within the M1/SA District are modified from the Zoning Ordinance by the provisions of the Special Area Overlay District. This overlay allows for modification of the underlying general district regulations (including both permitted use types and development standards) to meet the unique needs of the site. This Master Plan contains all modifications to the general district regulations and is incorporated into the ordinance establishing the M1/SA District for the Hewlett-Packard Campus.

Use types listed in the Master Plan M1/SA and PR districts are defined in Section 19.08 of the Roseville Zoning Ordinance.



Hewlett Packard Campus

LIGHT INDUSTRIAL

Land Use Designation

Light Industrial (LI)

Zoning District

Light Industrial-Special Area Overlay (M1/SA)

Purpose

The M1/SA district is applied to the majority of the Hewlett-Packard Campus. This district identifies areas appropriate for industrial and related uses such as manufacturing, processing, assembly, high technology, research and development, office, and storage uses. These uses are intended to be compatible operating in relatively close proximity to adjacent commercial and residential uses.

Permitted Uses

Table 4-2 identifies the permitted M1/SA use types and required approvals. Use types identified as principally permitted are subject only to the streamlined review and approval requirements contained in Section 4.5 of this Master Plan. Use types identified as administratively or conditionally permitted also require approval of an Administrative or Conditional Use Permit as specified in Article V of the Zoning Ordinance. Use types not listed as principally, administratively or conditionally permitted are prohibited.

The M1/SA district modifies permitted use types to limit those that have the potential to conflict with internal or adjacent uses, and/or are considered inconsistent with the desired campus character of the project. In general, all permitted industrial and transportation and communication use types have been retained. The use types permitted within the M1/SA District do not include outdoor manufacturing, but may include limited outdoor storage and the emission of a limited amount of noise, vibration, odor, dust, smoke, light, or other pollutants. Truck and other vehicle storage related to the primary industrial activity is permitted in designated storage areas. Uses prohibited include some civic, all residential and several commercial use types.

Development Standards and Design Guidelines

As specified in Section 4.4 of this Master Plan. If a development standard is not specifically addressed in Section 4.4, it shall be governed by the applicable standards in Chapter 19.14 of the Roseville Zoning Ordinance or as established through Site Review approval pursuant to the Development Approval Process, Section 4.5.

TABLE 4-2: Light Industrial/Special Area Overlay (M1/SA) Permitted Uses

Use Type	M1/SA	Use Type	M1/SA
Agricultural and Open Space Use Types		Industrial Use Types	
Agricultural	P	Day Care Center (employees only)	A
Resource Protection & Restoration	P	Equipment & Material Storage Yards	CUP
Resource Related Recreation	P	General Industrial	CUP
Civic Use Types		Hazardous Materials Handling	CUP
Community Assembly	CUP	Light Manufacturing	P
Community Services	P	Recycling, Scrap, Dismantling	P
Essential Services	P	Research Services	P
Public Parking Services	P	Specialized Industrial	CUP
Commercial Use Types		Wholesale and Distribution	
Automotive & Equipment		Light	P
Automotive Rentals	P	Heavy	A
Commercial Parking	P	Transportation & Communication Use Types	
Broadcasting & Recording Studios	P	Antennas & Communication Facilities I	P
Business Support Services	P	Heliport	CUP
Commercial Recreation		Intermodal Facilities	P
Indoor Sports & Recreation	P		
Outdoor Entertainment	P	M1/SA Light Industrial/Special Area Overlay	
Outdoor Sports & Recreation	P	P Principally Permitted	
Offices, Professional	P	A Administratively Permitted	
Personal Services	A	CUP Conditionally Permitted	
Specialized Education & Training			
Vocational Schools	P		
Specialty Schools	P		
Storage, Personal Storage Facility	A		

PARK & RECREATION

Land Use Designation

Park & Recreation (P/R)

Zoning District

Park & Recreation (PR)

Purpose

The Park and Recreation (P/R) district is applied to Parcel HP-2 which, in combination with adjacent Parcel CO-64, is planned as the Hewlett-Packard Greenway park. While within the Hewlett-Packard Campus, the development of Parcel HP-2 will be led by Campus Oaks in coordination with the City and Hewlett-Packard. Located between the employment uses on the Hewlett-Packard Campus and residential uses in Campus Oaks, the Hewlett-Packard Greenway provides a unique opportunity to integrate resident and employee interactions and activity. Facilities that may be provided include a skate park, dog park, trail connections, and facilities that support performance arts, farmers markets, arts and craft shows and other activities. Parcel HP-2 will be dedicated to and maintained by the City. Maintenance will be funded through a Community Facilities District – Public Services (Services CFD) to the extent permitted. Park credit will be applied to Campus Oaks (see Table 3-5).

Permitted Uses

As specified in Chapter 19.16 of the Roseville Zoning Ordinance.

Development Standards and Design Guidelines

As specified in Chapter 19.16 of the Roseville Zoning Ordinance and Section 3.4.1. of this Master Plan.



4.2 Infrastructure Components

Backbone mobility and utility systems are described in Sections 3.2 and 3.3 of this Master Plan. Included are provisions for roadways, the pedestrian and bicycle network, transit, potable water, recycled water, wastewater, drainage and flood control, electric, natural gas, voice/data communication and solid waste disposal. All proposed development projects within the Hewlett-Packard Campus will be reviewed to ensure compliance with the infrastructure and sequencing provisions described in this Master Plan, then current City improvement standards, and the project Development Agreement(s).

As development of the Hewlett-Packard Campus has occurred, much of the infrastructure required to support Campus development has already been constructed. Each component of the infrastructure system is designed/constructed to accommodate development anticipated at buildout of the Project Area. For the Hewlett-Packard Campus, anticipated development is based on the square footage allocation defined in Sections 4.1 and 4.3.

Parcel specific improvements will continue to be constructed over time to coincide with the construction of the individual buildings within the Hewlett-Packard Campus. When an individual development project is submitted for City review, each infrastructure component will be evaluated for adequacy to serve the proposed project and for compatibility with the overall system, as outlined in the Hewlett-Packard Development Agreement.

Since the infrastructure components may be constructed incrementally, individual permits may be conditioned to require improvements needed to build an additional connection to directly serve an individual building.

4.3 Intensity Thresholds

The following identifies buildout traffic and utility demand thresholds and monitoring provisions for new development within the Hewlett-Packard Campus. These thresholds apply to Hewlett-Packard's parcels with designated Light Industrial land use, and exclude park parcel HP-2. The thresholds affect infrastructure and environmental analysis needs, as well as the ultimate limits of development. All proposed development projects within the Hewlett-Packard Campus will be reviewed to ensure compliance with the identified thresholds.

4.3.1 BUILDOUT INTENSITY THRESHOLDS

Buildout square footage estimates have been generated for new development within the Hewlett-Packard Campus (See Table 4-1). The projected square footage or acreage, as appropriate, has been multiplied by generation/demand factors for each of the key service/infrastructure components to identify buildout needs. For the purposes of this Master Plan, these key components include traffic, water, wastewater and electricity. The generation/demand factors utilized are a combination of standard demand rates and actual rates based on existing site development at the time of initial Master Plan approval (1996), as well as the thresholds identified in the project Development Agreement(s).

While the square footage estimates provide a general base for monitoring purposes, it is the traffic and utility demand factors that dictate the buildout development thresholds and infrastructure/service requirements for the project. Inconsistency with the thresholds could modify infrastructure and resource needs, as well as trigger the requirement for additional environmental analysis.

Table 4-3 provides the projected generation/demand factors and buildout intensity thresholds for development within the Hewlett-Packard Campus. These intensities are vested and run with the property. Any unused square footage and intensity assigned to the Hewlett-Packard Campus shall revert to the City upon termination of the project Development Agreement. The City, at its discretion, may allocate any unused intensity elsewhere within the larger Master Plan Area.

TABLE 4-3: Estimated Buildout Intensity Threshold Allocations

	Light Ind. Gross Acres	Light Ind. Gross Square Feet	Traffic		Water		Wastewater		Electric	
			Trip Rate (Total PM Peak Hour trips per 1,000 sf)	PM Peak Hour Trips	Demand Factor (gallons/day/acre)	Max Daily Demand	Demand Factor (gallons/day/acre)	Peak Daily Flow	Demand Factor (MW/acre)	Peak Annual Demand
Hewlett-Packard	129.24 ac	1,200,000 sf	1.14 ¹	1,368 trips	2,598 ²	0.67 mgd	1,700 ³	0.63 mgd	0.079 ⁴	8.08 MW

1. Standard Light Industrial trip rates have been adjusted upwards based on actual traffic counts of existing Hewlett-Packard development (10/95).
2. Standard Light Industrial water demand factors and a max day factor of 2.0.
3. Standard Light Industrial wastewater generation factors with a factor of safety of 2.0 and Peaking Factor of 2.85.
4. Standard Light Industrial electricity demand factor has been adjusted upwards to reflect existing and anticipated demand.

4.3.2 THRESHOLD MONITORING

As individual development projects are submitted, project square footage or acreage will be multiplied by the average generation/demand factors and monitored to ensure that it falls within the cumulative thresholds for new development within the Hewlett-Packard Campus as identified on Table 4-3.

It is recognized that the generation/demand factors are averages. Development projects may be above or below the average factor depending on the composition and operations of the uses proposed. It is also recognized that, over time, the mix of uses may vary and shift. The average factors take into account a general mix of uses and, in most cases, should provide an adequate overall long-term measure of project generation/demand rates and impacts.

Should a development project be proposed that has an unusually high generation/demand rate, additional analysis may be required. This analysis will include consideration of cumulative demand within the Hewlett-Packard Campus. If monitoring indicates that actual cumulative factors are above or below the estimated averages included on Table 4-3, these average factors may be adjusted subject to City approval.

Development projects that place a higher than anticipated demand on service capacity could result in attaining a particular service threshold prior to reaching the total anticipated buildout square footage. This could impact improvement needs or limit the projected square footage of development. Conversely, uses that place a lower demand than anticipated on service capacity could result in excess capacity or the ability to develop square footage over and above estimated buildout levels.

While it is not possible to predict the specific operational characteristics of each circumstance, the following general parameters can be used as a guide to help identify when additional analysis may be required. Actual determinations and specific analysis requirements will be made by the City on a case by case basis as development projects are submitted.

Traffic

Additional short term site specific traffic analysis may be required for all new development of the project site. Long term analysis may be required when a development project's total PM peak hour traffic generation exceeds the total allocated threshold (Table 4-3) trip generation based on the average PM trip rate for the combined site by 50 trips or more. When determining whether a short or long term traffic study is required, the City shall consider the following criteria:

- Roadway volumes on streets adjacent to the Project Area;
- Impacts to local or other signalized intersections;
- Existing and projected levels of service at site access points;
- Existing and projected queue lengths at driveways, right turn lanes and left turn pockets; and
- Impacts to safe and efficient traffic operations.

When a traffic study is required, the analysis shall include, but not be limited to, the following:

- Ingress and egress queue lengths at existing and proposed security gates (if applicable);
- Level of service determinations at select intersections;
- Levels of service at existing and proposed access points;
- Roadway volumes on streets adjacent to the site and other local roadways that may be affected;
- Estimated trip generation rates;
- A comparison to the traffic analysis in the Master Plan EIR, subsequent Master Plan Addendum, and City's Capital Improvement Program; and,
- Impacts on required improvements including the timing of planned improvements.

The traffic study shall identify mitigation measures that can be implemented by the landowner to achieve General Plan levels of service and efficient circulation on roadways in the vicinity of the Project Area.

Water/Wastewater

Additional analysis and/or information regarding the water and wastewater service requirements of a proposed project may be required when any of the following occur:

- A proposed development project's maximum daily water or wastewater demand exceeds the demand factor;
- A significant industrial user/discharger applies for connection to either the water or wastewater system; or,

- An industrial user proposes to locate within the Hewlett-Packard Campus with water demands of 2,598 gallons per acre per day or more (average) and/or wastewater generation rates of 2,000 gallons per acre per day or more (average).

Additional water and wastewater analysis will include the following information:

Water

- Average day demand, maximum day demand, and peak hour demand;
- Hydraulic analysis of the proposed demands and their impacts to the City water distribution system; and,
- Required improvements necessary to accommodate new demands and proposed timelines for implementation.

Wastewater

- Average day demand, maximum day demand, and peak hour demand;
- Impacts of additional wastewater on collection and treatment facilities;
- Compliance with the Regional Wastewater Master Plan;
- Required improvements necessary to accommodate additional demands and timelines for implementation; and,
- Anticipated level of chemical or biological demand, and impacts to the biological processes at the wastewater treatment plant.

Electric

Additional analysis and/or information regarding the electric service requirements of a proposed project may be required when any of the following occurs:

- A proposed development project's total annual electric demand exceeds the peak demand of the prior year by 5% or more; or,
- Unique or unusual reliability requirements are identified in the project proposal.

Additional analysis and/or information required to be submitted may include:

- Peak demand and total energy consumption;
- Timely notice and details of any special equipment or infrastructure needs;
- Reliability requirements; and,
- Cost of outage information.

4.4 Development Guidelines

The following development guidelines will be applied to new development within the Hewlett-Packard Campus. A discussion of existing design guidelines is followed by a discussion of additional guidelines, standards, or conditions specific to the Hewlett-Packard Campus. All proposed development projects within the Campus will be reviewed to ensure compliance with the objectives of the applicable design guidelines and development standards.

4.4.1 RELATIONSHIP TO EXISTING GUIDELINES

Two existing documents contain design guidance applicable to development within the Hewlett-Packard Campus. They are:

- North Roseville Area Design Guidelines – Adopted June 22, 1992
- Community Design Guidelines – Amended March 18, 2008

These documents establish design goals and provide an indication of the type of treatment that is desired. The documents address site and building design issues such as:

- Street landscape requirements
- Entry and focal points
- Buffering of adjacent residential uses
- Required setbacks
- Site grading
- Fencing and screening
- Treatment of storage, loading, and refuse collection areas
- On-site circulation, parking, and access
- On-site landscaping and irrigation
- Architectural guidelines
- Signage guidelines
- Lighting guidelines

4.4.2 ADDITIONAL STANDARDS & GUIDELINES

Roadways

Cross sections and required landscaped setbacks along public roadways are specified in Section 3.2 of this Master Plan. All private roads shall be designed and constructed to City standards.

Bikeways and Pathways

Bikeways are an integral component of the existing Campus and will be extended to each new building as they develop. Bikeways will avoid truck traffic routes and other high traffic areas where feasible. Bikeways will be planned as a primary element of site circulation to provide direct access to



the primary entry of each building and employee recreation area. Security gates may be used to control access to the light industrial areas. The design of the bikeway and pedestrian security gates is an internal design consideration to be addressed by the Campus users. Where bikeways are located away from streets, but in the public right of way, they will meet the standards of a Class I bikeway as defined in the City Bikeway Master Plan.

Landscaping

The landscaping of Foothills Boulevard is addressed in the North Roseville Area Design Guidelines. Landscaping along ~~HP Way~~Roseville Parkway will be coordinated with landscaping in Campus Oaks to promote consistent treatment along these roadways.



In addition to landscaping along roads, it is intended that the Hewlett-Packard Campus be distinguished by an internal landscaping theme. The theme includes broad canopy trees in parking areas and in the open spaces between buildings to provide shade and a distinctive character to the Campus. In addition, the distinctive double rows of tall upright trees in the existing Campus may be extended to establish a strong linear form traversing the Campus to serve as a visual landmark and orientation feature.

Developed Edge Adjacent to Residential

The majority of the existing and planned light industrial uses within the Hewlett-Packard Campus are separated from planned residential uses within Campus Oaks by the Hewlett-Packard Greenway Park (Parcels CO-64 and HP-2). A small portion of the Campus (Parcel HP-3) is immediately adjacent to planned residential uses. While this portion of the Campus is currently developed with private recreational uses, the potential exists that it could be redeveloped with light industrial uses in the future.

To ensure adequate buffering should light industrial development be approved, the land use diagram (Figure 4-1) reflects a 50 foot landscape buffer on Parcel HP-3, adjacent to residential uses within Campus Oaks. This buffer may include a solid masonry wall, dense evergreen landscaping, berming and other screening/buffering elements consistent with Sections 2.3 and 4.6.5.1 of the North Roseville Area Design Guidelines. The precise treatment of the buffer and location/orientation of development would be defined as part of the design review process for the potential future light industrial use.

Developed Edge Adjacent to Open Space

The open space areas contiguous to formal landscaped or paved areas present a special condition. The transition between formal areas and open space should be visually pleasing. The formal landscaping, utilizing native materials, should provide a gentle transition by using low ground covers rather than tall, dense shrubs. A tree line is permissible, but should have an open canopy and spacing between trees that permits a view toward the open space. Dense conifers and similar massing of trees should be avoided except to frame or block a particular view. A post and cable fence will demarcate the edge of the open space area and discourage vehicle entry to the open space.

Surface run-off drainage from the landscaped areas can be detrimental to the natural conditions in the open space. Surface water will be controlled through the design of the planting, irrigation and drainage systems in the landscape areas adjacent to open space. Native, drought tolerant plants are required to limit the amount of irrigation required and to provide a transition between the natural open space areas and the more formal landscaping near buildings. Any outfalls that direct stormwater to the preserve shall comply with the Hewlett-Packard Preserve O&M Plan, deed restrictions, and the City of Roseville Open Space Preserve Overarching Management Plan as required by the Clean Water Act Section 404 permit, and the then applicable MS4 permit.

Conceptual Grading

Earthwork operations within the Hewlett-Packard Campus are expected to follow existing terrain. Generally, no more than an average two or three feet of cut or fill will occur within the Campus boundaries. Gentle slopes of one to two percent will be created to allow for adequate drainage improvements and still allow for minor grading at level building pad sites.

Private road grades within the existing Campus are constructed with less than a three percent centerline gradient. All proposed drives are planned to continue this standard. Minor changes in the standard may occur to accommodate local drainage conditions.



4.5 Streamlined Development Review Process

Measures have been incorporated into the HPCO Master Plan to allow for a streamlined City administrative review and approval process for development projects within the Light Industrial-Special Area (M1/SA) zone district. Separate permits may be required by other agencies such as the US Army Corps of Engineers, California Dept. of Fish and Wildlife, and the Air Pollution Control District (See Section 6 of this Master Plan for additional details).

4.5.1 ADMINISTRATIVE DESIGN REVIEW PERMIT

The Administrative Design Review Permit process will be used to review and approve development of permitted uses within the M1/SA District. Evaluation and approval of the administrative Design Review Permit will be performed in accordance with the procedures outlined in Article V of the City Zoning Ordinance and as described here.

The decision to issue an administrative Design Review Permit will be based on a determination of a development proposal's consistency with this Master Plan. This determination shall be made by the approving authority (Development Services Director), and will be based on the following factors:

- Land Use and Zoning
- Master Plan Components
- Intensity Thresholds and Infrastructure Sequencing
- Design Guidelines and Development Standards
- EIR/Addendum Mitigation Measures
- Development Agreement Provisions

4.5.2 DIRECTOR REFERRAL

If the Development Services Director determines that the proposal is inconsistent with or gives rise to issues that were not addressed by this Master Plan, the proposed project may be referred to the Planning Commission as the appropriate approving authority.

Campus Oaks Development Plan

CITY OF ROSEVILLE



A BLUEPRINT COMMUNITY

05 Development Plan

The following establishes land use, zoning, design guidelines, affordable housing and density transfer provisions for Campus Oaks. Covering the western 234.53 acres of the Project Area, Campus Oaks is currently undeveloped and planned for a mix of tech/business park (LI), ~~office~~, commercial, residential, park and recreation, open space and public uses. All development projects within Campus Oaks will be reviewed by the City to ensure compliance with applicable Master Plan, General Plan, Zoning Ordinance and Development Agreement requirements.

5.1 Land Use and Zoning

Campus Oaks is organized as an integrated mixed use community accommodating:

- A range of new business and employment opportunities
- A diversity of comfortable, well connected and walkable neighborhoods
- A vibrant Town Center where residents, employees and passers-by can shop, eat, and meet their everyday needs
- A network of parks and open spaces that enhance community interaction, recreation, and sense of place

The inclusion of Campus Oaks within the larger Master Plan Area supports the desires of Hewlett-Packard to locate, build and operate its business within ~~a~~ community ~~that~~ provides for convenient relationships between employees and nearby housing opportunities, commercial services, and open-space and recreational amenities.

Campus Oaks land uses are summarized in Table 5-1 and illustrated on Figure 5-1. A breakdown of land use and zoning by parcel is identified in Table 5-2.

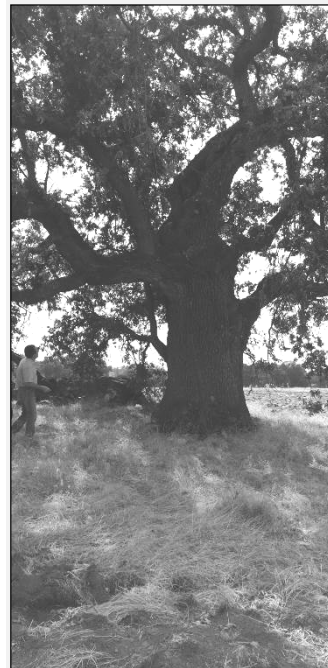


TABLE 5-1: Campus Oaks Land Use Summary

Land Use	Gross Acres	Dwelling Units (du)		Square Feet (sf)	
		Allocated Units	Density (du/ac)	Allocated Square Feet	FAR
EMPLOYMENT AND COMMERCIAL USES					
Tech/Business Park (T/BP-LI)	32.85 ac			300,000 sf	21%
Business Professional (BP)	10.54 ac			60,000 sf	13%
Community Commercial (CC)	19.29 29.64 ac			170,000 240,000 sf	20 19%
Sub-Total	ac			sf	19%
	62.6862.49 ac			530,000540,000 sf	
RESIDENTIAL USES					
Low Density Residential (LDR)	44.26 ac	230 du	5.2 du/ac		
Medium Density Residential (MDR)	33.01 ac	261 du	7.9 du/ac		
High Density Residential (HDR)	22.06 ac	457 du	20.7 du/ac		
Sub-Total	99.33 ac	948 du	9.5 du/ac		
PARK, OPEN SPACE & PUBLIC USES					
Parks (P/R)	10.74 ac				
Paseo (P/R)	2.25 ac				
Open Space (OS) ¹	46.35 ac				
Public (P/QP)	2.47 ac				
Sub-Total	61.81 ac				
Backbone Roads	10.71 ac				
TOTAL	234.53234.34 ac	948 du	9.5 du/ac	530,000540,000 sf	19%

1. Includes City Open Space Preserve.

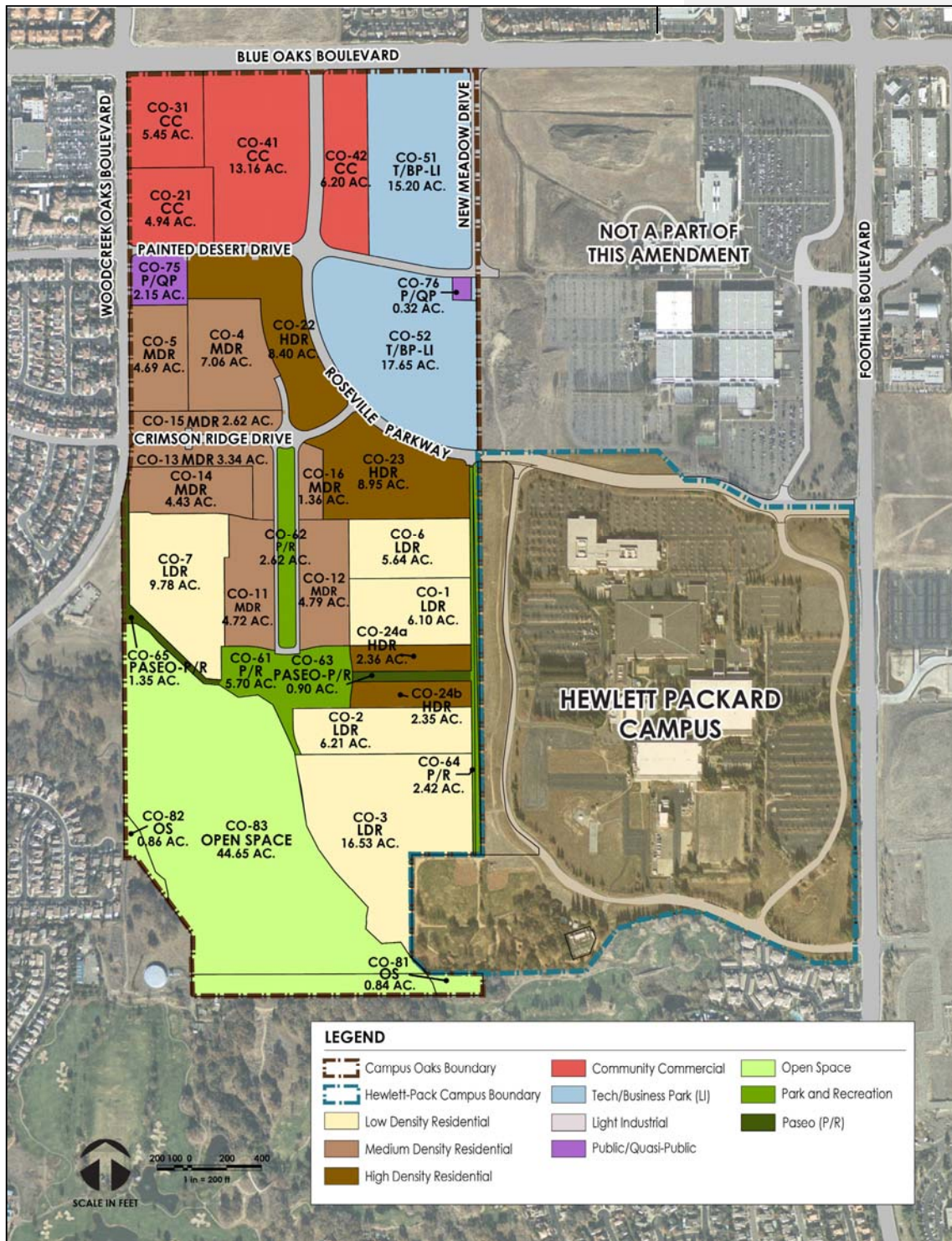


FIGURE 5-1: Campus Oaks Land Use Diagram

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TABLE 5-2: Campus Oaks Land Use and Zoning by Parcel

Parcel	Zoning	Gross Acres	Dwelling Units (du)		Square Feet (sf)	
			Allocated Units	Density (du/ac)	Allocated Square Feet	FAR
EMPLOYMENT AND COMMERCIAL USES						
Tech/Business Park – Light Industrial (T/BP LI)						
CO-51	MP/SA	15.20 ac			150,000 sf	23%
CO-52	MP/SA	17.65 ac			150,000 sf	20%
Sub-Total		32.85 ac			300,000 sf	21%
Community Commercial (CC)						
Business Professional (BP)						
CO-21	BPCC	5.004.94 ac			28,00022,500 sf	13%
CO-31	BPCC	5.545.45 ac			32,00050,900 sf	13%
Sub-Total		10.54 ac			60,000 sf	13%
Community Commercial (CC)						
CO-41	CC	13.1613.08 ac			120,000100,300 sf	21%
CO-42	CC	6.136.17 ac			50,00066,300 sf	19%
Sub-Total		19.2929.64 ac			170,000240,000 sf	20%
Sub-Total Employment & Comm.		62.6862.49 ac			530,000540,000 sf	19%
RESIDENTIAL USES						
Low Density Residential (LDR)						
CO-1	RS/DS	6.10 ac	36 du	5.9 du/ac		
CO-2	RS/DS	6.21 ac	36 du	5.8 du/ac		
CO-3	R1/DS	16.53 ac	64 du	3.9 du/ac		
CO-6	RS/DS	5.64 ac	36 du	6.4 du/ac		
CO-7	RS/DS	9.78 ac	58 du	5.9 du/ac		
Sub-Total		44.26 ac	230 du	5.2 du/ac		
Medium Density Residential (MDR)						
CO-4	RS/DS	7.06 ac	60 du	8.5 du/ac		
CO-5	RS/DS	4.69 ac	46 du	9.8 du/ac		
CO-11	RS/DS	4.72 ac	34 du	7.2 du/ac		
CO-12	RS/DS	4.79 ac	34 du	7.1 du/ac		
CO-13	RS/DS	3.34 ac	24 du	7.2 du/ac		
CO-14	RS/DS	4.43 ac	34 du	7.7 du/ac		
CO-15	RS/DS	2.62 ac	19 du	7.3 du/ac		
CO-16	RS/DS	1.36 ac	10 du	7.4 du/ac		
Sub-Total		33.01 ac	261 du	7.9 du/ac		

Parcel	Zoning	Gross Acres	Dwelling Units (du)		Square Feet (sf)	
			Allocated Units	Density (du/ac)	Allocated Square Feet	FAR
RESIDENTIAL USES (cont.)						
High Density Residential (HDR)						
CO-22	R3/DS	8.40 ac	210 du	25.0 du/ac		
CO-23	R3/DS	8.95 ac	185 du	20.7 du/ac		
CO-24a	R3/DS	2.36 ac	31 du	13.1 du/ac		
CO-24b	R3/DS	2.35 ac	31 du	13.2 du/ac		
Sub-Total		22.06 ac	457 du	20.7 du/ac		
Sub-Total Residential		99.33 ac	948 du	9.5 du/ac		
PARKS, OPEN SPACE & PUBLIC USES						
Parks (P/R) ¹						
CO-61	PR	5.70 ac				
CO-62	PR	2.62 ac				
CO-64	PR	2.42 ac				
Sub-Total		10.74 ac				
Paseos (P/R)						
CO-63	PR (Paseo)	0.90 ac				
CO-65	PR (Paseo)	1.35 ac				
Sub-Total		2.25 ac				
Open Space (OS)						
CO-81	OS	0.84 ac				
CO-82	OS	0.86 ac				
CO-83	OS	44.65 ac				
Sub-Total		46.35 ac				
Public (P/QP)						
CO-75	P/QP	2.15 ac				
CO-76	P/QP	0.32 ac				
Sub-Total		2.47 ac				
Sub-Total Parks, OS & Public		61.81 ac				
Backbone Roads		10.71 ac				
TOTAL		234.53234.34 ac	948 du	9.1 du/ac	530,000540,000 sf	2120%

1. Parcel HP-2 park acreage credited towards Campus Oaks. See Tables 4-1 and 3-5.

5.1.1 SPECIFIC LAND USE DESIGNATIONS & ZONING DISTRICTS

Land uses are implemented through the zoning district applied to each parcel. This includes the select application of the Development Standard (DS) and Special Area (SA) overlay districts to customize development standards and allowed use types to address Campus Oaks' unique opportunities and objectives.

Employment and Commercial Uses

TECH/BUSINESS PARK (T/BP-LI)

Floor Area Ratio Range

20% to 50% gross floor area to gross site area

Land Use Description

The Tech/Business Park (T/BP-LI) land use designation is a variant of the LI designation unique to Campus Oaks. The intent of this district is to enhance the ability of the Project Area to attract a range of employment uses, including corporate users, in a highly amenitized business park setting. The T/BP-LI designation provides for a mix of uses that are compatible with, and act as a transition between, the light industrial uses on the Hewlett-Packard Campus and the commercial and residential uses within Campus Oaks. Allowed use types include professional offices, light manufacturing, research services, and light wholesale and distribution.

Applied Zoning District

MP/SA - Industrial/Business Park/Special Area Overlay.

Permitted Use Types

As specified in Section 5.2. The Special Area (SA) overlay district has been applied to ensure a compatible mix of employment generating uses.

Development Standards

As specified in the City of Roseville Zoning Ordinance and the Campus Oaks Design Guidelines (Section 5.4).

Design Guidelines

As specified in the Community Design Guidelines and the Campus Oaks Design Guidelines.



COMMUNITY COMMERCIAL (CC)	BUSINESS PROFESSIONAL (BP) Formatted Table
Floor Area Ratio Range	Floor Area Ratio Range
20% to 40% gross floor area to gross site area	10% to 40% gross floor area to gross site area
Land Use Description	Land Use Description
The Community Commercial (CC) land use designation provides a broad range of retail goods and services to meet resident's and employee's daily needs. Uses may include grocery stores, restaurants, entertainment venues, retail sales, lodging and personal services. All CC uses are located within the Campus Oaks Town Center. Oriented along both sides of HP Way<u>Roseville Parkway</u> at Blue Oaks Boulevard, the CC uses help to create an entry into the Project Area.	The Business Professional (BP) land use designation provides for new employment and service opportunities. BP uses are sited at the southeast corner of Woodcreek Oaks and Blue Oaks Boulevards to maximize visibility and access. Uses may include professional offices, medical services, and business support services. All BP uses are located within the Campus Oaks Town Center.
Applied Zoning District	Applied Zoning District
CC – Community Commercial.	BP – Business Professional.
Permitted Use Types	Permitted Use Types
As specified in the City of Roseville Zoning Ordinance.	As specified in the City of Roseville Zoning Ordinance.
Development Standards	Development Standards
As specified in the City of Roseville Zoning Ordinance.	As specified in the City of Roseville Zoning Ordinance.
Design Guidelines	Design Guidelines
As specified in the Community Design Guidelines and the Campus Oaks Design Guidelines (Section 5.4).	As specified in the Community Design Guidelines and the Campus Oaks Design Guidelines (Section 5.4).

Residential Uses

LOW DENSITY RESIDENTIAL (LDR)

Density Range

0.5 to 6.9 dwelling units per gross acre

Land Use Description

The Low Density Residential (LDR) land use designation supports detached single-family homes on conventional and small lots. Lot sizes typically range from 4,500 to 6,000 square feet and could be smaller or larger depending on site configuration/constraints and neighborhood design upon approval by the City. A variety of detached, single-family residential housing types are encouraged in this density range.

Applied Zoning Districts

R1/DS - Single Family Residential/ Development Standard Overlay; and, RS/DS - Small Lot Residential/ Development Standard Overlay.

Permitted Use Types

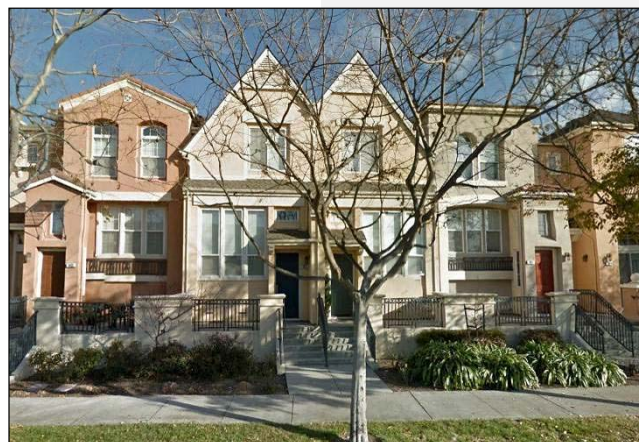
As specified in the City of Roseville Zoning Ordinance.

Development Standards

As specified in the City of Roseville Zoning Ordinance and in Section 5.3. The Development Standard (DS) overlay district has been applied to all LDR uses to allow for variation in development standards and inspire a wide range of innovative residential product types.

Design Guidelines

As specified in the Community Design Guidelines and the Campus Oaks Design Guidelines (Section 5.4).



MEDIUM DENSITY RESIDENTIAL (MDR)

Density Range

7.0 to 12.9 dwelling units per gross acre

Land Use Description

The Medium Density Residential (MDR) land use designation accommodates both single-family detached and attached residential units. Lot sizes typically range from 1,500 to 4,500 square feet and could be smaller or larger depending on site configuration/constraints and neighborhood design upon approval by the City. Within this density range, a wide range of front and alley loaded product types are encouraged including varied small lot, court oriented, cluster, duet/half-plex and townhome designs.

Applied Zoning District

RS/DS - Small Lot Residential/Development Standard Overlay.

Permitted Use Types

As specified in the City of Roseville Zoning Ordinance.

Development Standards

As specified in the City of Roseville Zoning Ordinance and Section 5.3. The Development Standard (DS) overlay district has been applied to all MDR uses to allow for variation in development standards and inspire a wide range of innovative residential product types.

Design Guidelines

As specified in the Community Design Guidelines and the Campus Oaks Design Guidelines (Section 5.4).

HIGH DENSITY RESIDENTIAL (HDR)

Density Range

13.0+units per acre gross Acre

Land Use Description

The High Density Residential (HDR) land use designation accommodates both detached and attached residential units. Within this density range, a wide range of front and alley loaded product types are encouraged including varied small lot, townhome, row house, courtyard, apartment and condominium designs.

Applied Zoning District

R3/DS – Attached Housing/Development Standard Overlay.

Permitted Use Types

As specified in the City of Roseville Zoning Ordinance.

Development Standards

As specified in the City of Roseville Zoning Ordinance and Section 5.3. The Development Standard (DS) overlay district has been applied to all HDR uses to allow for variation in development standards and inspire a wide range of innovative residential product types.

Design Guidelines

As specified in the Community Design Guidelines and the Campus Oaks Design Guidelines (Section 5.4).

*Park, Open Space and Public Uses***PARK
(P/R)****Land Use Description**

The Parks and Recreation (P/R) land use designation is applied where developed parks/paseos are planned. An integrated network of accessible active/formal/programmable and passive/informal/self-directed facilities is provided to support recreational activities and social gathering. Included are two neighborhood parks (Campus Oaks Park and Park Couplet), a citywide/neighborhood park (HP Greenway) and two improved paseos. Parks and recreation facilities are further described in Parks, Open Space and Schools (Section 3.4). Land use for the eastern portion of the HP Greenway (Parcel HP-2) is discussed in Section 4.1.1 of this Master Plan. Maintenance will be funded through a Community Facilities District – Public Services (Services CFD) to the extent permitted.

Applied Zoning District

PR – Parks and Recreation.

Permitted Use Types

As specified in the City of Roseville Zoning Ordinance.

Development Standards

As specified in the City of Roseville Zoning Ordinance.

Design Guidelines

As approved by the City for individual parks. Conceptual park plans are shown in Sections 3.4 of this Master Plan.



OPEN SPACE (OS)

Land Use Description

The Open Space (OS) land use designation is applied to lands which are environmentally sensitive or otherwise significant due to habitat, floodplain or other natural features. Campus Oaks incorporates the City owned Open Space Preserve (Parcel CO-83) as well as new additions adjacent to the Preserve (Parcels CO-81 and CO-82). The open space encompasses a portion of the South Branch of Pleasant Grove Creek, its associated floodplain, natural and created wetlands, oak woodlands, and annual grasslands. The expansion of trails is proposed through the open space to allow for off-site trail connections and promote passive recreation, environmental stewardship and education as allowed by the 404 permit. Open space is further described in Parks, Open Space and Schools (Section 3.4).

Applied Zoning District

OS – Open Space

Permitted Use Types

As specified in the City of Roseville Zoning Ordinance and as allowed by the existing 404 permit.

Development Standards

As specified in the City of Roseville Zoning Ordinance.

Design Guidelines

As approved by the City in compliance with applicable deed restrictions, the Hewlett-Packard Preserve O&M Plan, and the City of Roseville Open Space Preserve Overarching Management Plan. A conceptual plan for the Open Space Preserve is shown in Section 3.4 of this Master Plan.

PUBLIC (P/QP)

Land Use Description

The Public/Quasi-Public (P/QP) land use designation accommodates public serving uses and facilities. Campus Oaks includes two P/QP sites: Parcel CO-75 housing a planned fire station; and Parcel CO-76 for a planned groundwater pump back/blending station. The pump station is discussed in more detail in Utilities (Section 3.3) and the fire station (including a concept plan) in Public Safety (Section 3.5).

Applied Zoning District

P/QP – Public/Quasi-Public

Permitted Use Types

As specified in the City of Roseville Zoning Ordinance.

Development Standards

As specified in the City of Roseville Zoning Ordinance.

Design Guidelines

As approved by the City and as specified in the Campus Oaks Design Guidelines (Section 5.4).

5.2 Permitted Use Types

Permitted use types within Campus Oaks are generally consistent with those allowed for by the corresponding general zone districts as defined by the City of Roseville Zoning Ordinance. The exception is for the Industrial/Business Park (MP) district where the SA overlay district has been applied. The SA overlay district allows the permitted use types and development standards to be modified from those specified by the underlying general zone district.

The Industrial/Business Park/Special Area Overlay (MP/SA) district is intended to provide for a unique transitional employment center between the light industrial uses on the Hewlett-Packard Campus, and the commercial and residential uses planned within Campus Oaks. Allowed use types are refined to support new employment and business opportunities, while ensuring compatibility with adjacent uses. The MP/SA district has eliminated those use types that have the potential to conflict with adjacent uses, and/or are inconsistent with the desired business park setting. Consistent with the City's Zoning Code, allowed MP/SA use types will not "result in the emission of any appreciable amount of visible gasses, particulates, steam, heat odor, vibration, glare, dust, or excessive noise and can be conditioned to be compatible when operating in close proximity to commercial and residential uses".

Table 5-3 identifies allowed use types within the Campus Oaks MP/SA district.

TABLE 5-3: MP/SA Permitted Uses

Use Type	MP/SA
Civic Use Types	
Community Assembly	CUP
Community Services	P
Essential Services	P
College and University	CUP
Residential Use Types	
Caretaker/Employee Housing	CUP
Commercial Use Types	
Broadcasting/Recording Studios	P
Business Support Services	P
Eating & Drinking Establishments	
Convenience	P ¹
Offices, Professional	P
Specialized Education & Training	
Vocational Schools	P
Specialty Schools	P
Industrial Use Types	
Day Care Center, Secondary (employee only)	CUP
Light Manufacturing	P

Use Type	MP/SA
Printing & Publishing	P
Research Services	P
Wholesaling & Distribution, Light	P
Transportation and Communication Use Types	
Intermodal Facilities	CUP
Telecommunication Facilities	P/A/CUP
MP/SA Industrial/Business Park/Special Area Overlay District	
P	Principally Permitted
A	Administratively Permitted
CUP	Conditionally Permitted

1. Permitted as an ancillary use to the primary T/BP-LI uses.

5.3 Development Standards

The DS overlay has been applied in combination with the general zone districts to all LDR, MDR and HDR land uses within Campus Oaks. The DS overlay allows the development standards (e.g., lot area, setbacks and building heights) to be modified from those specified by the underlying general zone districts. For Campus Oaks, the intent is to allow flexibility to accommodate and encourage a wide range of residential building types and innovative designs appealing to different economic and life-style segments.

Precise development standards for the Single Family Residential/ Development Standard Overlay (R1/DS), Small Lot Residential/ Development Standard Overlay (RS/DS) and Attached Housing/ Development Standard Overlay (R3/DS) districts will be established as part of the subsequent Campus Oaks Design Guidelines discussed in Section 5.4. A Design Review for Residential Subdivision (DRRS) is required for all Compact Residential Development projects at 7 dwelling units per acre and above as well as specified by the City Zoning Ordinance.

Included in this section are conceptual elevations, lot sizes and plot plans to illustrate the character and layout of potential building types that could be constructed within Campus Oaks subject to approval by the City during the DRRS and small lot tentative map stage. Figure 5-2 provides an illustrative of how the varied building types may be applied. The building types and illustratives are examples and are conceptual. It is anticipated that Campus Oaks will also accommodate additional building types.





FIGURE 5-2: Campus Oaks Illustrative Plan (Conceptual Only)

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CONCEPTUAL BUILDING TYPE A & LOT SIZE: Single-Family Detached Front Loaded (60'x100') (subject to future City approvals)

STYLE APPROPRIATE ENHANCED
WINDOW TREATMENT

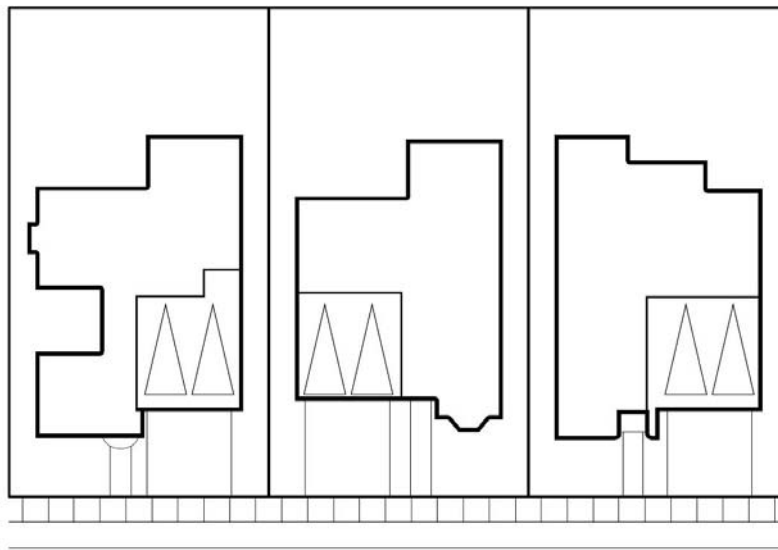
VARIETY OF
ROOF FORMS
AND HEIGHTS

STYLE SPECIFIC
ARCHITECTURAL
DETAILS



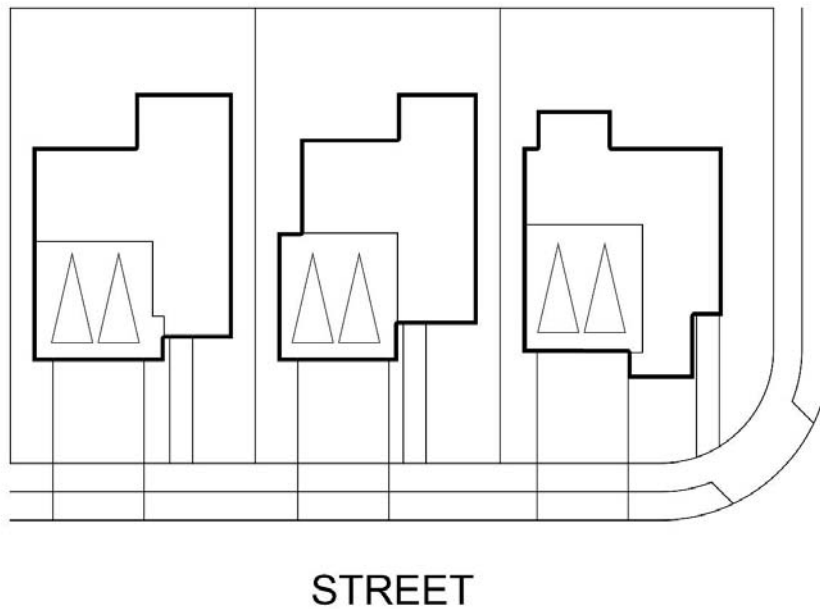
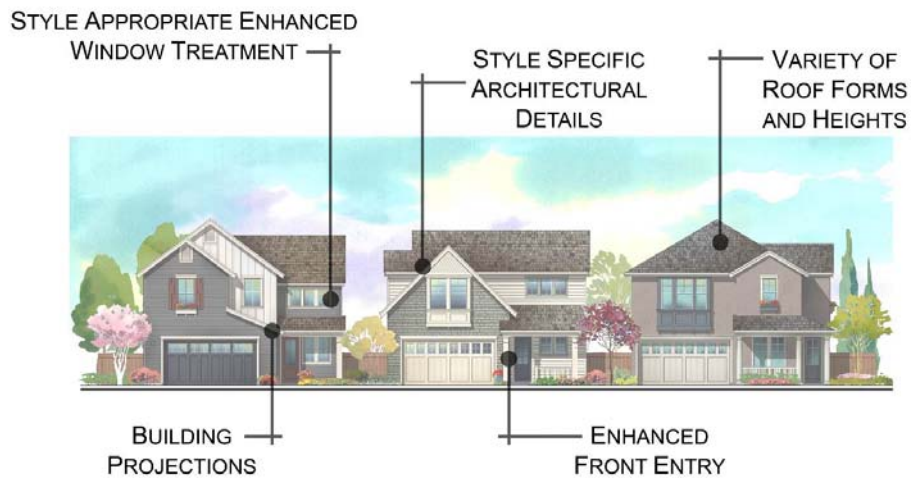
BUILDING
PROJECTIONS

ENHANCED
FRONT ENTRY

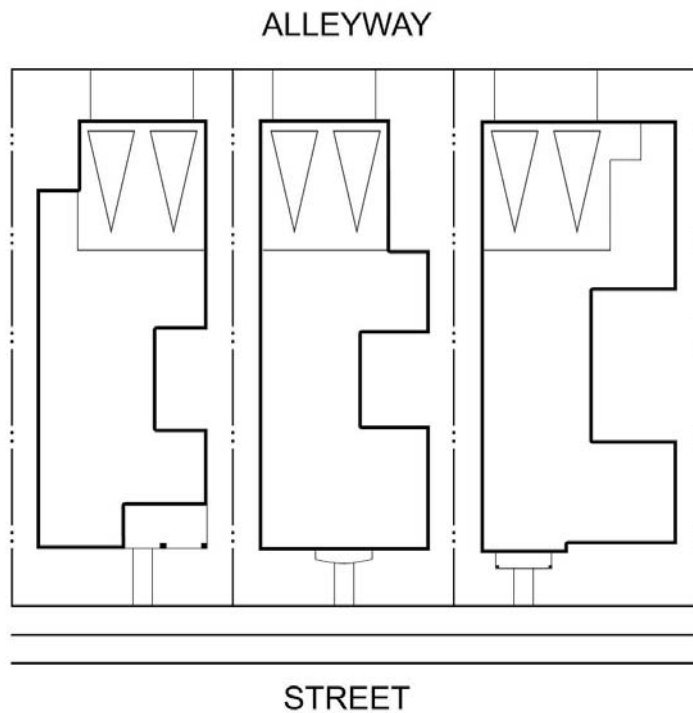


STREET

CONCEPTUAL BUILDING TYPE B & LOT SIZE: Single-Family Detached Front Loaded (50'x100') (subject to future City approvals)



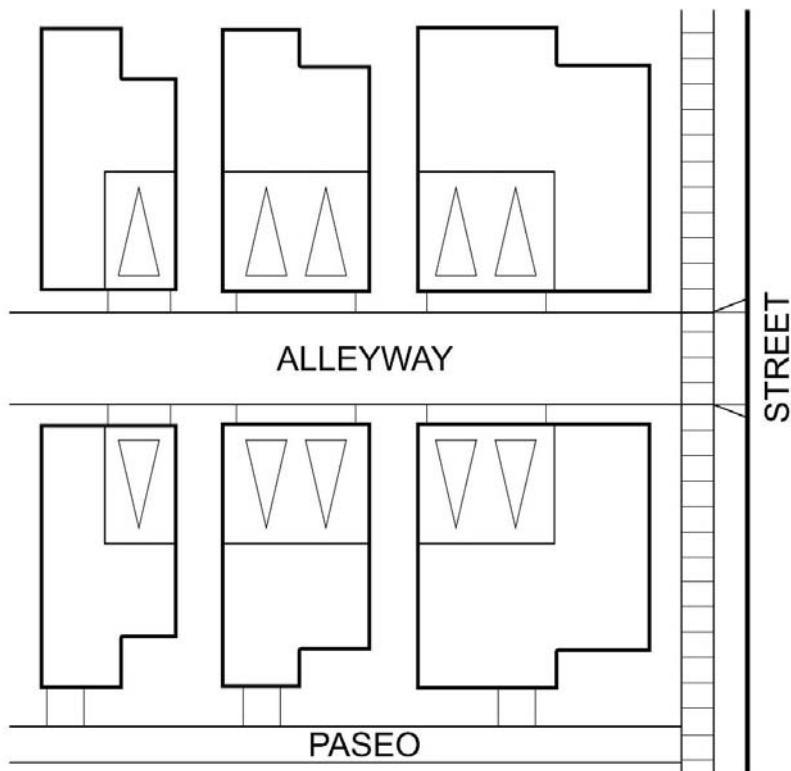
CONCEPTUAL BUILDING TYPE C & LOT SIZE: Single-Family Detached Front Loaded (40'x80') (subject to future City approvals)



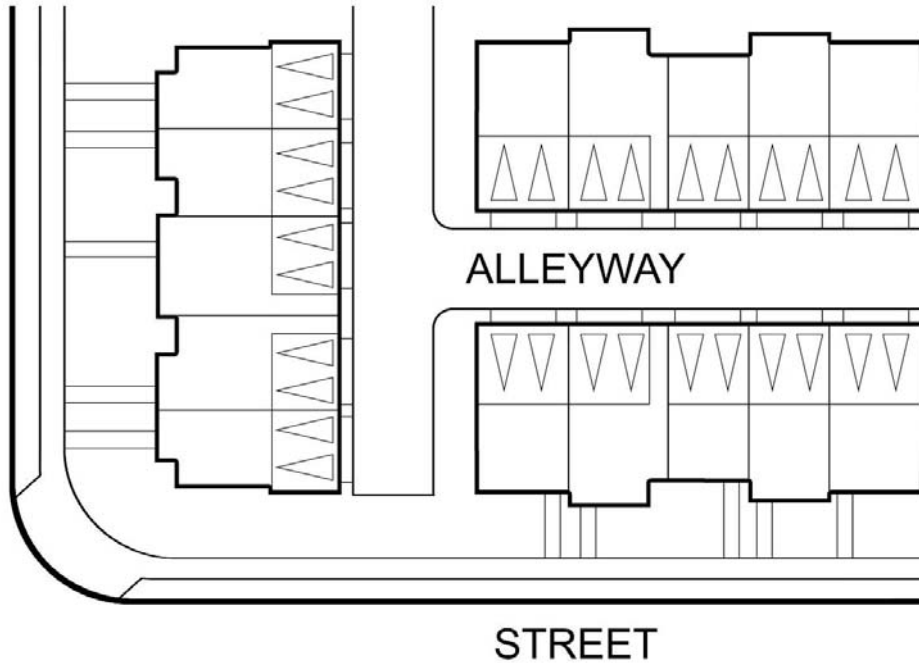
CONCEPTUAL BUILDING TYPE D & LOT SIZE: Single-Family Detached Alley Loaded
(38'x80') (subject to future City approvals)



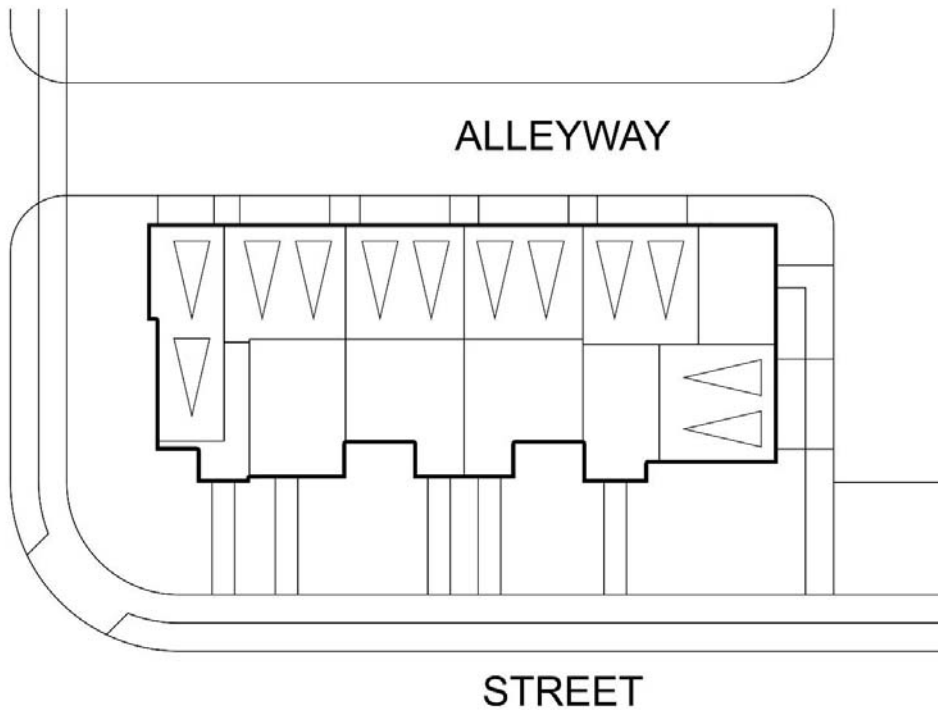
CONCEPTUAL BUILDING TYPE E: Cluster Motor Court



CONCEPTUAL BUILDING TYPE F: Cluster Alley Loaded



CONCEPTUAL BUILDING TYPE G: Townhome



CONCEPTUAL BUILDING TYPE H: Townhome

5.4 Design Guidelines

The Campus Oaks Design Guidelines supplement the City's Community Design Guidelines to provide a clear and common understanding of the distinct expectations for the built physical form and character of Campus Oaks. The focus is to ensure that the HPCO Planning Principles (Section 2) are meaningfully carried out and enhanced through the design, review and approval of individual development projects.

The Campus Oaks Design Guidelines ~~will be~~ have been prepared separately as a companion document to this Master Plan. ~~The Guidelines are required to be approved by the City prior to or concurrent with the processing of the first project level planning entitlements for Campus Oaks (e.g. small lot map, Design Review for Residential Subdivision, Design Review Permit).~~ As a companion implementation tool, the Guidelines may be ~~adopted, and~~ subsequently updated as appropriate, without the need to amend this Master Plan.

Topics ~~to be~~ addressed by the Campus Oaks Design Guidelines ~~may~~ include, but are not limited to:

- Residential ~~Neighborhoods~~ Development Standards;
 - ✓ ~~Landscaping and Streetscapes~~ Neighborhood Access and Circulation;
 - ✓ ~~Gateways and Entry Features~~ Neighborhood Alleys;
 - ✓ ~~Walls and Fences~~ Edge Treatments Park and Open Space;
 - ✓ ~~Edge Treatments~~ Residential Paseos;
 - ✓ ~~Lighting~~ Topography and Grading;
 - ✓ ~~Neighborhood/Subdivision Design~~ Green Design;
 - ✓ ~~Town Center Design~~ Residential Noise Mitigation;
- ~~Employment Center Design~~ Streetscapes;
 - ✓ ~~Site Planning and Circulation~~ Landscaping;
 - ✓ ~~Architecture, Orientation and Massing~~ Landscaped Drainage Channels;
 - ✓ ~~Screening~~ Gateways and Entries;
 - ✓ ~~Public Spaces~~ Intersections and Roundabouts;
 - ✓ ~~Pedestrian and Bicycle Amenities, including cross sections of the trail adjacent to Parcel CO-7 and Parcel CO-83 and direction for the Pedestrian/Bicycle Connection across Parcels CO-4 and CO-22~~ Walls and Fences;
 - ✓ ~~Sustainable/Green Design Features~~ Street Lighting; and

~~*✓ Grading and LID, storm water treatment, and Hydro modification features~~
~~Street Furnishings and Amenities.~~

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5.5 Affordable Housing

The City of Roseville General Plan Housing Element establishes a citywide goal to provide decent, safe, adequate and affordable housing in sufficient quantities for all economic segments of the community. In an attempt to maximize efforts to meet affordable housing needs and to provide a mechanism whereby the City, property owners, and business community can actively work together in developing new affordable housing, the City's Housing Element specifies an Affordable Housing Goal of ten percent (10%) of all new housing units in the City be affordable to middle-, low- and very-low income households.

Housing affordability is based on household income categories defined by the U.S. Department of Housing and Urban Development (HUD). These five income categories are used for comparative purposes and are based on a percentage of the county median income, adjusted for household size. Based on sales and rental prices, and the definition of affordability, the City's Housing Element identifies housing assistance needs for each income group.

The City recognizes that the various factors which determine affordability continually change, and project specific affordability standards need to be established and adjusted as development occurs. To that end, the 10% affordable housing goal for Campus Oaks will be based on the actual number of residential units mapped/approved.

DEFINITION OF HOUSEHOLD INCOME CATEGORIES

Very Low

Less than 50% of Median

Low

50% to 80% of Median

Middle Income

80% to 100% of Median

Moderate Income

100% to 120% of Median

Above Moderate Income

120%+ of Median

5.5.1 AFFORDABLE HOUSING PROGRAM

Consistent with the General Plan affordable housing goal, over 10% of the units in Campus Oaks have been designated for affordable housing. This includes a mix of purchase housing affordable to middle-income households, and rental housing affordable to very low-income households pursuant to the provisions of the Campus Oaks Development Agreement. The City's General Plan policy specifies that twenty percent (20%) of the affordable housing goal will be available to middle-income households, forty percent (40%) to low-income households and forty percent (40%) to very low-income households. Campus Oaks' affordable housing goal is summarized in Table 5-4.

Variations in affordable housing ratios may be approved through a Development Agreement where the following criteria are met:

- a. A need has been identified for a specific affordable housing type (very low, low or middle-income) and the project meets this need;
- b. The project does not rely on or obtain City subsidies; and
- c. Units proposed within this criteria would allow for individuals to stay within their units as their future income grows.

In Campus Oaks a unique opportunity has been created to provide for very low-income rental housing in excess of the General Plan goal through the use of low income housing tax credits with no City obligation to provide a subsidy. The California low income housing tax credit program requires such units to remain affordable for a period of 55 years. Variations in affordable housing ratios have been approved for Campus Oaks and the very low-income rental units will be credited towards meeting both the very-low and low-income portions of the General Plan affordable housing goal.

The affordable housing units within Campus Oaks have been allocated to specific MDR and HDR residential parcels as identified in Table 5-5, with designated parcels reflected on Figure 5-3. Affordable units have been positioned in close proximity to the Campus Oaks Town Center.

TABLE 5-4: Campus Oaks Affordable Housing Goal

Total Campus Oaks Units	948 du
10% Affordable Housing Goal	95 du
40% of Goal Very Low-Income ¹	38 du
40% of Goal Low-Income	38 du
20% of Goal Middle-Income	19 du

1. To be credited towards meeting both the very-low and low-income portions of the General Plan affordable housing goal.

TABLE 5-5: Campus Oaks Affordable Housing Allocation by Parcel

Parcel	Land Use	Total Units	Very Low-Income Rental	Middle-Income Purchase
CO-5	MDR	46 du		19 du
CO-22	HDR	205 du	45 du	
CO-23	HDR	190 du	42 du	
TOTAL			87 du¹	19 du

1. Some or all of the extra very-low income rental units may be applied against the middle income affordable housing requirement subject to City approval in accordance with the Campus Oaks Development Agreement.

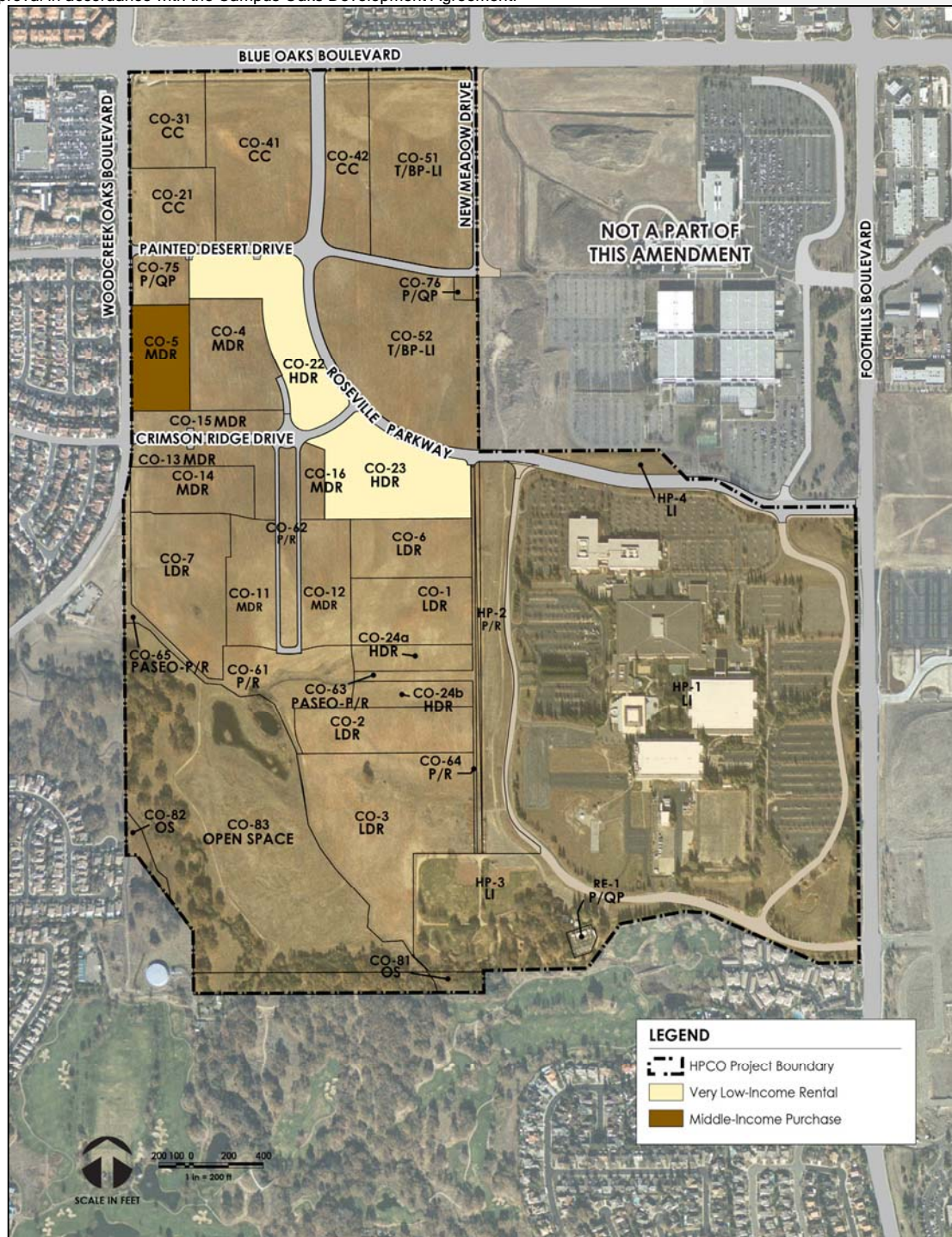


FIGURE 5-3: Affordable Housing Sites

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5.5.2 ADMINISTRATION & IMPLEMENTATION

Residential builders are encouraged to explore creative approaches in providing a range of housing opportunities to meet the needs of middle-, low-, and very-low income households. Over time, housing markets, income categories, funding programs, and other factors change, and it is important to retain some level of flexibility to ensure affordable housing goals are achieved.

The options outlined below may be considered to assist in achieving the Campus Oaks affordable housing goal.

Transfers and Credits

Subject to approval by the Director of the City's Housing Division or designee, the affordable housing allocations identified on Table 5-5 may be transferred among parcels within Campus Oaks. In addition, to the extent the number of affordable units produced on a parcel exceeds the number of affordable units allocated to the parcel, the excess units may be credited toward meeting the affordable housing goal assigned to other parcels.

Transfer and/or credits may be approved by the Director of the City's Housing Division or designee without the need for amendments to this Master Plan or related Affordable Housing Agreement (or substitute form as specified by the City) if it is determined that:

1. The transfers/credits are applied to parcels within Campus Oaks covered by the same Development Agreement; and
2. The transfers/credits improve the ability to produce affordable units and achieve the Campus Oaks' affordable housing goal.
3. The transfer does not cause a change to the land use designation of a large lot parcel.

Requests for transfers and/or credits shall include information as deemed necessary by the City to ensure consistency with Campus Oak's affordable housing program. In addition, a revised affordable housing allocation (Table 5-5) shall be provided reflecting the adjusted affordable unit allocations.

The City's Housing Division shall maintain all revisions to Table 5-5 as the official Campus Oaks affordable housing allocation record. The affordable housing unit transfer shall be memorialized with a recorded Memorandum of Understanding (or substitute form as specified by the City).

Density Bonus

The City may, in accordance with its Density Bonus Ordinance (Zoning Ordinance, Chapter 19.28) assign additional residential units to projects for

the purpose of achieving the affordable housing goal. The increase in units provided by a density bonus is intended to reduce average per unit development costs.

A density bonus is implemented by City approval of an Affordable Housing Agreement (or substitute form as specified by the City) to individual projects on a case-by-case basis, and may constitute a portion of the subsidy (if required) for the provision of affordable units.

In-Lieu Fee

To the extent an in-lieu affordable housing fee is adopted by the City, a portion of the affordable housing allocations identified on Table 5-5 may be satisfied with an in-lieu fee subject to approval by the Director of the City's Housing Division or designee.

Affordable Housing Agreement

An Affordable Housing Agreement (or substitute form as specified by the City) is required for each parcel with an affordable housing allocation to detail and secure specific requirements and obligations. Separate Affordable Rental and Affordable Purchase Agreements are required for each affordable obligation. Among other provisions, the Affordable Housing Agreement will:

- Specify the number of affordable units to be reserved at each income level.
- Specify the term of the affordability obligation.
- Establish criteria and a basis for initial rent or purchase price for designated affordable units.
- Establish criteria and a basis for annual rent or purchase price increases.
- Provide the City with a mechanism to monitor actual rents and purchase prices paid.
- Identify any City or other subsidies required to assist in meeting the affordability requirement and, if applicable, the basis and terms for refunding such subsidies.

Affordable Housing Agreements require City approval prior to the issuance of building permits, or recordation of a final small lot map where a subdivision map is required, for any large-lot parcel with an affordable housing allocation. The total number of affordable units required is to be calculated based on the number of final units mapped.

5.6 Minor Residential Density Transfers

Campus Oaks residential land use parcels are assigned a dwelling unit allocation and associated gross land use density (see Table 5-2). These assignments were made at the time of the 2015 Master Plan Amendment based on an assessment of the constraints and opportunities of each parcel and anticipated long-term demand for various housing types. As individual residential small-lot subdivision maps and residential Design Review Permits are processed over time, a more detailed assessment of site, market, design and other conditions will occur. It is anticipated this process may result in the need or desire to adjust (reduce or increase) the number of units assigned to some large-lot residential parcels.

This Master Plan includes provisions which allow the City to approve minor residential density adjustments and permit the transfer of residential units between large lot parcels in Campus Oaks. The Development Services Director may administratively approve a residential unit transfer/density adjustment between any Campus Oaks large lot parcels provided the following conditions are satisfied:

1. The transfer and receiving parcels are located within Campus Oaks and are subject to a Development Agreement;
2. The transfer of units does not result in a change to the land use designation, specifically, the transfer does not: a) reduce the number of units from the transfer parcel below the minimum number of units allowed by the applicable land use designation; or (b) increase the number of units to the receiving parcel above the maximum number of units allowed by the applicable land use designation;
3. The transfer of units does not result in increased impacts beyond those identified in the Master Plan EIR/Master Plan Addendum and does not preclude the ability of the parcels to conform to the applicable standards or regulations contained in this Master Plan and related Development Standards and Design Guidelines;
4. The transfer of units does not adversely impact planned infrastructure, roadways, schools, or other public facilities, fee programs and assessment districts;
5. The cumulative increase or decrease in units resulting from the transfer does not change the unit allocation by more than 20% of the units to either the transfer or receiving parcel, as established at the time of the Master Plan;

6. HDR units designated as affordable units may be transferred administratively until such time as they are encumbered by an Affordable Housing Rental Agreement (or other form as approved by the City); and,
7. For Parcel CO-22, unit transfers may be approved administratively provided the resulting density of the parcel does not fall below 25 dwelling units per acre.

The transfer of residential units, if consistent with the above criteria, is administrative in nature, is contemplated by and within the intent of this Master Plan and the Master Plan EIR/Master Plan Addendum, and will not require an amendment to the Master Plan, zoning, the Development Agreement(s), or the City General Plan.

To request a residential unit transfer, the owner or owners of both the transfer and receiving parcels shall submit a complete Administrative Permit application to the Development Services Director which (a) identifies the affected parcels; (b) designates the number of units being transferred; (c) provides other documentation as required by the Director to determine compliance with the above unit transfer criteria; and (d) includes a revised HPCO Land Use & Zoning by Parcel (Table 3-2) and Campus Oaks Land Use and Zoning by Parcel (Table 5-2), all reflecting the adjusted unit counts and densities. Revised Tables 3-2 and 5-2 will be the official record tracking unit allocations to each large lot residential parcel.

If the Development Services Director determines the residential unit transfer is not consistent with the above criteria, the residential unit transfer may be denied or may be referred or appealed to the Planning Commission and/or City Council for action. Any determination of consistency may, at the discretion of the Development Services Director, be forwarded to the Planning Commission for review. The applicant may request density adjustments which do not comply with the above criteria. Such requests shall require an amendment to the Master Plan (see Section 6).

All unused units must be transferred prior to the City's approval of the last small lot final map or Design Review Permit for any residential large lot parcel within Campus Oaks. Any units assigned to a large lot parcel which are not used by a tentative map/Design Review Permit or are not approved for transfer, shall revert to the City unit pool and landowners shall have no subsequent claim to such units.

5.7 Campus Oaks Phasing

Campus Oaks is structured to allow for the potential phasing of backbone infrastructure and facilities to serve development. Four potential phases, A through D, are illustrated on Figure 5-4. In general, the phasing plan is structured to ensure that the backbone improvements in each phase can support its respective development in compliance with City policies and standards, and the development in each phase can support the costs of the required improvements.

Outside of the initial backbone improvements to be installed with Phase A, the remaining phases may proceed in any sequence or combination, provided that the City determines that all the backbone infrastructure and facilities necessary to adequately serve development are/will be installed in compliance with City policies and standards. Specific infrastructure, facility and phasing requirements are described in the Campus Oaks Development Agreement and will be further evaluated with the processing of subsequent entitlement applications. This includes roadways, sewer, water, recycled water, storm drainage, dry utilities, parks, and other facilities and improvements. All in-tract sewer, storm drain, water, dry utilities, and recycled water (if applicable) will be installed as conditioned with local project entitlements.

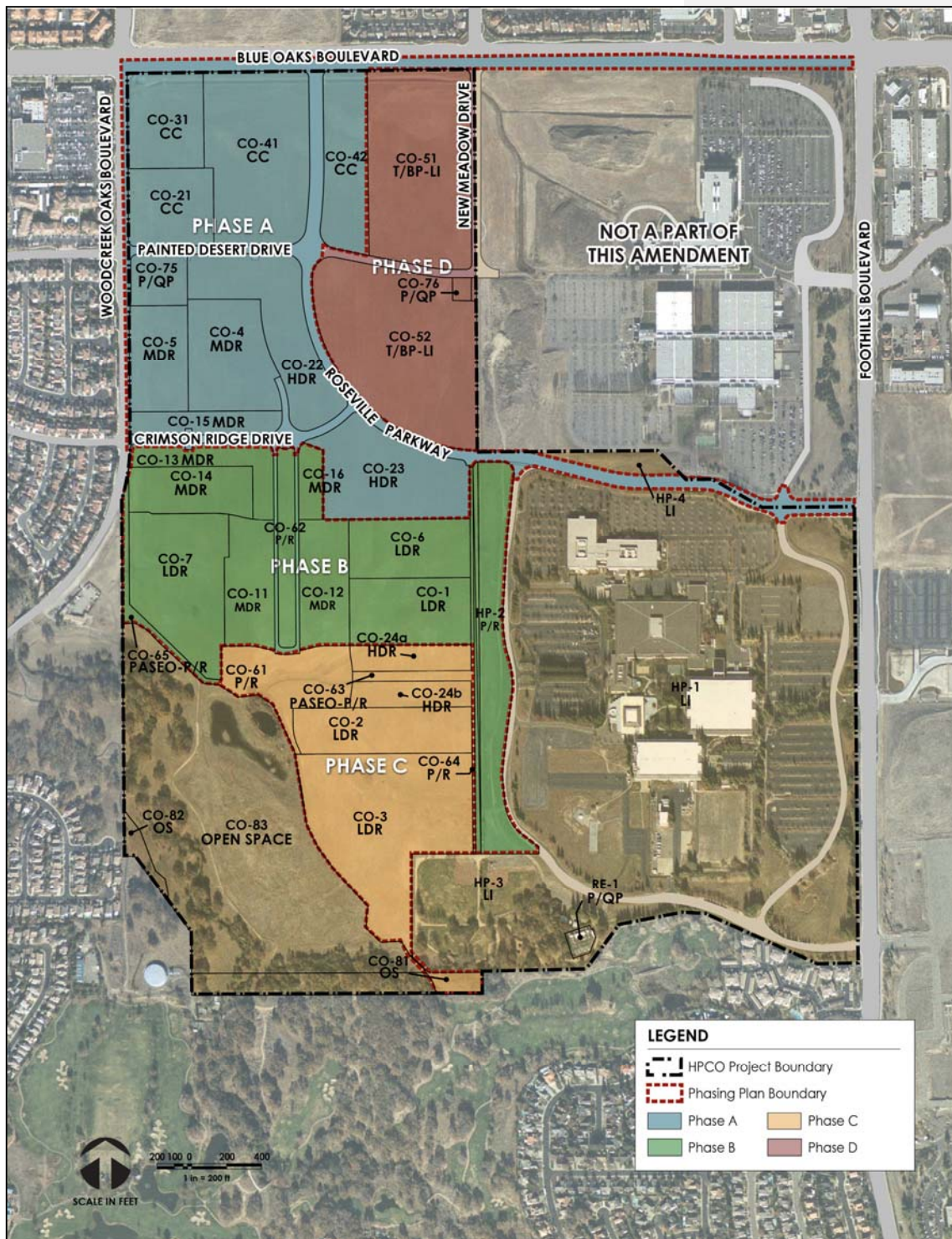


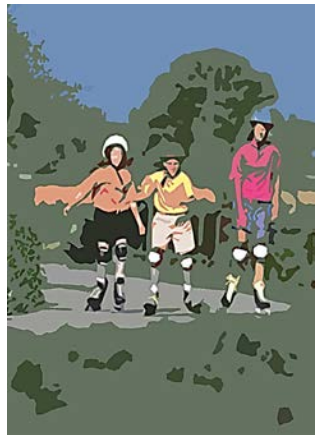
FIGURE 5-4: Potential Campus Oaks Phasing

Commented [K04]: FIGURE AMENDED

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Administration

CITY OF ROSEVILLE



A BLUEPRINT COMMUNITY

06 Administration

Implementation of the HPCO Master Plan is to be administered by the City of Roseville in accordance with the terms of this Master Plan and the applicable development agreements. The HPCO Master Plan is to be implemented consistent with all applicable City rules, regulations and policies.

6.1 Related Documents

6.1.1 CITY DOCUMENTS

General Plan

The City of Roseville General Plan serves as the long-term policy guide for the physical and economic development of the City. The City's core values are the foundation of the General Plan and the underlying basis for its vision and direction. The HPCO Master Plan implements the goals and policies of the General Plan and supplements these goals and policies by providing specific direction to reflect conditions unique to the Project Area.

Municipal Code

The Roseville Municipal Code is one of the primary tools for implementing the General Plan. The Municipal Code includes the City's Zoning Ordinance, Subdivision Ordinance, Storm Water Ordinance, Grading Ordinance and Tree Ordinance, which are used in tandem with this Master Plan to implement the HPCO development program. Where the provisions of this Master Plan conflict with the Municipal Code, this Master Plan shall prevail. Where the Master Plan is silent, the Municipal Code shall prevail.

Community Design Guidelines

The Community Design Guidelines establish a clear and common understanding of the City's expectations for the planning, design, and review of development. The Community Design Guidelines work in combination with the Hewlett-Packard Campus Development Guidelines and the Campus Oaks Design Guidelines to direct Project Area

development. Where the provisions of this Master Plan conflict with the Community Design Guidelines, this Master Plan shall prevail. Where the Master Plan is silent, the Community Design Guidelines shall prevail.

Other Relevant City Documents

Other documents and programs to be referenced in implementing the HPCO Master Plan include, but are not limited to, the City's Blueprint Implementation Strategies, Communitywide Sustainability Action Plan, Pedestrian Master Plan and Bicycle Master Plan.

6.1.2 MASTER PLAN DOCUMENTS

Environmental Impact Report & Addendum

Pursuant to the California Environmental Quality Act (CEQA), the Hewlett-Packard Master Plan Environmental Impact Report (EIR) was certified with findings concurrent with initial adoption of the Master Plan (1996). The EIR evaluated the existing environmental resources within the project area, analyzed potential impacts on those resources due to the project, and identified mitigation measures as appropriate to reduce significant impacts. The EIR examined all phases of the project including planning, construction and operation.

Concurrent with adoption of the HPCO Master Plan, an Addendum to the Hewlett-Packard Master Plan Environmental Impact Report (HPCO Addendum) was adopted (2015). The HPCO Addendum analyzed the potential environmental impacts either created by the HPCO Master Plan or resulting from changed circumstances, and determined that, with the inclusion of applicable requirements conditioned and made part of the project, the HPCO Master Plan would not give rise to any new significant effects or any substantial increase in the severity of any previously identified significant effects. Accordingly, the HPCO Addendum concluded that none of the conditions identified in State CEQA Guidelines Section 15162 were present that require preparation of a subsequent or supplemental EIR.

In accordance with CEQA, it is intended that the Master Plan EIR and HPCO Addendum form the environmental basis for approval of subsequent development within and in compliance with the HPCO Master Plan. Both the Master Plan EIR and HPCO Addendum incorporate Mitigation Monitoring and Reporting Programs.

Development Agreements

Individual landowners within the Project Area and the City of Roseville have executed project Development Agreements in accordance with Sections 65864 through 65869.5 of the Government Code of California, as implemented through Article V of the City of Roseville Zoning Ordinance. The Project Area Development Agreements form a binding contract between the parties establishing certain development rights and obligations. The Development Agreements secure permitted uses, needed infrastructure improvements, the timing and method of financing improvements, and other specific rights, duties and obligations of the property owners and the City as it relates to development within the Project Area.

Utility Master Plans

Utility Master Plans have been prepared for the Project Area. These Master Plans provide general direction for the construction of improvements to serve buildout of the project and may be augmented with additional studies as may be required by the City during review of subsequent entitlement requests or the review of final construction drawings. Included are the HPCO Water Master Plan, Sewer Master Plan, Recycled Water Master Plan, and Drainage Master Plan. The intent is to ensure functional and reliable utility systems (see Chapter 3 for additional detail).

6.2 Subsequent Approvals

6.2.1 CITY PROCESSING

Individual development projects within the Project Area are subject to review and approval of subsequent permits and entitlements by the City of Roseville (e.g. subdivision review, design review, conditional use permits, variances, and/or other permits). Application and processing requirements shall be in accordance with the City's Zoning Ordinance and other regulations, unless otherwise modified by this Master Plan.

All subsequent development projects, public improvements and other activities shall be consistent with this Master Plan, accompanying Development Standards and Design Guidelines, the Development Agreements, applicable City of Roseville policies, requirements and standards, and all State and Federal permit conditions and environmental review documents (CEQA and NEPA).

In acting to approve a subsequent project or permit, the City may impose conditions as are reasonably necessary to ensure the project is in compliance with the Master Plan and all applicable plans and regulations.

6.2.2 STREAMLINED DEVELOPMENT REVIEW

Measures have been incorporated into the HPCO Master Plan to allow for a streamlined Administrative Design Review Permit process for development projects within the Light Industrial-Special Area (M1/SA) zone district within the Hewlett Packard Campus. See Section 4.5 for additional details.

6.2.3 ENVIRONMENTAL REVIEW

Each subsequent development project shall be reviewed to ensure compliance with the California Environmental Quality Act (CEQA). The Master Plan Environmental Impact Report (EIR) and the HPCO Addendum serve as the base environmental documents for subsequent entitlements. Development applications will be reviewed on a project-by-project basis to determine consistency with the EIR and HPCO Addendum.

In general, if a subsequent project is determined to be consistent with the Master Plan and within the scope of the Master Plan EIR and HPCO Addendum (and/or any subsequently approved and applicable CEQA

documentation), further environmental review may not be necessary. If it is determined that a development application is inconsistent with the Master Plan and/or outside the scope of the Master Plan EIR and HPCO Addendum, a determination will be made as to the appropriate subsequent environmental document in accordance with CEQA.

6.2.4 APPROVALS FROM OTHER AGENCIES

Other permits and approvals may be required prior to the development of individual projects by federal, state, and/or regional agencies. These agencies may include the U.S. Army Corps of Engineers, U.S. Fish and Wildlife Service, California Department of Fish and Wildlife, California Department of Transportation, Regional Water Quality Control Board, Placer County Air Pollution Control District, and others as applicable.

6.3 Consistency and Amendment Process

One of the primary objectives of the Master Plan is maintaining the flexibility to react quickly to changing conditions, markets and opportunities. To achieve this, the following process is established which allows the Development Services Director to interpret Master Plan consistency and the type of Plan amendment, if any, that is required by proposed changes:

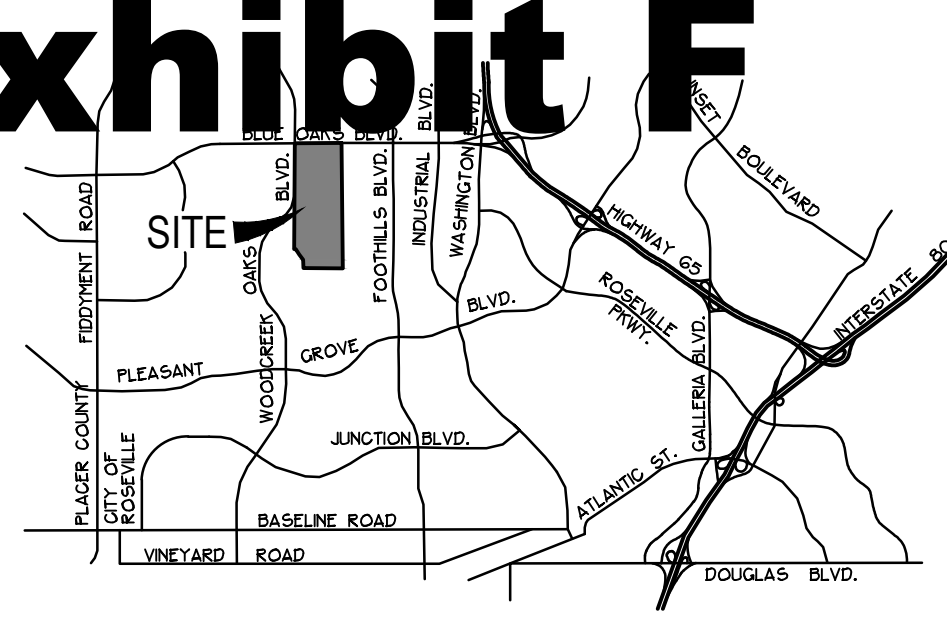
1. **Substantial Conformity.** The Development Services Director may make the determination that a proposed change is consistent with the intent and basic provisions of the Master Plan, and therefore in

substantial conformity with the Plan. In such cases, no subsequent amendment to the HPCO Master Plan is required.

2. **Minor Modification.** If it is determined that a proposed change would result in a minor deviation to the HPCO Master Plan, then such modification may be approved administratively through the Administrative Permit process. Such permit shall be reviewed consistent with Article V of the Zoning Ordinance.
3. **Major Modification/Amendment.** When a proposed change is considered to be inconsistent with the adopted Master Plan, a subsequent amendment is required. Amendments are processed in the same manner as initial Master Plan adoption, requiring review by the Planning Commission and action by the City Council.

In reviewing Substantial Conformity and Minor Modifications to the Master Plan, the Development Services Director shall consider consistency with the intent of the Master Plan, the applicable Master Plan Development Agreement(s), the Master Plan EIR/HPCO Addendum, and the City General Plan. Any proposed change to the Master Plan may, at the discretion of the Development Services Director, be forwarded to the Planning Commission for review.

PC Exhibit F



VICINITY MAP

CO-31, CO-21, CO-41, CO-42

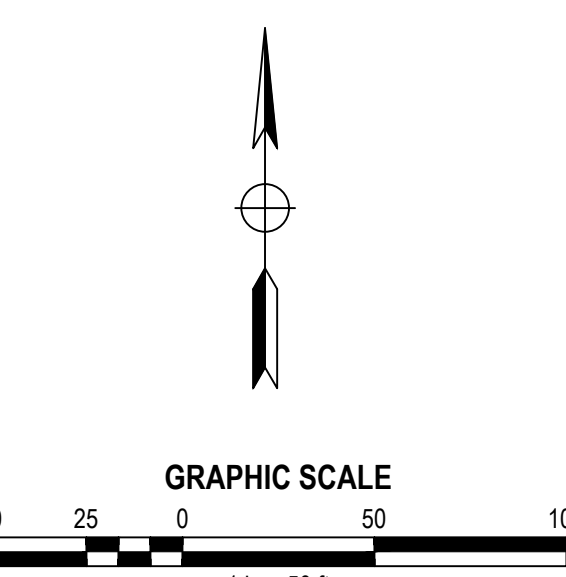
KEY MAP

PL 18-0080 HPCO PCL CO-21, 31, 41, 42 CAMPUS OAKS COMMERCIAL

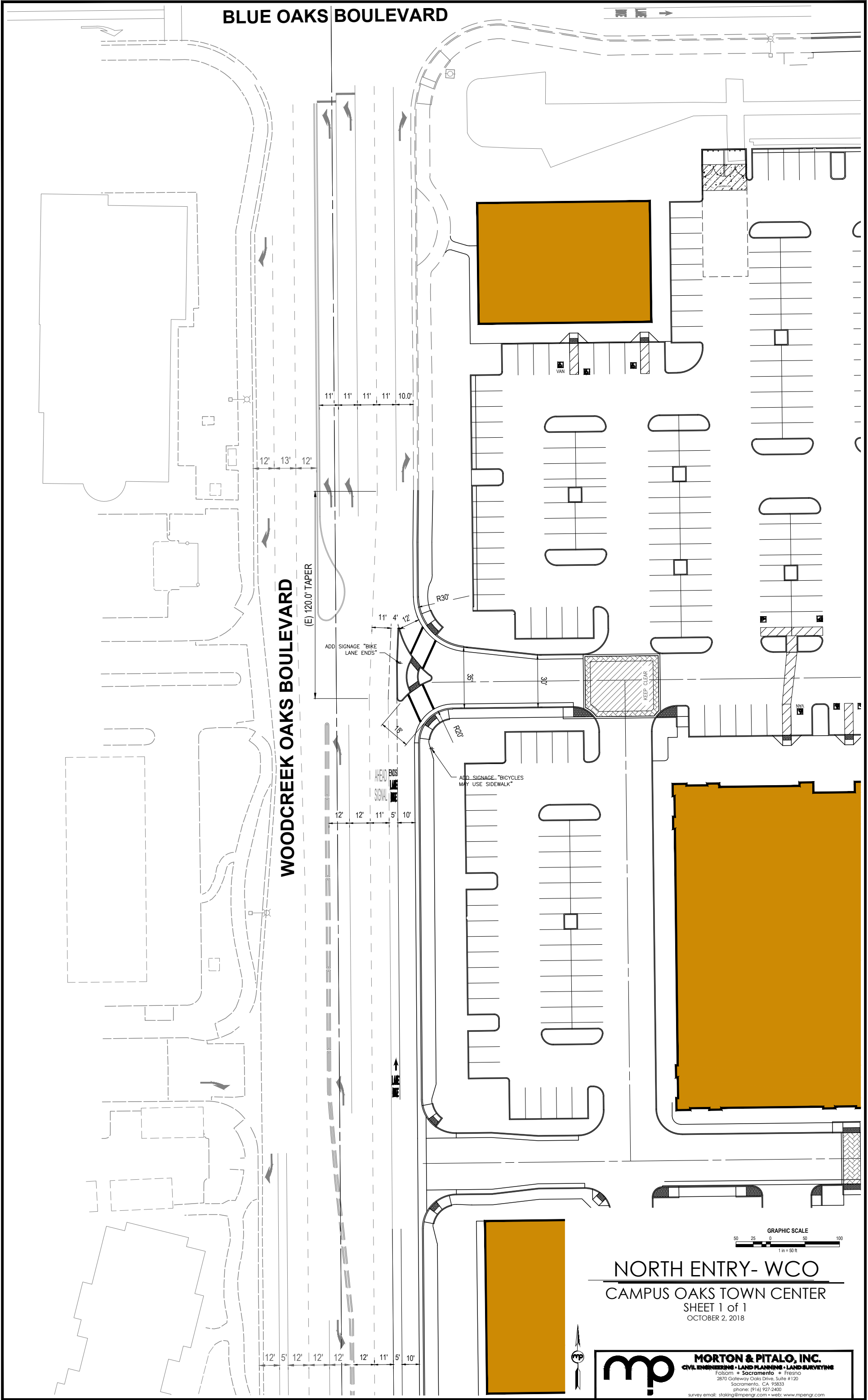
NOT FOR CONSTRUCTION



EXISTING ZONING: COMMUNITY COMMERCIAL, BUSINESS PROFESSIONAL.
PROPOSED ZONING: COMMUNITY COMMERCIAL.
DEVELOPMENT STANDARDS: AS SPECIFIED IN THE CITY OF ROSEVILLE ZONING ORDINANCE, CITY OF ROSEVILLE COMMUNITY DESIGN GUIDELINES AND THE CAMPUS OAKS DESIGN GUIDELINES.
SITE LIGHTING SHOWN FOR REFERENCE ONLY. LIGHT LOCATIONS TO BE COORDINATED WITH THE PHOTOMETRIC PLAN PREPARED FOR THIS PROJECT.

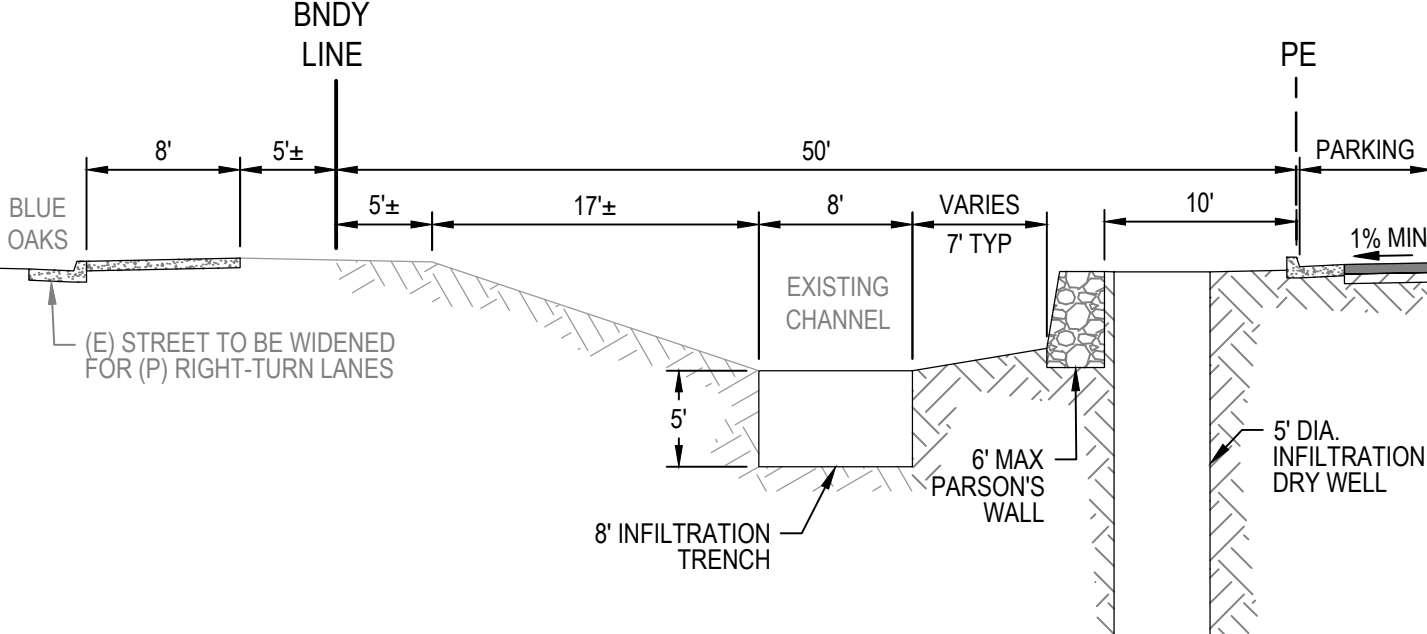


REVISIONS	NO.	DESCRIPTION	APPROVED	DATE	APPROVED	DATE	SCALE:	BENCH MARK	COMPUTED	JJ	MORTON & PITALO, INC. CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING Sacramento California Office 2870 Gateway Oaks Drive #120 Sacramento, CA 95833 phone: (916) 927-2400 survey email: staking@mpengr.com • web: www.mpengr.com	MPP STAGE 1 EXHIBIT CAMPUS OAKS TOWN CENTER 1495 BLUE OAKS BOULEVARD CONCEPTUAL SITE PLAN ROSEVILLE, CALIFORNIA	DATE	SEPTEMBER 26, 2018
							HORIZ. 1" = 50'		DESIGNED	LMC			SHEET	2
							VERT. 1" = N/A		DRAWN	JRO			OF	6
									PROJ. ENGR.	SMP				

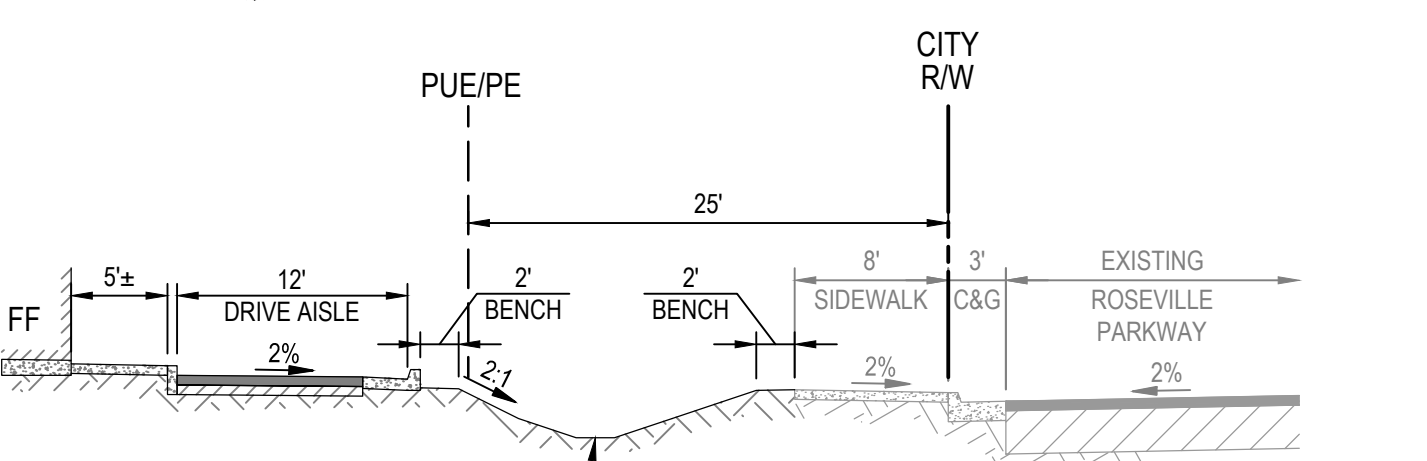


PC Exhibit G

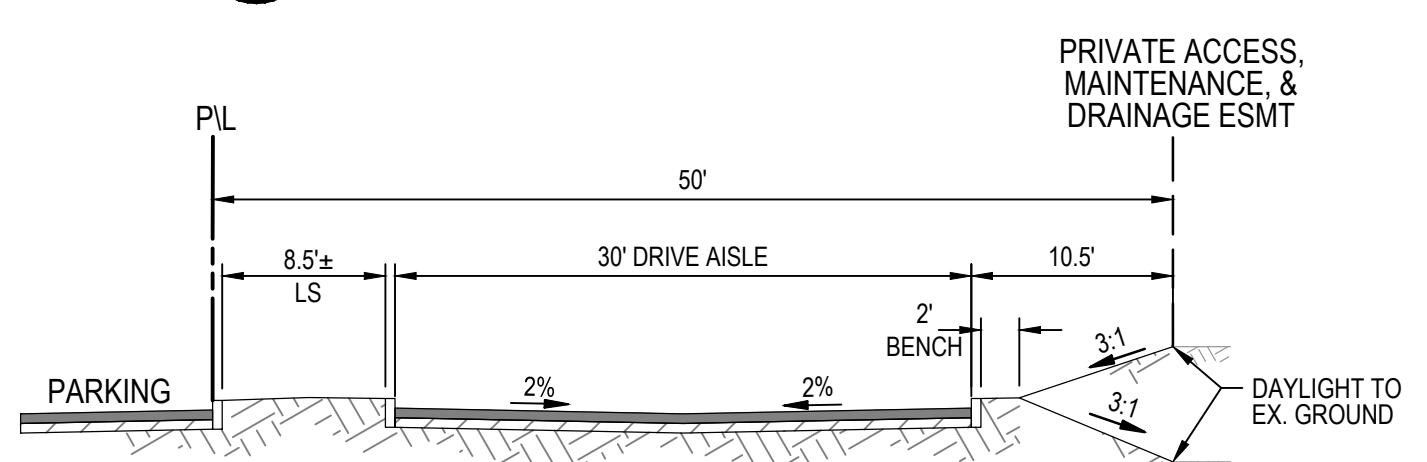
A WESTERN BOUNDARY SECTION ALONG WOODCREEK OAKS BLVD.



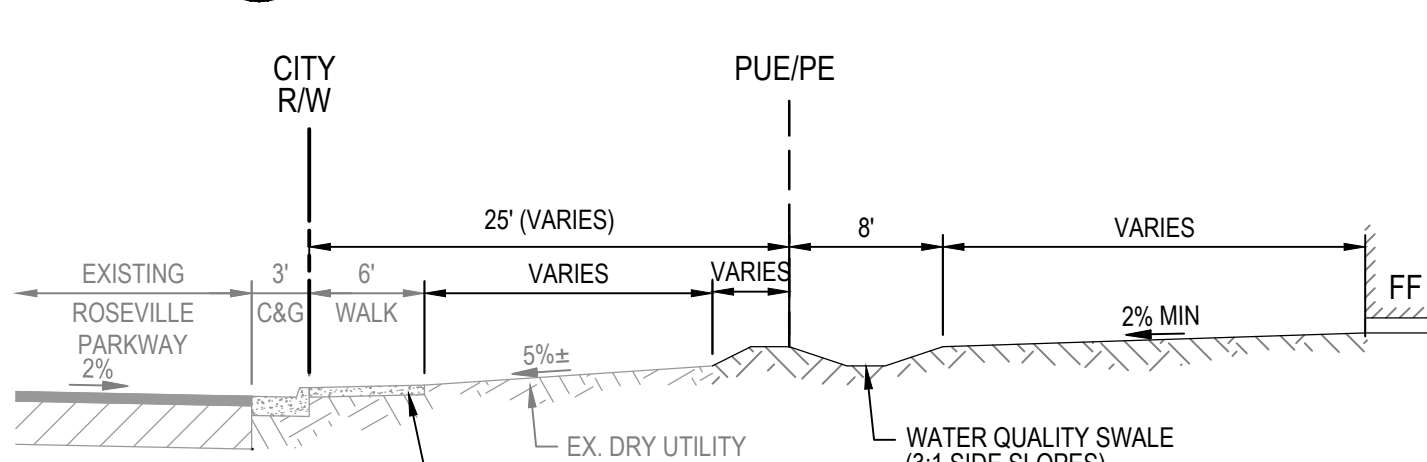
B NORTHERN BOUNDARY SECTION ALONG BLUE OAKS BLVD.



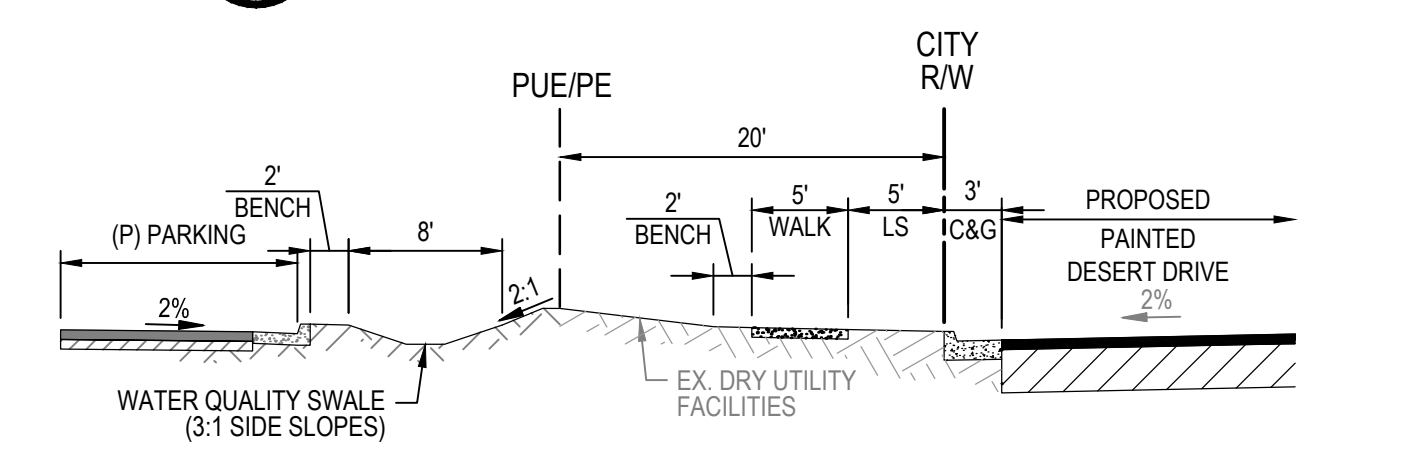
C EASTERN BOUNDARY SECTION ALONG ROSEVILLE PARKWAY



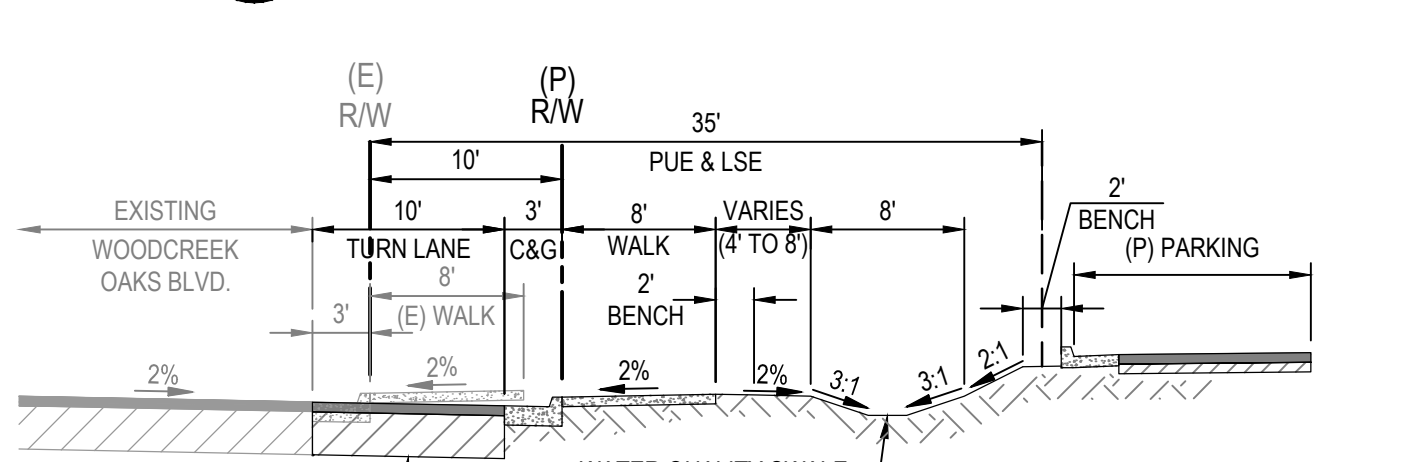
D EASTERN BOUNDARY SECTION ALONG ROSEVILLE PARKWAY



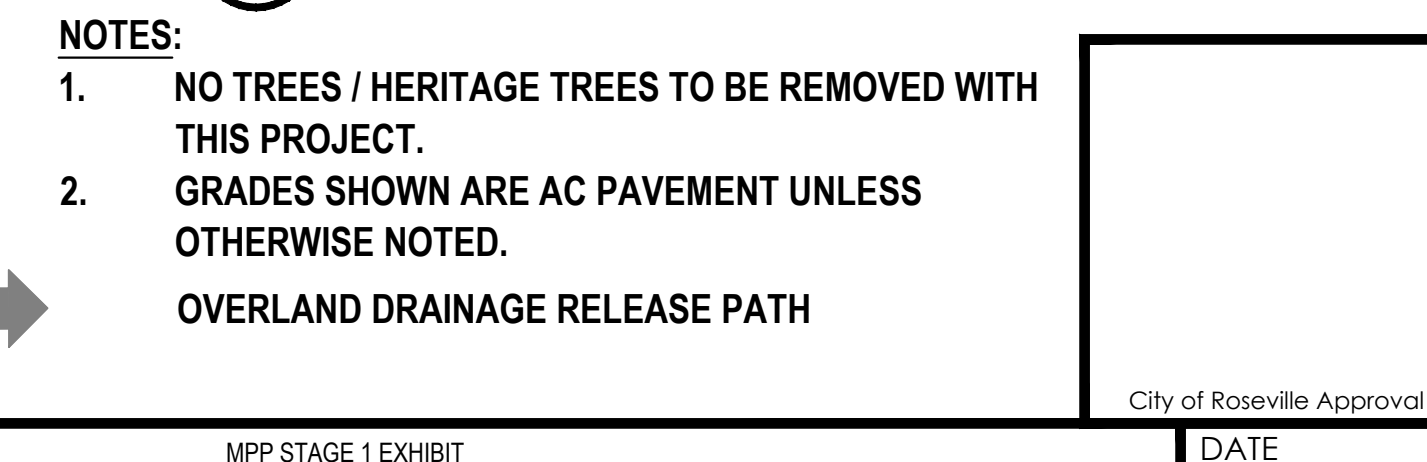
E WESTERN BOUNDARY SECTION ALONG ROSEVILLE PARKWAY



F SOUTHERN BOUNDARY SECTION ALONG PAINTED DESERT DRIVE



G WESTERN BOUNDARY SECTION ALONG WOODCREEK OAKS BLVD.

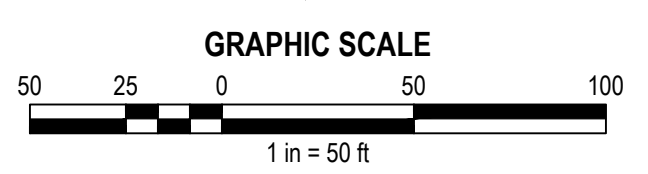
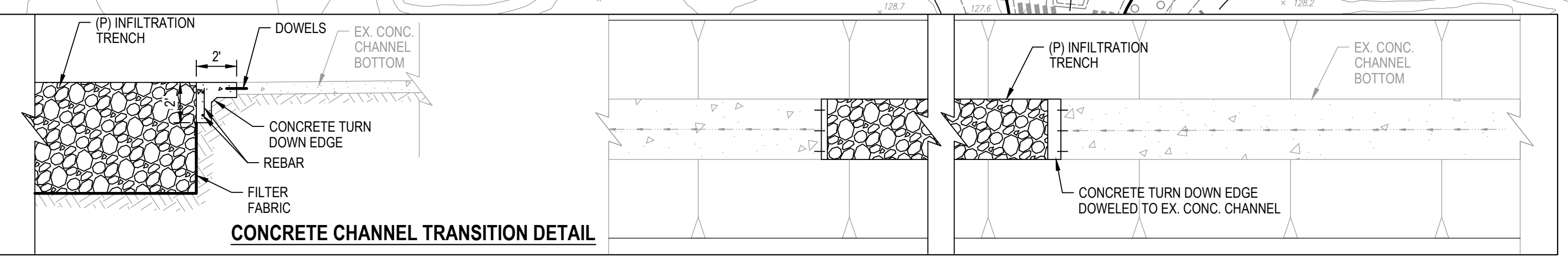


- NOTES:
- NO TREES / HERITAGE TREES TO BE REMOVED WITH THIS PROJECT.
 - GRADES SHOWN ARE AC PAVEMENT UNLESS OTHERWISE NOTED.
- OVERLAND DRAINAGE RELEASE PATH



WEST EARTHWORK QUANTITIES:
CUT: 39,100 C.Y.
FILL: 37,000 C.Y.
NET: 2,100 C.Y. (CUT)
ASSUMED 1' SECTION FOR ALL CONCRETE AND ASPHALT

EAST EARTHWORK QUANTITIES:
CUT: 41,600 C.Y.
FILL: 54,500 C.Y.
NET: 12,900 C.Y. (FILL)
ASSUMED 1' SECTION FOR ALL CONCRETE AND ASPHALT



NO.	DESCRIPTION	APPROVED	DATE
1	DESIGN	DATE	DATE
2	REVISION	DATE	DATE

SCALE:	BENCH MARK
HORIZ. 1" = 50'	
VERT. 1" = N/A	

COMPUTED	JJ
DESIGNED	LMC
DRAWN	JRO
PROJ. ENGR.	SMP

MORTON & PITALE, INC.
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
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Sacramento, CA 95833
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survey email: stoking@mpengr.com • web: www.mpengr.com

CAMPUS OAKS TOWN CENTER
1495 BLUE OAKS BOULEVARD
GRADING PLAN
ROSEVILLE, CALIFORNIA

MPP STAGE 1 EXHIBIT
DATE: SEPTEMBER 26, 2018
SHEET: 3
OF: 6

PL 18-0080 HPCO PCL CO-21, 31, 41, 42 CAMPUS OAKS COMMERCIAL

NOT FOR CONSTRUCTION

JOB NO. 17-0015-00

PC Exhibit H

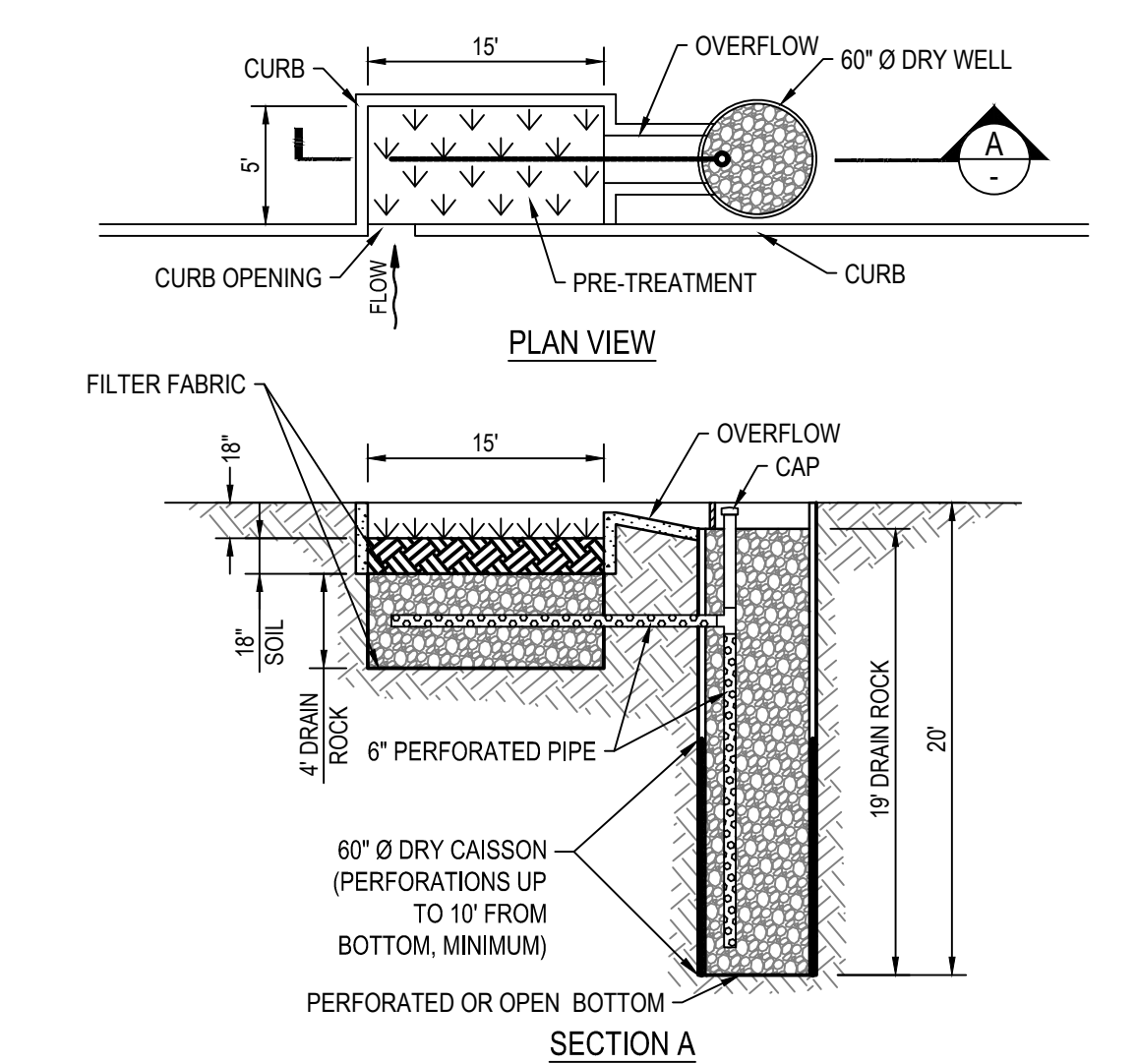
ABBREVIATIONS

AB	AGGREGATE BASE	LT	LEFT
AC	ASPHALTIC CONCRETE OR ACRE	MAX	MAXIMUM
BC	BEGIN HORIZONTAL CURVE	MH	MANHOLE
BUDS	BUILDING	MIN	MINIMUM
BM	BENCH MARK	MS	NOT TO SCALE
BSW	BOTTOM OF WALL	OH	OVERHEAD
BSWL	BUILDING SET BACK LINE	PB	PIU BOX
C&G	CURB AND GUTTER	PC	POINT OF COMPOUND CURVE
C&GS	CURB, GUTTER AND SIDEWALK	PI	POINT OF INTERSECTION
CONC	CONCRETE	PL #	PROPERTY LINE
CO	CENTERLINE	POWER	POWER POLE
CO	CLEANOUT OR COUNTY	PRC	POINT OF REVERSE CURVE
CONST	CONSTRUCT	PT	POINT OF TANGENCY
COG	CLEANOUT TO GRADE	PUE	PUBLIC UTILITY EASEMENT
CT	CURB RETURN	PAVMT	PAVEMENT
Δ	INCLUDED ANGLE	R	RADIUS OR RIDGE
D	STORM DRAIN	RAD	RADIAL
D	DRAIN INLET	RP	REDUCED PRESSURE BACKFLOW PREVENTER
DIA. Ø	DIMETER	RT	RIGHT
DP	DUCTILE IRON PIPE	R/W	RIGHT OF WAY
DMP	DRAIN MANHOLE	S	SLOPE OR SEWER
DTL	DETAIL	SD	STORM DRAIN
DWG	DRAWING	SE	SEWER MANHOLE
DWY	DRIVEWAY	SS	SANITARY SEWER
(E) EXIST	EXISTING	STA	STATION
ED	END HORIZONTAL CURVE	STD	STANDARD
EP	EDGE OF PAVEMENT	SW	SIDEWALK
ESMT	EASEMENT	TB	TOP OF BANK
FL	FLOWLINE	TC	TOP OF CURB
G	GRASS	TEL	TELEPHONE
GB	GRADE BREAK	TEMP	TEMPORARY
GF	GUTTER FLOWLINE	TEMH	TELEPHONE MANHOLE
GL	GUTTER INLET GRATE	TEL	TELEPHONE POLE
HGL	HYDRAULIC GRADE LINE	TRANS	TRANSITION
INTL	INTERSECTION	TRAF	TRAFFIC SIGNAL
INV	PIPE INVERT	TW	TOP OF WALL
IRR	IRRIGATION	Typ	TYPICAL
L	LENGTH	UG	UNDERGROUND
LSCP	EDGE OF GUTTER PAN	W	WATER
LSP	LANDSCAPE	WS	WATER SERVICE

UTILITY LEGEND

EXISTING	PROPOSED	DESCRIPTION
		STORM DRAIN PIPE & SIZE
		SANITARY SEWER PIPE & SIZE
		DOMESTIC WATER PIPE & SIZE
		FIRE PROTECTION WATER PIPE & SIZE
		RECLAIMED WATER PIPE & SIZE
		CATV, TEL, ELEC, OR JOINT TRENCH
		MANHOLE
		DRAIN INLET
		SANITARY SEWER CLEANOUT
		VALVE
		FIRE HYDRANT
		BLOW OFF VALVE
		BUILDING FIRE SERVICE
		BUILDING WATER SERVICE
		RIDGE OR GRADE BREAK
		FLOWLINE OF SWALE
		FENCE
		4-WAY SIGNALIZED INTERSECTION

DRY CAISSON DETAIL



WATER QUALITY VEGETATED SWALE

NOTE: MAINTAIN GRASSES WITHIN SWALE TO 6" IN HEIGHT

NOTES:

1. STORM DRAIN FACILITIES SHOWN FOR REFERENCE ONLY. SEE PRELIMINARY GRADING PLANS (SHEET 3) FOR DETAIL. WATER AND FIRE SERVICE SIZING TO BE VERIFIED WITH
2. BUILDING REQUIREMENTS.

GRAPHIC SCALE

50 25 0 50 1

1 in = 50 ft

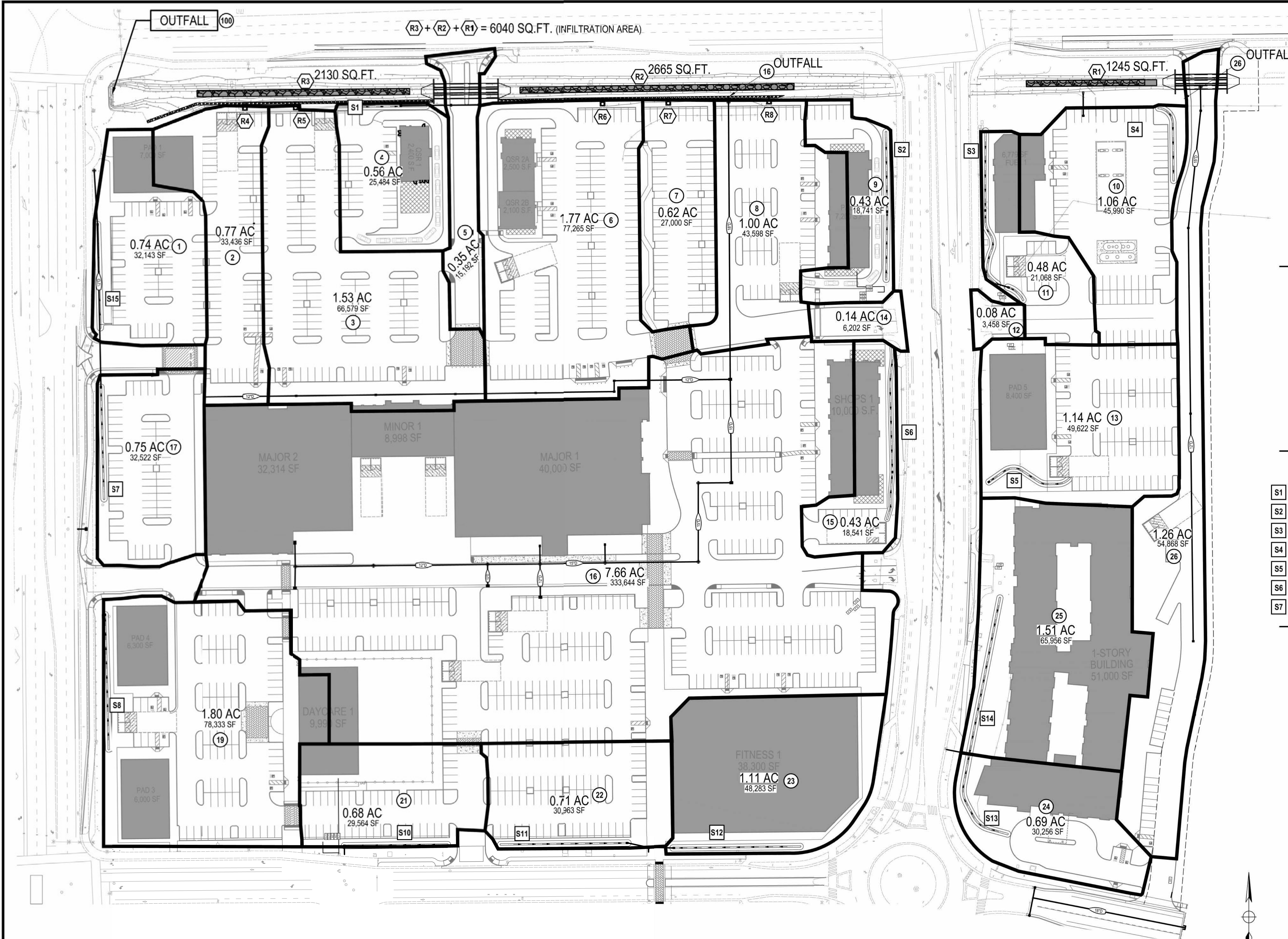
MPP STAGE 1 EXHIBIT

CAMPUS OAKS TOWN CENTER
1495 BLUE OAKS BOULEVARD
UTILITY PLAN
ROSEVILLE, CALIFORNIA

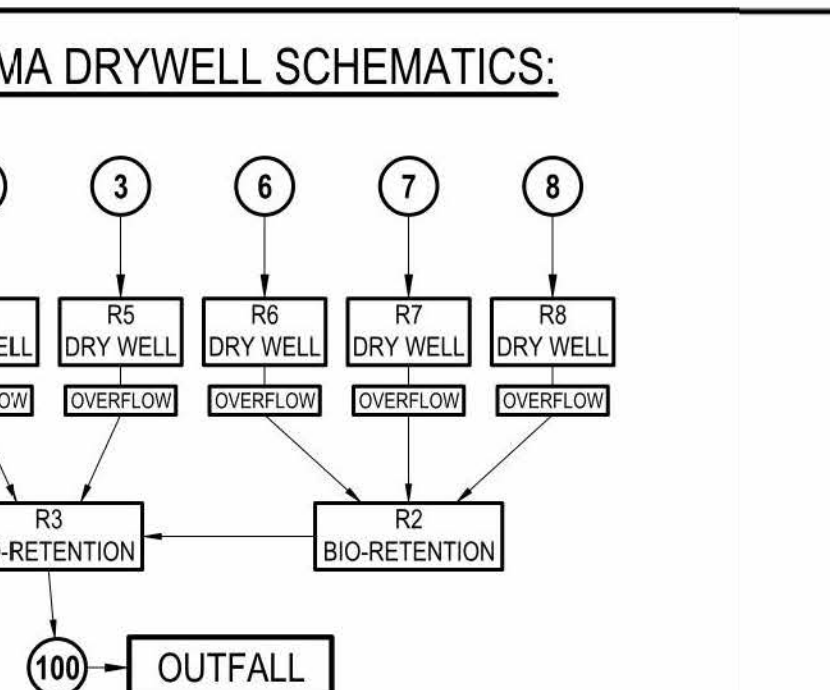
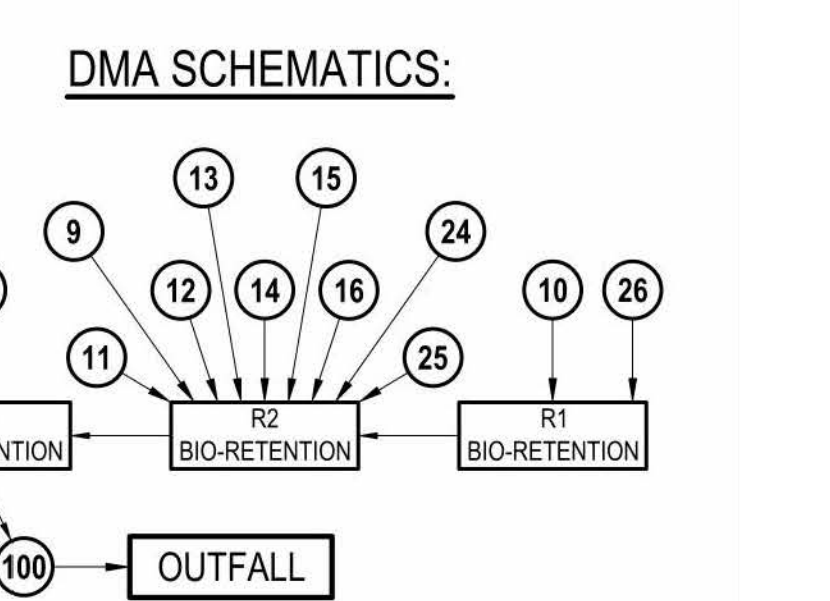
DATE	SEPTEMBER 26, 2018
SHEET	4
OF	6

OB NO. 17-0015-00

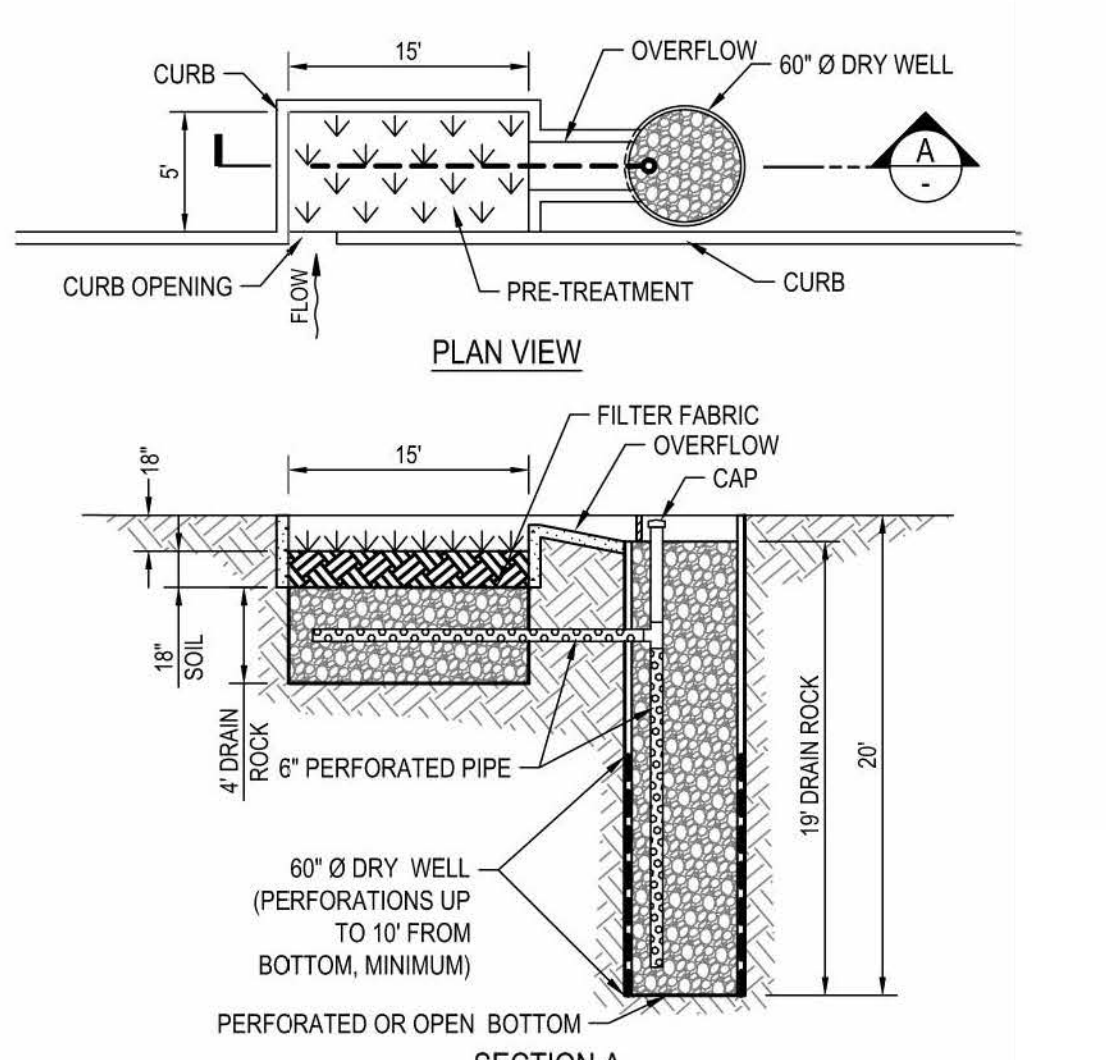
Dwg: WPA-2018-001, PROJECT: 2018-001, DATE: 08/13/2018, DRAWN BY: JPM, CHECKED BY: JPM, PROJECT LOCATION: 2870 GATEWAY OAKS DRIVE, SUITE #120, SACRAMENTO, CA 95833, PROJECT NAME: CAMPUS OAKS TOWN CENTER - DRAINAGE AND STORMWATER QUALITY EXHIBIT, SHEET: 1 OF 1, SCALE: 1" = 60'



LEGEND:
X DRAINAGE MANAGEMENT AREA (DMA)
SX VEGETATED SWALE
RX BIO-RETENTION - INFILTRATION
NOTE: SEE PRELIMINARY GRADING PLAN FOR DETAIL.



- DMA SWALES:**
- | | |
|---|--|
| S1 82 LF, 2' BOTTOM WIDTH, 1.5' DEPTH, 1.0% SLOPE | S8 170 LF, 3' BOTTOM WIDTH, 1.5' DEPTH, 1.0% SLOPE |
| S2 192 LF, 2' BOTTOM WIDTH, 1.5' DEPTH, 1.0% SLOPE | S10 183 LF, 2' BOTTOM WIDTH, 1.5' DEPTH, 1.0% SLOPE |
| S3 225 LF, 2' BOTTOM WIDTH, 1.5' DEPTH, 1.0% SLOPE | S11 160 LF, 2' BOTTOM WIDTH, 1.5' DEPTH, 1.0% SLOPE |
| S4 111 LF, 2' BOTTOM WIDTH, 1.5' DEPTH, 1.0% SLOPE | S12 160 LF, 2' BOTTOM WIDTH, 1.5' DEPTH, 1.0% SLOPE |
| S5 115 LF, 2' BOTTOM WIDTH, 1.5' DEPTH, 1.0% SLOPE | S13 135 LF, 2' BOTTOM WIDTH, 1.5' DEPTH, 1.0% SLOPE |
| S6 220 LF, 2' BOTTOM WIDTH, 1.5' DEPTH, 1.0% SLOPE | S14 200 LF, 2' BOTTOM WIDTH, 1.5' DEPTH, 1.0% SLOPE |
| S7 140 LF, 2' BOTTOM WIDTH, 1.5' DEPTH, 1.0% SLOPE | S15 150 LF, 2' BOTTOM WIDTH, 1.5' DEPTH, 1.0% SLOPE |



DRY WELL W/ PRE-TREATMENT DETAIL
N.T.S.

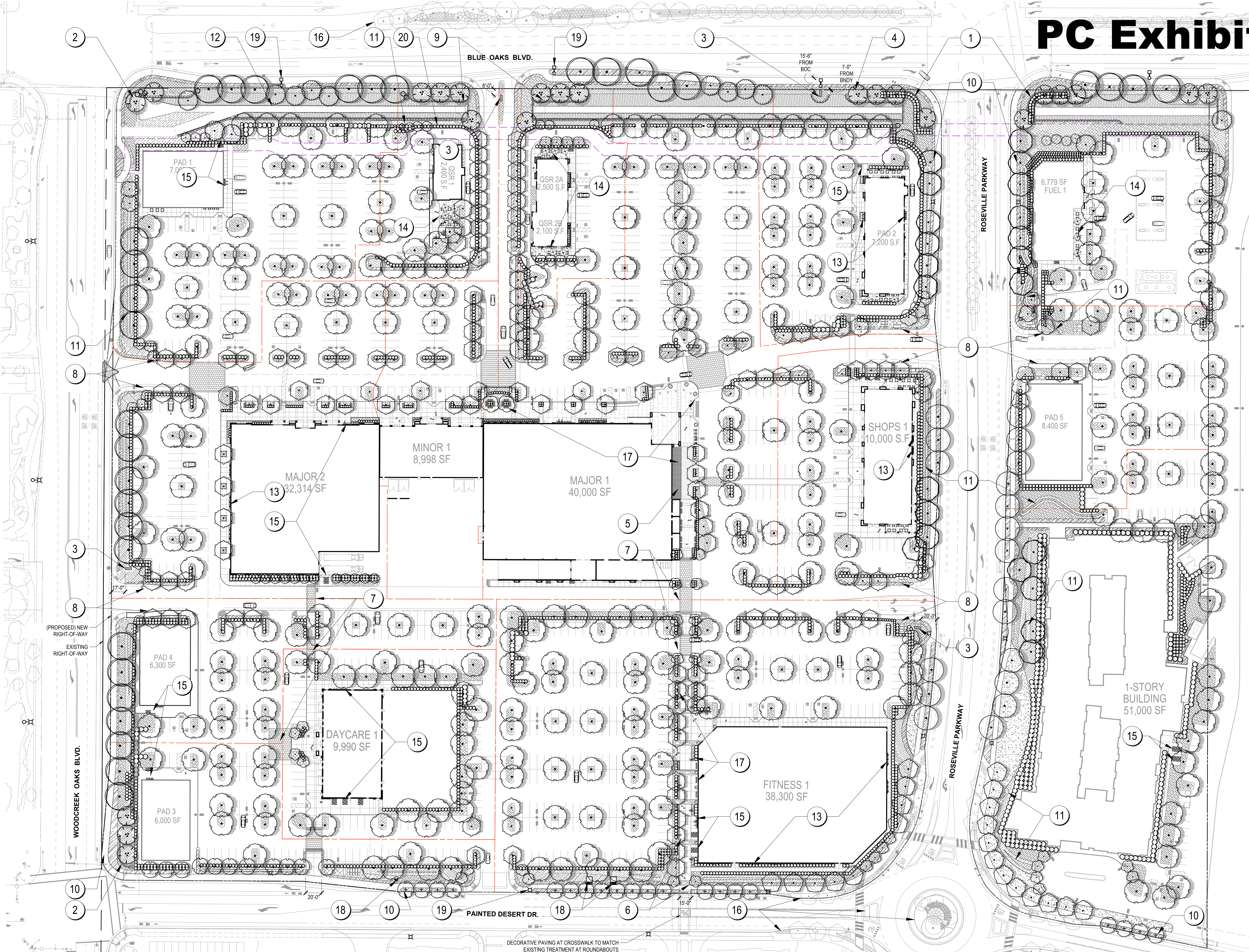
NO.	DESCRIPTION	APPD. ENGR.	DATE	APPD. E.U.	DATE

SCALE:	BENCH MARK	COMPUTED
HORIZ. 1" = 60'	N/A	DESIGNED JCP
VERT. 1" = N/A		DRAWN JCP
		PROJ. ENGR. SMP

MORTON & PITALO, INC.
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
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phone: (916) 927-2400
survey email: staking@mpengr.com • web: www.mpengr.com

IMPROVEMENT PLANS FOR
CAMPUS OAKS TOWN CENTER
SOUTHEAST CORNER OF WOODCREEK OAKS BLVD & BLUE OAKS BLVD
DRAINAGE AND STORMWATER QUALITY EXHIBIT
ROSEVILLE, CALIFORNIA

DATE	AUGUST 13, 2018
SHEET	1
OF	1



PC Exhibit I

PRELIMINARY PLANT LEGEND				
DESCRIPTION	QTY.	WATER	SIZE	USE
PARKING LOT / SHADE TREES: ACER RUBRUM 'FRANKSRED' TM / RED SUNSET MAPLE FRAXINUS ANGUSTIFOLIA 'RAYWOOD' / NARROW-LEAVED ASH PISTACHIA CHINENSIS 'KEITH DAVEY' / KEITH DAVEY CHINESE PISTACHE PLATANUS X ACERIFOLIA 'COLUMBIA' / LONDON PLANE TREE ULMUS X 'ACCOLADE' / ACCOLADE ELM	332	M	40H X 30W 40H X 30W 35H X 30W 50H X 40W 45H X 35W	
ACCENT TREES: TYPICALLY SMALLER SIZED TREES SELECTED FOR UNIQUE FOLIAGE, FLOWER, OR FALL COLOR. ARBITUS UNEDO 'COMACTA' / DWARF STRAWBERRY TREE CERCOS CANADENSIS 'OKLAHOMA' / OKLAHOMA REDBUD CHIONANTHUS RETUSUS / CHINESE FRINGE TREE ELAEOCARPUS DECIPENS 'LITTLE EMPEROR' / DWARF BLUEBERRY TREE ERIGONOTRYA DEFLEXA / BRONZE LOQUAT LAGERSTROEMIA INDICA 'MUSKOGEE' / MUSKOGEE CRAPPE MYRTLE MAGNOLIA X SOULANGIANA / SAUCER MAGNOLIA OLEA E. 'SWAN HILL' TM / SWAN HILL OLIVE (RED AT WOODCREEK OAKS BLVD)	48	M	25H X 15W 15H X 15W 20H X 20W 30H X 20W 20H X 15W 30H X 20W 25H X 25W 25H X 20W	
COLUMNAR TREES: TREES WITH UPRIGHT, FASTIGIATE HABIT. USED IN NARROW AREAS, ADJACENT BUILDINGS, AS SCREENING, OR BACKGROUND. ACER RUBRUM 'BONHALL' / BONHALL MAPLE CARPINUS BETULUS 'COLUMBIENSIS' / COLUMNAR EUROPEAN HORNBAM CEDRUS DEODARA 'ATLAS BLUE' / BLUE DEODAR CEDAR MAGNOLIA GRANDIFLORA 'ST. MARY' / ST. MARY SOUTHERN MAGNOLIA PODOCARPUS MACROPHYLLUS MAKI / SHRUBBY YEW PRUNUS CAROLINIANA 'CAHUNA' / LAUREL CHERRY QUERCUS ROBUR 'FASTIGIATA' / PYRAMIDAL ENGLISH OAK TILIA AMERICANA 'BOULEVARD' / FASTIGIATA / BOULEVARD LINDEN	25	M	40H X 20W 40H X 25W 60H X 30W 30H X 20W 15H X 8W 25H X 15W 50H X 20W 50H X 30W	
INTERIOR AISLE AND ALLEE TREES: USED BEHIND MAJOR CANOPY TREES OR TO IDENTIFY ENTRANCES, ALLEES, OR OTHER SITE FEATURES. CARPINUS BETULUS / EUROPEAN HORNBAM NYSSA SYLVATICA / SOUR GUM PYRUS CALLERYANA 'HOLMFORD' / HOLMFORD PEAR PYRUS CALLERYANA 'REDSPIRE' / REDSPIRE GALLERY PEAR	136	M	45H X 30W 30H X 20W 35H X 25W 30H X 20W	(NOTE: PEAR SPECIES TO BE USED WHERE SPECIES TO BE USED WHERE)
SPECIMEN TREES: LARGE EVERGREEN OAKS USED AT PRIMARY & SECONDARY COMMUNITY GATEWAYS (PER C.O. DESIGN GUIDELINES) AND AT KEY ENTRIES. QUERCUS VIRGINIANA OR AGRIFOLIA, AS AVAILABLE	23	L	VARIES	NOT IMMEDIATELY ADJACENT PEDESTRIAN WALKWAYS)
FOUNDATION SHRUBS: LARGE, EVERGREEN SHRUBS USED AS A BACKDROP AND FOR SCREENING. ARBITUS UNEDO 'COMACTA' / DWARF STRAWBERRY SHRB COTONEASTER LACTEUS / RED CLUSTERBERRY COTONEASTER FEUOIA SELLOWIANA / PINEAPPLE GUAVA LIGUSTRUM JAPONICUM 'TEXANUM' / WAX LEAF PRIVET OSMANTHUS FRAGRANS / SWEET OLIVE PHOTINIA X FRASER / PHOTINIA PITTOSPORUM TOBIRA 'VARIEGATA' / VARIEGATED MOCK ORANGE	353 (± EST.)	M	8H X 6'W 10H X 8'W 10H X 8'W 12H X 8'W 10H X 8'W 18H X 12'W 10H X 12'W	
HEDGE/BORDER SHRUBS: EVERGREEN, HARDY SHRUBS PROVIDED TO SEPARATE AREAS, SCREEN DRIVE AISLES AND PARKING, AND PROVIDE CUES TO SITE ORGANIZATION. OLEA EUROPAEA 'LITTLE OLLIE' TM / LITTLE OLLIE OLIVE RHAPHIOLEPIS SP. / INDIAN HAWTHORN VIBURNUM TINUS 'COMPACTUM' / VIBURNUM XYLOSMA CONGESTUM 'COMPACTA' / COMPACT XYLOSMA	2,674 (± EST.)	L	4H X 5W 4H X 5W 5H X 6W 6H X 6W	
MID-GROUND SHRUBS: LOW TO MEDIUM SIZE SHRUBS SELECTED FOR INTEREST AND COLOR. CALELLA SASANQUA 'SHISHI GASHIRA' / SHISHI GASHIRA CAMELLIA ILEX CRENATA 'STONES' / JAPANESE HOLLY PRUNUS LAUROCEARUS 'OTTO LUYKEN' / LUYKEN'S LAUREL PUNICA GRANATUM 'NANA' / DWARF POMEGRANATE RHAPHIOLEPIS INDICA 'PINK DANCER' / INDIAN HAWTHORNE SPIRAEA X B. 'ANTHONY WATERER' / ANTHONY WATERER SPIRAEA VIBURNUM TINUS 'SPRING BOUQUET' / SPRING BOUQUET LAURESTINUS	463 (± EST.)	M	3H X 4W 3H X 4W 3H X 4W 4H X 4W 2H X 3W 3H X 4W 4H X 4W	
ORNAMENTAL GRASSES AND STRAP-LEAVED PLANTS: NATIVE AND ADAPTED LONG-LIVED PERENNIALS, PROVIDING COLOR AND CONTRAST. LOW WATER USE, SOME TOLERANT OF SEASONAL DRAINAGE. CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS MISCANTHUS SINENSIS / JAPANESE SILVER GRASS MUEHLBERGIA CAPILLARIS / PINK MUHLY MUEHLBERGIA RIGENS / DEER GRASS PENNISETUM ALOPECUROIDES / FOUNTAIN GRASS PHORMIUM SP. / NEW ZEALAND FLAX	21,816 SF (± EST.)	L	36H X 30W 60H X 60W 36H X 30W 42H X 42W 36H X 36W 36H X 36W	
SHRUBS AND GROUNDCOVER: MEDIUM TO LOW SHRUBS, WITH GROUNDCOVER AT FOREGROUND (SEE BELOW) IN LARGER PLANTING AREAS. CALLISTEMON VIMINALIS 'BETTER JOHN' / DWARF WEEPING BOTTLE BRUSH CISTUS PULVERULENTUS 'SUNSET' / ROCKROSE COTONEASTER DAMMERI 'LOWFAST' / BEARBERRY COTONEASTER DIETES VEGETA / AFRICAN VIOLET ESCALLONIA FRADESII / ESCALLONIA GREVILLEA X 'NOELLI' / GREVILLEA JUNIPERUS CONFERTA 'COMPACTA' / SHORE JUNIPER RHAPHIOLEPIS UMBELLATA 'MINOR' / YEDDA HAWTHORN	62,520 SF (± EST.)	L	42H X 36W 36H X 42W 18H X 48W 36H X 36W 36H X 36W 18H X 36W 32H X 32W	
NATIVE AND ADAPTED PLANTING: LOW WATER USE GROUNDCOVER AND NATIVE GRASSES ACACIA CACOLENS 'LOWBOY' / BARK CATCLAW ARCTOSTAPHYLOS X 'EMERALD CARPET' / EMERALD CARPET MANZANITA BACCHARIS PILULARIS / DWARF COYOTE BRUSH COTONEASTER LACTEUS / RED CLUSTERBERRY COTONEASTER FESTUCA MARIE 'GREENLEAF FORM' / GREENLEAF ATLAS FESCUE MUEHLBERGIA RIGENS / PINE MUHLY MUEHLBERGIA RIGENS / DEER GRASS	2,451 SF (± EST.)	L	36H X 72W 24H X 36W 36H X 48W 42H X 60W 24H X 18W 18H X 18W 42H X 42W	
ACCENT/ENTRY PLANTING: THEMED PLANTING, EVERGREEN AND FLOWERING SHRUBS AND GROUNDCOVERS WITH INCREASED DENSITY AT FOCAL AREAS. COLEONEMA PULCHRUM / PINK BREATHER OF HEAVEN HEMEROCALLIS X VARS. / STELLA SUPREME DAYLILY LAVANDULA X INTERMEDIA VARS. / LAVENDER LOROPETALUM CHINENSE VARS. / LOROPETALUM OLEA EUROPAEA 'LITTLE OLLIE' TM / LITTLE OLLIE OLIVE	9,580 SF (± EST.)	M	30H X 32W 24H X 18W 30H X 24W 36H X 36W 36H X 36W	
TURF: SODDED TURF IN LIMITED AREAS. USED FOR VISUAL RELIEF AND TO LINK PROJECT TO EXISTING AREA STREET-SCAPES. DROUGHT-TOLERANT TALL FESCUE BLEND. IRRIGATION: HIGH-EFFICIENCY LOW-PRECIPITATION EMITTERS.	10,776 SF (± EST.)	H	N/A	
GROUNDCOVER: SPREADING EVERGREEN PLANTS, MEDIUM AND LOW WATER USE. PRIMARYLY SELECTED FOR HARDINESS, SOME FLOWERING. USED AS FOREGROUND FOR MIXED PLANTING. ABELIA X GRANDIFLORA 'PROSTRATA' COPROSMA KIRII / CREEPING MIRROR PLANT JUNIPERUS HORIZONTALIS VARS. / CREEPING JUNIPER ROSA X 'FLOWER CARPET CORAL' / ROSE ROSMARINUS OFF. 'HUNTINGTON CARPET' / H. CARPET ROSEMARY TRACHELOSPERMUM ASIATICUM / ASIAN JASMINE TRACHELOSPERMUM JASMINOIDES / STAR JASMINE	35,498 SF (± EST.)	M	18H X 48W 18H X 48W 16H X 48W 24H X 36W 18H X 48W 12H X 36W 18H X 48W	
WATER QUALITY AND CHANNEL BOTTOM: PLUGGED PLANTING OF HYDROPHYLIC SEDGES AND RUSHES AT REGULAR SPACINGS, INCLUDING CAREX AND JUNCUS SP.	2,523 SF (± EST.)	M	VARIES	
WATER QUALITY SLOPES: SODDED BLEND OF NATIVE AND ADAPTED SPECIES FOR USE ON SLOPES AND OTHER SEMI-NATURAL AREAS. TOLERANT OF LIMITED INUNDATION DURING STORM EVENTS.	33,204 SF (± EST.)	M	6-24H	
VINES: MIX OF EVERGREEN AND DECIDUOUS VINES, PLANTED ON MASONRY SCREEN WALLS OR TRELLISES. ACTINIDIA ARGUTA 'ISSAI' / HARDY KIWI CLEMATIS SPP. / CLEMATIS FOCUS PUMILA / CREEPING FIG PARTHOCISSUS TRICUSPIDATA 'VEITCHII' / BOSTON IVY VITIS SPP. / GRAPE	58 (± EST.)	H	N/A N/A N/A N/A	

KEYNOTES

- PRIMARY CAMPUS OAKS GATEWAY: SEE ELEVATION (PER CAMPUS OAKS DESIGN GUIDELINES)
- SECONDARY CAMPUS OAKS GATEWAY: SIMILAR TO PRIMARY CAMPUS OAKS GATEWAY: SEE ELEVATION (PER CAMPUS OAKS DESIGN GUIDELINES)
- PROPOSED MONUMENT SIGN (4 TOTAL): SEE SIGNAGE PLAN (BY OTHERS)
- PROJECT BOUNDARY
- OUTDOOR PEDESTRIAN PLAZA / EATING AREA, TYPICAL.
- PEDESTRIAN SPINE (EXTENSION OF PASEO) WITH ENHANCED PAVING, FARMHOUSE/BARN-STYLE POST-MOUNTED LIGHTING, AND SITE FURNISHINGS
- TRAFFIC CALMING: SPEED TABLE WITH ENHANCED PAVING (NOTE: CROSSWALK STRIPING, NOT SHOWN, SHALL BE PER CITY, CBC, AND ADA REQUIREMENTS)
- PROJECT ENTRY/DRIVE AISLE WITH CONSISTENT PLANTING DIFFERENTIATED FROM PARKING FIELDS
- HEADWALL AND ROCKERY RETAINING WALLS (TO MATCH EXISTING) AT DRAINAGE CHANNEL TO CREATE WIDENED PLANTING AREAS AT PROJECT ENTRIES
- TREES AND UNDERSTORY PLANTING ALONG ROADWAYS TO PER CAMPUS OAKS DESIGN GUIDELINES AND TO MATCH PREVIOUSLY APPROVED LANDSCAPE PLANS FOR ADJACENT STREETSCAPES
- WATER QUALITY SWALE, TYPICAL
- CHANNEL BOTTOM WITH INFILTRATION GALLERY (SEE CIVIL DRAWINGS)
- PLANTERS AND GREENSCREEN OR SIMILAR VERTICAL TRELLIS AT MAJOR BUILDING ELEVATIONS WITH VINES AND UNDERSTORY PLANTING
- AREA FOR POSSIBLE OUTDOOR EATING AREA, TYPICAL (DEPENDENT ON TENANT PROGRAM)
- BICYCLE LOCKER/RACK LOCATION, TYPICAL. FINAL QUANTITY AND PLACEMENT AS REQUIRED PER CALGREEN/LAND REQUIREMENTS.
- OFF-SITE LANDSCAPE WITHIN CITY ROW (NOT A PART OF THIS PROJECT)
- BENCHES, PLANTERS, AND SITE AMENITIES AT KEY PEDESTRIAN USE AREAS
- EXISTING ROSEVILLE ELECTRIC EQUIPMENT
- EXISTING STREETLIGHT/SIGNAL LIGHT (WHERE IN PROPOSED PAVING, STREETLIGHTS WILL BE RELOCATED PER R.E. STANDARDS)
- DENSE SHRUBS AT PARKING LOT BOUNDARIES AND DRIVE-THROUGH AISLES TO BLOCK CARS: MIN. 36" TALL, PLANTED TO ACHIEVE CONTINUOUS HEDGE WITH 1 YR.

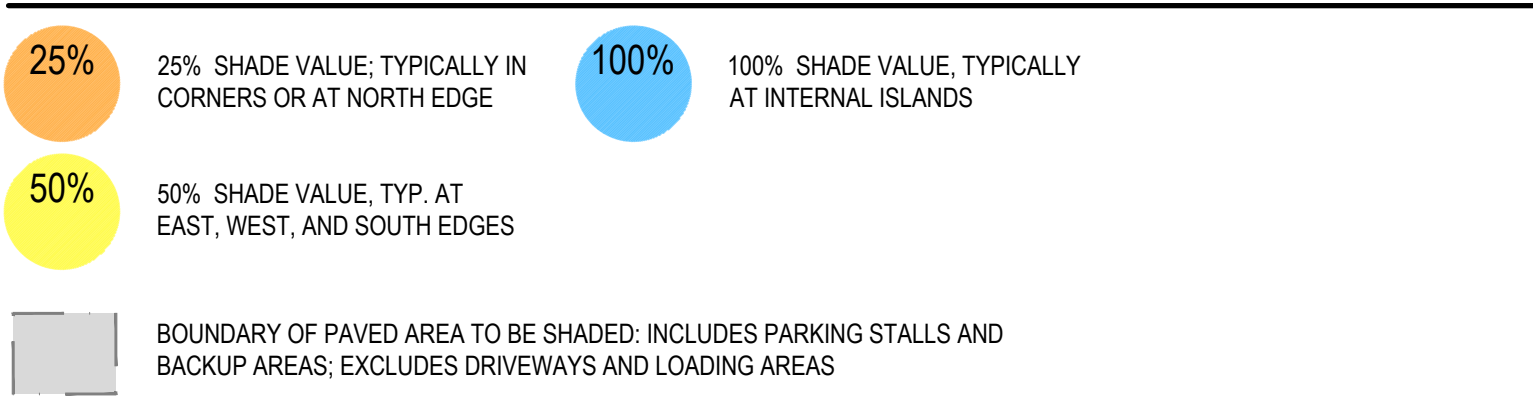
STREET TREE LEGEND

(NOTE: STREET TREES ARE IDENTIFIED BY SPECIES AND ALIGN WITH CAMPUS OAKS DESIGN GUIDELINES AND STREETSCAPE PRECEDENT)

TREES	CODE	BOTANICAL NAME / COMMON NAME	QTY.	WATER USE	TREES	CODE	BOTANICAL NAME / COMMON NAME	QTY.	WATER USE
	ACE FRA	ACER RUBRUM 'FRANKSRED' TM / RED SUNSET MAPLE WUCOLS (M), PRIMARY TREE AT ROSEVILLE PARKWAY, GOOD NEAR WATER QUALITY SWALES	22	M		LAG MUS	LAGERSTROEMIA INDICA 'MUSKOGEE' / MUSKOGEE CRAPPE MYRTLE WUCOLS (L), ROSEVILLE PARKWAY ACCENT TREE	18	L
	CUP ITA	CUPRESSUS SEMPERVIRENS 'GLAUCOA' / ITALIAN CYPRESS WUCOLS (L), PER DESIGN GUIDELINES, USED TO DENOTE PRIMARY AND SECONDARY CAMPUS OAKS GATEWAYS	8	L		PLA COL	PLATANUS X ACERIFOLIA 'COLUMBIA' / LONDON PLANE TREE WUCOLS (L), BLUE OAKS AND WOODCREEK OAKS PRIMARY TREE	32	M
	GIN FAI	GINKGO BILOBA 'FAIRMONT' / MAIDENHAIR TREE WUCOLS (M), SECONDARY TREE AT ROSEVILLE PARKWAY	21	L		QUE CAT	QUERCUS VIRGINIANA 'CATHEDRAL' / CATHEDRAL LIVE OAK WUCOLS (L), BLUE OAKS AND WOODCREEK OAKS SECONDARY TREE	14	M
	KOE PAN	KOELREUTERIA PANICULATA / GOLDEN RAIN TREE WUCOLS (M), PRIMARY TREE AT PAINTED DESERT DRIVE	31	M		ULM PRO	ULMUS PROPINQUA 'EMERALD SUNSHINE' / ELM WUCOLS (M), ROSEVILLE PARKWAY PRIMARY TREE	19	M



SHADING LEGEND (PER CITY OF ROSEVILLE DESIGN GUIDELINES)



Parking Lot Shade Calculations
Campus Oaks Town Center Area "A"
Project: 18009A
Date: 5/25/2018

	25%	50%	100%	Total
Qty. Large Trees (30-35' diameter)	87	96	122	
Sub Total of shade at 25% for 100% canopy	12,543	48,176	111,364	172,083
Qty. Large to Medium Trees (25-30' diameter)				
Sub Total of shade at 50% for 100% canopy				
Qty. Medium to Small Trees (20-25' diameter)	24	57	4	
Sub Total of shade at 45% for 100% canopy	2,152	4,422	1,564	8,138
Qty. Small Trees (10-20' diameter)				
Sub Total of shade at 25% for 100% canopy				
Total Shade Provided				180,221
Total Paved Area				350,350
Percent Shaded				51%

Parking Lot Shade Calculations
Campus Oaks Town Center Area "B"
Project: 18009A
Date: 5/25/2018

	25%	50%	100%	Total
Qty. Large Trees (30-35' diameter)	18	25	2	
Sub Total of shade at 25% for 100% canopy	2,120	13,949	1,542	25,611
Qty. Large to Medium Trees (25-30' diameter)				
Sub Total of shade at 50% for 100% canopy				
Qty. Medium to Small Trees (20-25' diameter)	2			
Sub Total of shade at 45% for 100% canopy				
Qty. Small Trees (10-20' diameter)				
Sub Total of shade at 25% for 100% canopy				
Total Shade Provided				25,611
Total Paved Area				121,250
Percent Shaded				21%

WATER USE AND PLANTING AREA LEGEND



IRRIGATION DESIGN STATEMENT
IRRIGATION SYSTEM WILL CONFORM TO THE LOCALLY ADOPTED MODEL WATER USE ORDINANCE, AND APPLICABLE DESIGN GUIDELINES. IRRIGATION WILL BE RECYCLED WATER (ONE COMMON SYSTEM FOR AREA 'A', AND SEPARATE POINTS OF CONNECTION (1) FOR EACH OF 3 PARCELS) AT AREA 'B'. A COMBINATION OF HIGH-EFFICIENCY OVERHEAD EMITTERS, DRIP EMITTERS, AND DEEP ROOT WATERING SYSTEMS FOR TREES WILL BE USED TO ENSURE THE MAXIMUM APPLIED WATER ALLOWANCE (MAWA) IS NOT EXCEEDED.

Water Efficient Landscape Worksheet
Campus Oaks Town Center Area "A"
Project: 18009A
Date: 8/13/2018

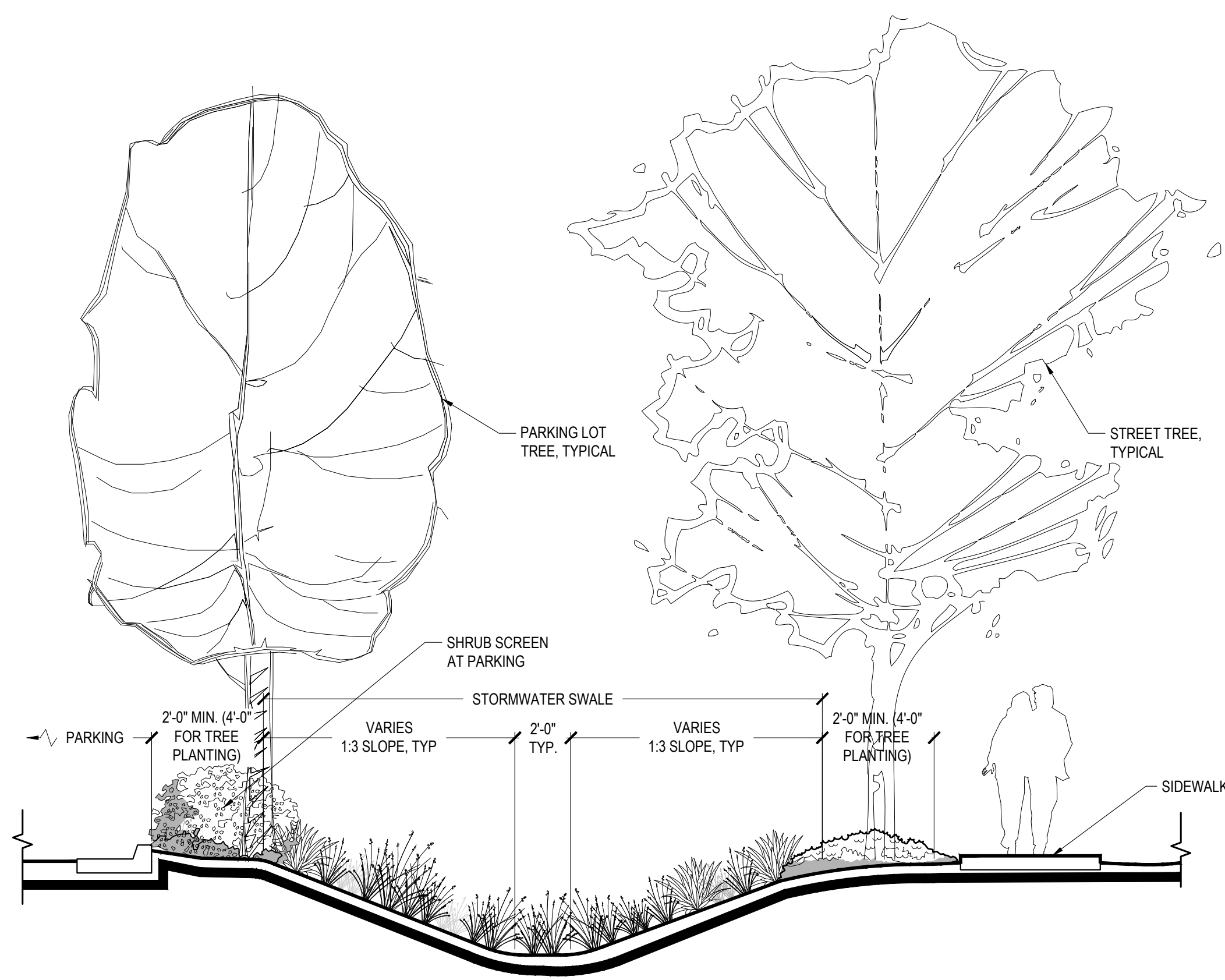
Hydrozone/Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency	ETAF	Landscape Area (sf)	ETAF x Area	Estimated Total Water Use
Regular Landscape Areas							
		DripLine	0.81	0.00	-	-	-
		DripLine	0.81	0.00	-	-	-
		EcoMat	0.81	0.00	-	-	-
		MultiStrm	0.75	0.00	-	-	-
Totals					-	-	-
Special Landscape Areas							
Shrubs, trees, and groundcover (medium-low)				1.00	189,684	189,684	6,138,933
Turf (high)				1.00	1482	1,482	-
				1.00	-	-	-
Totals					191,166	191,166	-
Nearest Data Location	Sacramento						
Reference Eto	57.1						
Reference ETAF	0.45						
						Estimated Total Water Use (ETWU)	6,138,933
						Maximum Allowed Water Allowance (MAWA)	6,762,918

ETAF Calculations/Regular Landscape		
Total ETAF x Area	-	
Total Area (sf)	-	
Average ETAF	0.00	
ETAF Calculations/All Landscape		
Total ETAF x Area	191,166	
Total Area (sf)	191,166	
Average ETAF	1.00	
Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, 0.45 or below for non-residential areas, and 0.65 for DSA projects. These values are also reference values for determining MAWA.		
*ETWU = Eto x 0.62 x ETAF x Area		
*MAWA = (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]		
*ETWU must be less than or equal to MAWA		

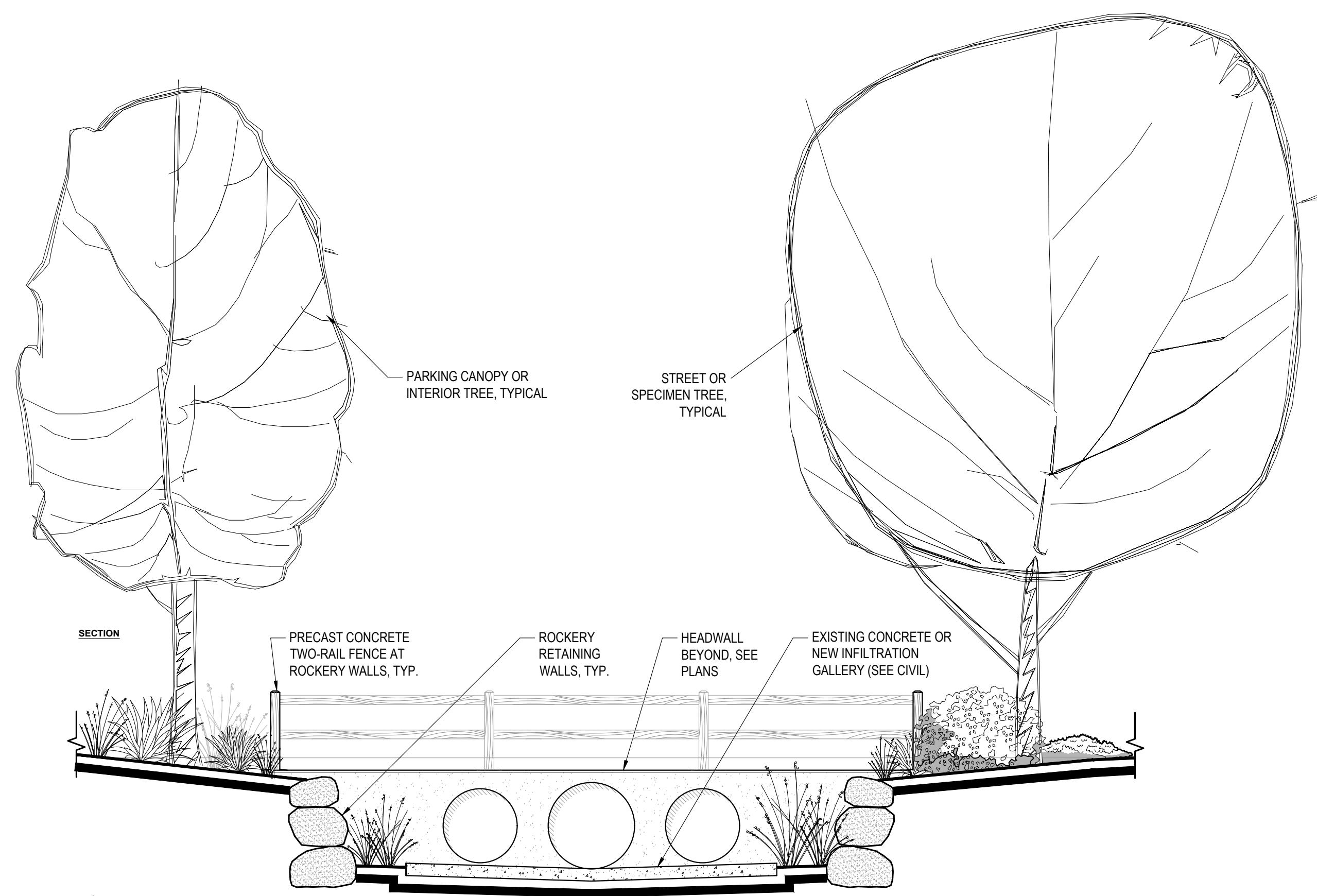
Water Efficient Landscape Worksheet
Campus Oaks Town Center Area "B"
Project: 18009A
Date: 8/13/2018

Hydrozone/Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency	ETAF	Landscape Area (sf)	ETAF x Area	Estimated Total Water Use
Regular Landscape Areas							
		DripLine	0.81	0.00	-	-	-
		DripLine	0.81	0.00	-	-	-
		EcoMat	0.81	0.00	-	-	-
		MultiStrm	0.75	0.00	-	-	-
Totals					-	-	-
Special Landscape Areas							
Shrubs, trees, and groundcover (medium-low)				1.00	73,068	73,068	2,364,773
Turf (high)				1.00	9294	9,294	-
				1.00	-	-	-
Totals					82,362	82,362	-
Nearest Data Location	Sacramento						
Reference Eto	57.1						
Reference ETAF	0.45						
						Estimated Total Water Use (ETWU)	2,364,773
						Maximum Allowed Water Allowance (MAWA)	2,913,737

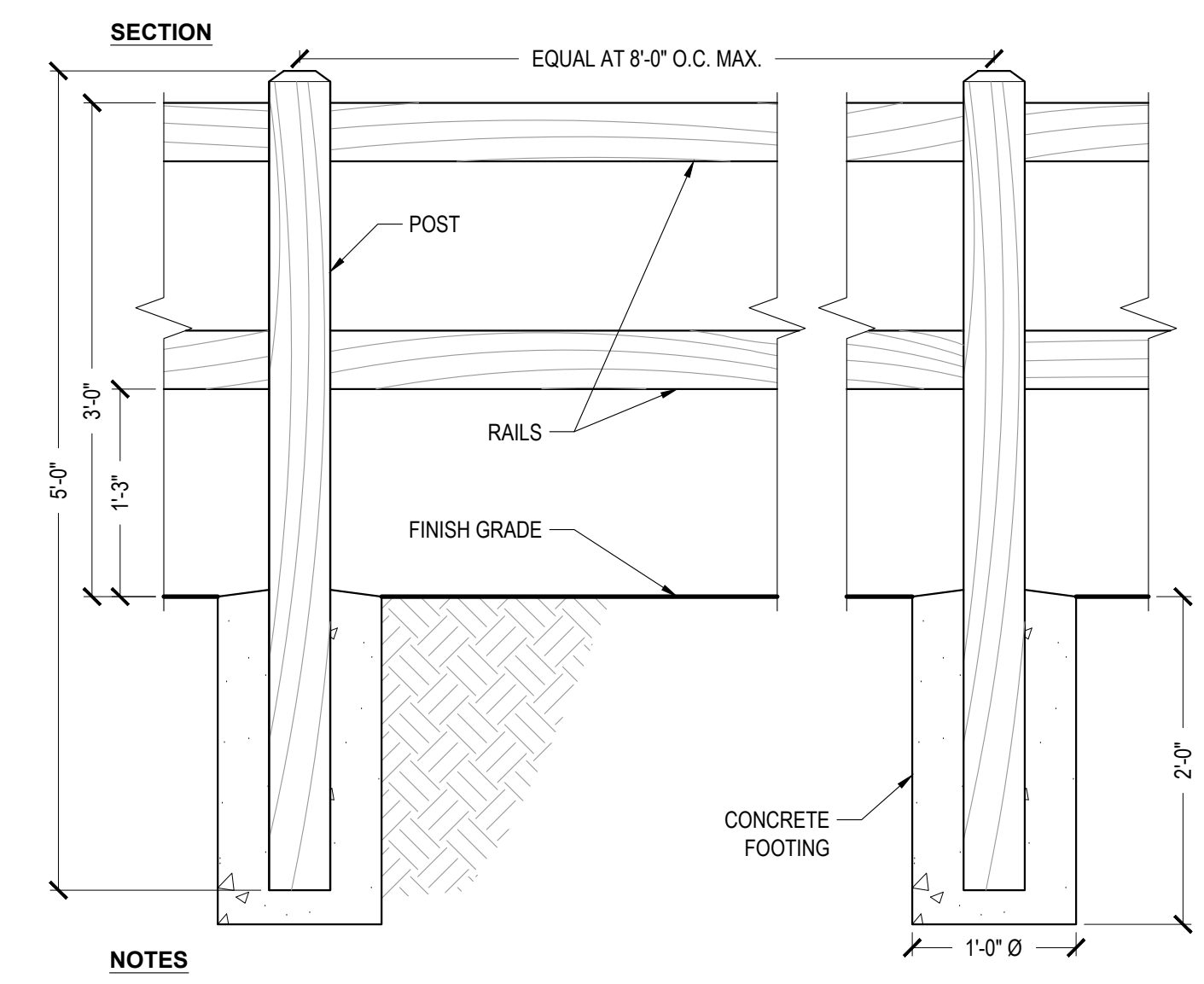
ETAF Calculations/Regular Landscape		
Total ETAF x Area	-	Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, 0.45 or below for non-residential areas, and 0.65 for DSA projects. These values are also reference values for determining MAWA.
Total Area (sf)	-	
Average ETAF	0.00	
ETAF Calculations/All Landscape		
Total ETAF x Area	82,362	*ETWU = Eto x 0.62 x ETAF x Area
Total Area (sf)	82,362	*MAWA = (Eto) (0.62) ((ETAF x LA) + ((1-ETAF) x SLA))
Average ETAF	1.00	*ETWU must be less than or equal to MAWA



1 | TYPICAL STORMWATER SWALE SECTION
1/4" = 1'-0" SECTION

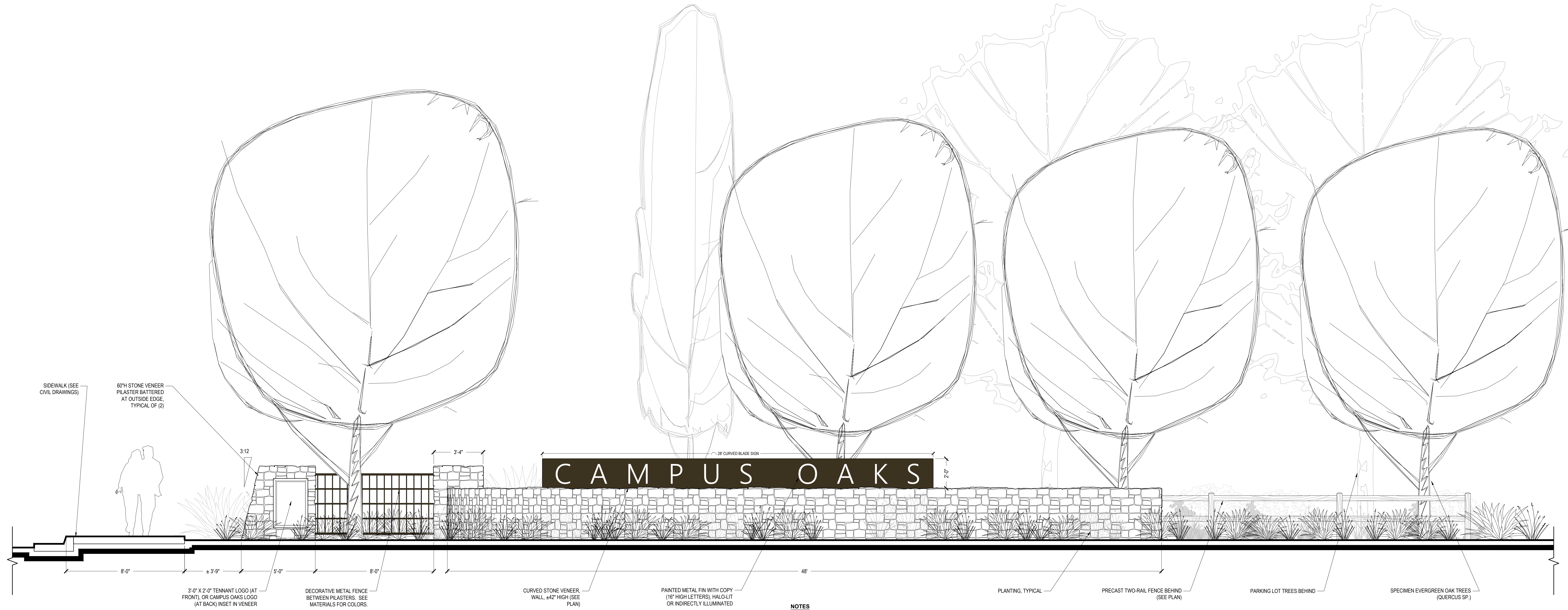


2 | SECTION AT CHANNEL
1/4" = 1'-0" SECTION



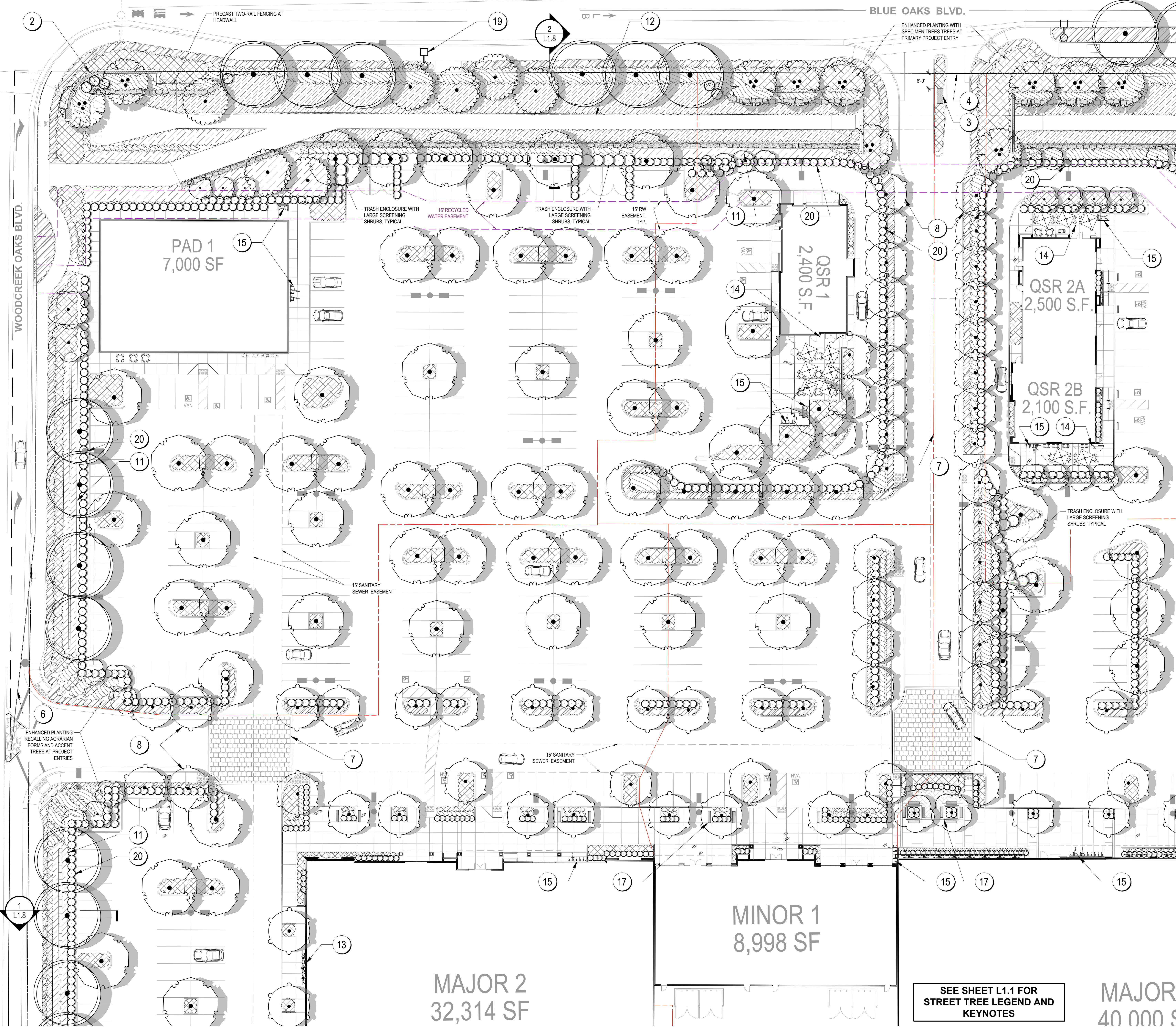
NOTES
A. PRECAST SPLIT RAIL FENCE AS MANUFACTURED BY PHOENIX PRECAST, ARTISAN PRECAST, DYNAMIC PRECAST, OR EQUAL.
B. COLOR: EARTHTONE BROWN.
C. RAILS AND POST SPACING AS SHOWN.
D. POSTS SHALL BE REINFORCED WITH (4) #3 BARS. RAILS SHALL BE REINFORCED WITH (2) #3 BARS, MIN.

3 | SPLIT-RAIL FENCE (TWO RAIL, PRECAST)
NO SCALE AS NOTED



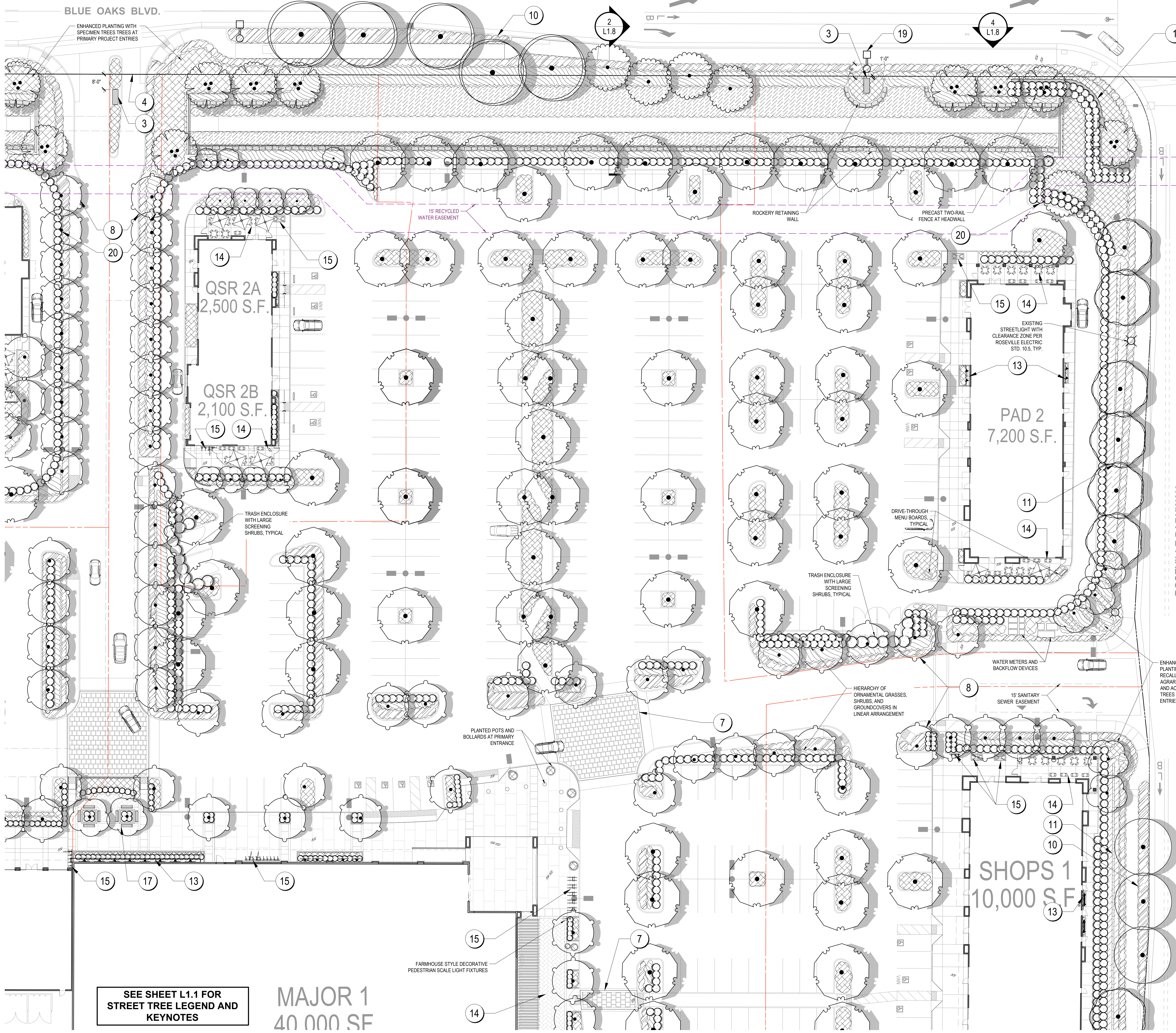
NOTES
A. PRIMARY COMMUNITY GATEWAY OCCURS AT THE INTERSECTION OF BLUE OAKS BLVD. AND ROSEVILLE PARKWAY (AT BOTH SOUTHWEST CORNERS). SECONDARY COMMUNITY GATEWAYS ARE SIMILAR (TWO TOTAL: ONE EACH AT THE INTERSECTION OF WOODCREEK OAKS BLVD. AND BLUE OAKS BLVD. AND AT THE INTERSECTION OF WOODCREEK OAKS BLVD AND PAINTED DESERT DRIVE)

4 | PRIMARY CAMPUS OAKS GATEWAY (LOOKING SOUTH FROM BLUE OAKS)
3/8" = 1'-0" ELEVATION



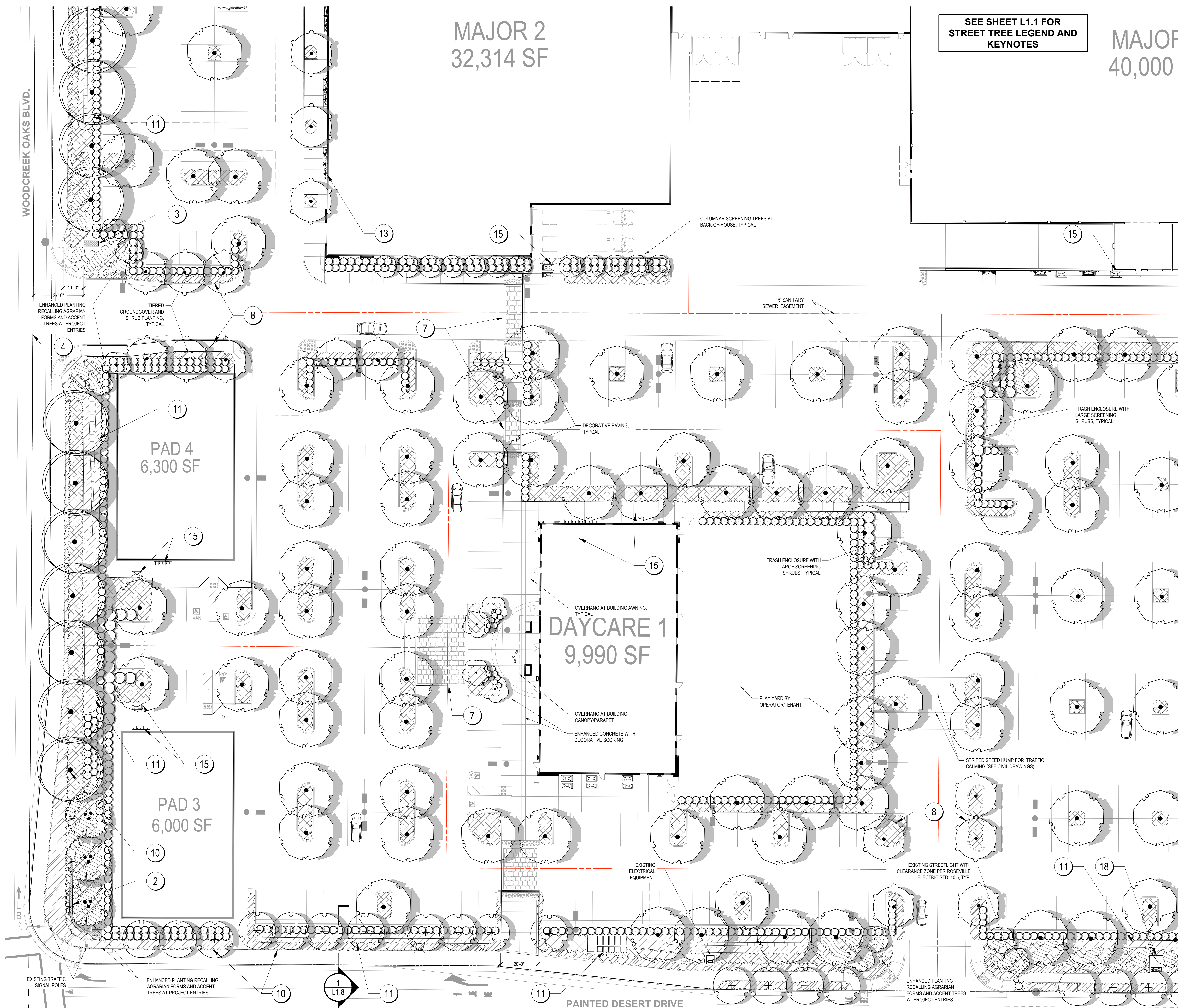
PRELIMINARY PLANT LEGEND			
DESCRIPTION	QTY.	WATER	SIZE
PARKING LOT / SHADE TREES: ACER RUBRUM 'FRANKSRED' TM / RED SUNSET MAPLE FRAXINUS ANGUSTIFOLIA 'RAYWOOD' / NARROW-LEAVED ASH PISTACHIA CHINENSIS 'KEITH DAVEY' / KEITH DAVEY CHINESE PISTACHE PLATANUS X ACERIFOLIA 'COLUMBIA' / LONDON PLANE TREE ULMUS X ACCOLADE / ACCOLADE ELM	332	M	40H X 30W
		L	40H X 30W
		M	35H X 30W
		M	50H X 40W
		M	45H X 35W
ACCENT TREES: TYPICALLY SMALLER SIZED TREES SELECTED FOR UNIQUE FOLIAGE, FLOWER, OR FALL COLOR. ARBUTUS UNEDO, MARINA / STRAWBERRY TREE CERCUS CANADENSIS 'OKLAHOMA' / OKLAHOMA REDBUD CHIONANTHUS RETUSUS / CHINESE FRINGE TREE ELAEOCARPUS DECIPENS 'LITTLE EMPEROR' / DWARF BLUEBERRY TREE ERIGONOTRYA DEFLEXA / BRONZE LOQUAT LAGERSTROEMIA INDICA 'MUSKOGEE' / MUSKOGEE CRAYPE MYRTLE MAGNOLIA X SOULANGIANA / SAUCER MAGNOLIA OLEA E. 'SWAN HILL' TM / SWAN HILL OLIVE (REQ. AT WOODCREEK OAKS BLVD)	48	M	25H X 15W
		M	15H X 15W
		M	20H X 20W
		M	30H X 20W
		M	20H X 15W
		L	30H X 25W
		M	25H X 25W
		L	25H X 20W
COLUMNAR TREES: TREES WITH UPRIGHT, FASTIGIATE HABIT. USED IN NARROW AREAS, ADJACENT BUILDINGS, AS SCREENING, OR BACKGROUND. ACER RUBRUM 'BONHALL' / BONHALL MAPLE CARPINUS BETULUS 'COLUMBIANA' / COLUMBIANA EUROPEAN HORNBEE CEDRUS DEODARA 'ATLAS BLUE' / BLUE DEODAR CEDAR MAGNOLIA GRANDIFLORA 'ST. MARY' / ST. MARY SOUTHERN MAGNOLIA PODOCARPUS MACROPHYLLUS MAKI / SHRUBBY YEW PRUNUS CAROLINIANA 'COLUMBIA' / LAUREL CHERRY QUERCUS ROBUR 'FASTIGIATA' / PYRAMIDAL ENGLISH OAK TILIA AMERICANA 'BOULEVARD' / REDSPIRE GALLERY PEAR	25	M	40H X 20W
		M	40H X 20W
		L	60H X 30W
		M	30H X 20W
		M	15H X 8W
		M	15H X 8W
		M	50H X 20W
		M	50H X 30W
INTERIOR AISLE AND ALLEE TREES: USED BEHIND MAJOR CANOPY TREES OR TO IDENTIFY ENTRANCES, ALLEES, OR OTHER SITE FEATURES. CARPINUS BETULUS 'EUROPEAN HORNBEE NYSSA SYLVESTRICA / SOUR GUM PYRUS CALLERYANA 'HOLMFORD' / HOLMFORD PEAR PYRUS CALLERYANA 'REDSPIRE' / REDSPIRE GALLERY PEAR	136	M	45H X 30W
		M	30H X 20W
		M	35H X 25W
		M	30H X 20W
			(NOTE: PEAR SPECIES TO BE USED WHERE NOT IMMEDIATELY ADJACENT PEDESTRIAN WALKWAYS)
SPECIMEN TREES: LARGE EVERGREEN OAKS USED AT PRIMARY & SECONDARY COMMUNITY GATEWAYS (PER C.O. DESIGN GUIDELINES) AND AT KEY ENTRIES. QUERCUS VIRGINIANA OR AGRIFFOLIA, AS AVAILABLE	23	L	VARIES
FOUNDATION SHRUBS: LARGE EVERGREEN SHRUBS USED AS A BACKDROP AND FOR SCREENING. ARBUTUS UNEDO 'COMPACTA' / DWARF STRAWBERRY SHRUB COTONEASTER LACTEUS / RED CLUSTERBERRY COTONEASTER FELICIA SELLOWIANA / PINEAPPLE GUAVA LIGUSTRUM JAPONICUM 'TEXANUM' / WAX LEAF PRIVET OSMANTHUS FRAGRANS / SWEET OLIVE PHOTINIA X FRASERI / PHOTINIA PITTOSPORUM TOBIRA 'VARIEGATA' / VARIEGATED MOCK ORANGE	353 (± EST.)	M	6H X 6'W
		L	10H X 8'W
		L	10H X 8'W
		M	12H X 8'W
		M	10H X 8'W
		M	18H X 12'W
		L	10H X 12'W
HEDGE/BORDER SHRUBS: EVERGREEN, HARDY SHRUBS DESIGNED TO SEPARATE AREAS, SCREEN DRIVE AISLES AND PARKING, AND PROVIDE CUES TO SITE ORGANIZATION. OLEA EUROPAEA 'LITTLE OLLIE' TM / LITTLE OLLIE OLIVE RHAPHIOLEPIS SP. / INDIAN HAWTHORN VIBURNUM TINUS 'COMPACTUM' / VIBURNUM XYLOSMA CONGESTUM 'COMPACTA' / COMPACT XYLOSMA	2,674 (± EST.)	L	4H X 5W
		M	4H X 5W
		M	5H X 6W
		L	6H X 12W
MID-GROUND SHRUBS: LOW TO MEDIUM SIZE SHRUBS SELECTED FOR INTEREST AND COLOR. CAMELLIA SASANKUWA 'SHISHI GASHIRA' / SHISHI GASHIRA CAMELLIA ILEX CRENATA 'STONES' / JAPANESE HOLLY PRUNUS LAUROCESTRUS 'OTTO LUYKEN' / LUYKEN'S LAUREL PUNICA GRANATUM 'NANA' / DWARF POMEGRANATE RHAPHIOLEPIS INDICA 'PINK DANCER' / INDIAN HAWTHORN SPIRAEA X B. 'ANTHONY WATERER' / ANTHONY WATERER SPIRAEA VIBURNUM TINUS 'SPRING BOUQUET' / SPRING BOUQUET LAURESTINUS	463 (± EST.)	M	3H X 4W
		L	3H X 4W
		M	3H X 4W
		M	4H X 4W
		M	4H X 4W
		M	2H X 3W
		M	3H X 4W
		M	4H X 4W
ORNAMENTAL GRASSES AND STRAP-LEAFED PLANTS: NATIVE AND ADAPTED PERENNIALS, PROVIDING COLOR AND CONTRAST. LOW WATER USE, SOME TOLERANT OF SEASONAL DRAINAGE. CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS MISCANTHUS SINENSIS / JAPANESE SILVER GRASS MUHLBERGIA CAPILLARIS / PINK MUHLY MUHLBERGIA RIGENS / DEER GRASS PENNISETUM ALOPECUROIDES / FOUNTAIN GRASS PHORMIUM SP. / NEW ZEALAND FLAX	21,816 SF (± EST.)	L	36H X 30W
		L	60H X 60W
		L	36H X 30W
		L	42H X 42W
		L	36H X 36W
		L	36H X 36W
		L	18H X 36W
		L	18H X 36W
		L	32H X 32W
SHRUBS AND GROUND COVER: MEDIUM TO LOW SHRUBS, WITH GROUND COVER AT FOREGROUND (SEE BELOW) IN LARGER PLANTING AREAS. CALLISTEMON VIMINALIS 'BETTER JOHN' / DWARF WEEPING BOTTLE BRUSH CISTIS PULVERULENTUS 'SUNSET' / ROCKROSE COTONEASTER DAMMERI 'LOWFAST' / BEARBERRY COTONEASTER DIETES VEGETA / AFRICAN IRIS ESCALLONIA FRADESII / ESCALLONIA GREVILLEA X 'NOELLI' / GREVILLEA JUNIPERUS CONFERTA 'COMPACTA' / SHORE JUNIPER RHAPHIOLEPIS UMBELLATA 'MINOR' / YEDDA HAWTHORN	62,520 SF (± EST.)	L	42H X 36W
		L	36H X 42W
		L	18H X 48W
		L	36H X 36W
		M	36H X 36W
		L	36H X 36W
		L	18H X 36W
		L	18H X 36W
		L	32H X 32W
NATIVE AND ADAPTED PLANTING: LOW WATER USE GROUND COVER AND NATIVE GRASSES. ACACIA REDOLENS 'LOWBOY' / BANK CATCLAW ARCTOSTAPHYLOS X 'EMERALD CARPET' / EMERALD CARPET MANZANITA BACCHARIS PILULARIS / DWARF COYOTE BRUSH COTONEASTER LACTEUS / RED CLUSTERBERRY COTONEASTER FESTUCA MAIREI 'GREENLEE'S FORM' / GREENLEE ATLAS FESCUE MUHLBERGIA DUBIA / PINE MUHLY MUHLBERGIA RIGENS / DEER GRASS	2,451 SF (± EST.)	L	36H X 72W
		L	24H X 36W
		L	36H X 48W
		L	42H X 60W
		M	24H X 18W
		L	18H X 18W
		L	42H X 42W
ACCENT PLANTING: THEMED PLANTING, EVERGREEN AND FLOWERING SHRUBS AND GROUND COVERS WITH INCREASED DENSITY AT FOCAL AREAS. COLEONEMA FALCIFORME / PINK BREATHER OF HEAVEN HEMEROCALLIS X VARS. / STELLA SUPREME DAYLILY LAVANDULA X INTERMEDIA VARS. / LAVENDER LOROPETALUM CHINENSE VARS. / LOROPETALUM OLEA EUROPAEA 'LITTLE OLLIE' TM / LITTLE OLLIE OLIVE	9,580 SF (± EST.)	M	30H X 32W
		M	24H X 36W
		L	30H X 24W
		M	36H X 36W
		L	36H X 36W
TURF: SODDED TURF IN LIMITED AREAS. USED FOR VISUAL RELIEF AND TO LINK PROJECT TO EXISTING AREA STREET-SCAPES. DROUGHT-TOLERANT TALL FESCUE BLEND. IRRIGATION, HIGH-EFFICIENCY LOW-PRECIPITATION EMITTERS.	10,776 SF (± EST.)	H	N/A
GROUND COVER: SPREADING EVERGREEN PLANTS, MEDIUM AND LOW WATER USE. PRIMARILY SELECTED FOR HARDINESS, SOME FLOWERING. USED AS FOREGROUND FOR MIXED PLANTING. ABELIA X GRANDIFLORA 'PROSTRATA' COPROSMA KIRII / CREEPING MIRROR PLANT JUNIPERUS HORIZONTALIS VARS. / CREEPING JUNIPER ROSA X 'FLOWER CARPET CORAL' / ROSE ROSMARINUS OFF. 'HUNTINGTON CARPET' / H. CARPET ROSEMARY TRACHELOSPERMUM ASIATICUM / ASIAN JASMINE TRACHELOSPERMUM JASMINOIDES / STAR JASMINE	35,498 SF (± EST.)	M	18H X 48W
		M	18H X 48W
		L	16H X 48W
		L	24H X 36W
		L	18H X 48W
		L	12H X 36W
		M	18H X 48W
WATER QUALITY AND CHANNEL BOTTOM: PLUGGED PLANTING OF HYDROPHILIC SEDGES AND RUSHES AT REGULAR SPACINGS, INCLUDING CAREX AND JUNCUS SP.	2,523 SF (± EST.)	M	VARIES
WATER QUALITY SLOPES: SODDED BLEND OF NATIVE AND ADAPTED SPECIES FOR USE ON SLOPES AND OTHER SEMI-NATURAL AREAS. TOLERANT OF LIMITED INUNDATION DURING STORM EVENTS.	33,204 SF (± EST.)	M	6-24H
VINES: MIX OF EVERGREEN AND DECIDUOUS VINES, PLANTED ON MASONRY SCREEN WALLS OR TRELLISES. ACTINIDIA ARGUTA 'ISSAI' / HARDY KIWI CLEMATIS SPP. / CLEMATIS FLOUS PUMILA / CREEPING FIG PARTHENOCISSUS TRICUSPIDATA 'VEITCHII' / BOSTON IVY VITIS SPP. / GRAPE	58 (± EST.)	H	N/A
		M	N/A
		M	N/A
		M	N/A
		L	N/A

(SPECIES LISTED ARE REPRESENTATIVE AND NOT EXCLUSIVE; FINAL SELECTION TO CONFORM TO CAMPUS OAKS & CAMPUS OAKS TOWN CENTER DESIGN GUIDELINES) QUANTITIES ARE NOT EXACT. PLANS ARE PRELIMINARY AND PLANTING (SHRUBS, ETC.) IS SHOWN GRAPHICALLY. ESTIMATORS ARE ADVISED THAT INDIVIDUAL PLANTS MAY BE SMALLER THAN SHOWN AT THIS PRELIMINARY PLANNING LEVEL, AND QUANTITIES THEREFORE MAY BE GREATER.



PRELIMINARY PLANT LEGEND			
DESCRIPTION	QTY.	WATER	SIZE
PARKING LOT / SHADE TREES: ACER RUBRUM 'FRANKSRED' TM / RED SUNSET MAPLE FRAXINUS ANGUSTIFOLIA 'RAYWOOD' / NARROW-LEAVED ASH PISTACHIA CHINENSIS 'KEITH DAVEY' / KEITH DAVEY CHINESE PISTACHE PLATANUS X ACERIFOLIA 'COLUMBIA' / LONDON PLANE TREE ULMUS X ACCOLADE / ACCOLADE ELM	332	M	40" X 30"
			40" X 30"
			35" X 30"
			50" X 40"
			45" X 35"
ACCENT TREES: TYPICALLY SMALLER SIZED TREES SELECTED FOR UNIQUE FOLIAGE, FLOWER, OR FALL COLOR. ARBUTUS UNEDO, MARINA / STRAWBERRY TREE CERUS CANADENSIS 'OKLAHOMA' / OKLAHOMA REDBUD CHIONANTHUS RETUSUS / CHINESE FRINGE TREE ELAEOCARPUS DECIPENS 'LITTLE EMPEROR' / DWARF BLUEBERRY TREE ERIOBOTRYA DEFLEXA / BRONZE LOQUAT LAGERSTROEMIA INDICA 'MUSKOGEE' / MUSKOGEE CRAPPE MYRTLE MAGNOLIA X SOULANGIANA / SAUCER MAGNOLIA OLEA E. 'SWAN HILL' TM / SWAN HILL OLIVE (REQ. AT WOOD OAKS BLVD)	48	M	25" X 15"
			15" X 15"
			20" X 20"
			30" X 20"
			20" X 15"
			30" X 25"
			25" X 25"
			25" X 20"
			50" X 20"
			50" X 30"
COLUMNAR TREES: TREES WITH UPRIGHT, FASTIGIATE HABIT. USED IN NARROW AREAS, ADJACENT BUILDINGS, AS SCREENING, OR BACKGROUND. ACER RUBRUM 'BONHALL' / BONHALL MAPLE CARPINUS BETULUS 'COLUMARIUS' / COLUMNAR EUROPEAN HORNBAM CEDRUS DEODARA ATLAS BLUE / BLUE DEODAR CEDAR MAGNOLIA GRANDIFLORA 'ST. MARY' / ST. MARY SOUTHERN MAGNOLIA PODOCARPUS MACROPHYLLUS MAKI / SHRUBBY YEW PRUNUS CAROLINIANA / CAROLINA LAUREL CHERRY QUERCUS ROBUR 'FASTIGIATA' / PYRAMIDAL ENGLISH OAK TILIA AMERICANA 'BOULEVARD' / FASTIGIATA / BOULEVARD LINDEN	25	M	40" X 20"
			40" X 20"
			60" X 30"
			30" X 20"
			15" X 8"
			25" X 20"
			50" X 20"
			50" X 30"
			50" X 30"
			50" X 30"
INTERIOR AISLE AND ALLEE TREES USED BEHIND MAJOR CANOPY TREES OR TO IDENTIFY ENTRANCES, ALLEES, OR OTHER SITE FEATURES CARPINUS BETULUS / EUROPEAN HORNBAM NYSSA SYLVIATICA / SOUTHERN GUM PYRUS CALLERYANA 'HOLMFORD' / HOLMFORD PEAR PYRUS CALLERYANA 'REDSPIRE' / REDSPIRE CALLERY PEAR	136	M	45" X 30"
			30" X 20"
			35" X 25"
			30" X 20"
			30" X 20"
SPECIMEN TREES LARGE EVERGREEN OAKS USED AT PRIMARY & SECONDARY COMMUNITY GATEWAYS (PER C.O. DESIGN GUIDELINES) AND AT KEY ENTRANCES. QUERCUS VIRGINIANA OR AGRIFFOLIA, AS AVAILABLE	23	L	VARIES
			NOT IMMEDIATELY ADJACENT PEDESTRIAN WALKWAYS
FOUNDATION SHRUBS LARGE EVERGREEN SHRUBS USED AS A BACKDROP AND FOR SCREENING. ARBUTUS UNEDO 'COMPACTA' / DWARF STRAWBERRY SHRUB COTONEASTER LACTEUS / RED CLUSTERBERRY COTONEASTER FELICIA SELLOWIANA / PINEAPPLE GUAVA LIGUSTRUM JAPONICUM 'TEXANUM' / WAX LEAF PRIVET OSMANTHUS FRAGRANS / SWEET OLIVE PHOTINIA X FRASERI / PHOTINIA PITTOSPORUM TOBIRA 'VARIEGATA' / VARIEGATED MOCK ORANGE	353 (±, EST.)	M	8" X 6" W
			10" X 8" W
			10" X 8" W
			12" X 8" W
			10" X 8" W
			18" X 12" W
			10" X 12" W
			10" X 12" W
			10" X 12" W
			10" X 12" W
HEDGE/BORDER SHRUBS EVERGREEN, HARDY SHRUBS DESIGNED TO SEPARATE AREAS, SCREEN DRIVE AISLES AND PARKING, AND PROVIDE CUES TO SITE ORGANIZATION. OLEA EUROPAEA 'LITTLE OLLIE' TM / LITTLE OLLIE OLIVE RHAPHIOLEPS SP. / INDIAN HAWTHORN VIBURNUM TINUS 'COMPACTUM' / VIBURNUM XYLOSMA CONGESTUM 'COMPACTA' / COMPACT XYLOSMA	2,674 (±, EST.)	M	4" X 5" W
			4" X 5" W
			5" X 6" W
			6" X 4" W
			3" X 4" W
			3" X 4" W
			3" X 4" W
			3" X 4" W
			3" X 4" W
			3" X 4" W
MID-GROUND SHRUBS LOW TO MEDIUM SIZE SHRUBS SELECTED FOR INTEREST AND COLOR. CAMELLIA SASAKIQUA 'SHISHI GASHIRA' / SHISHI GASHIRA CAMELLIA ILEX CRENATA 'STONES' / JAPANESE HOLLY PRUNUS LAUROCARPUS 'OTTO LUYKEN' / LUYKEN'S LAUREL PUNICA GRANATUM 'NANA' / DWARF POMEGRANATE RHAPHIOLEPS INDICA 'PINK DANCER' / INDIAN HAWTHORN SPIRAEA X B. 'ANTHONY WATERER' / ANTHONY WATERER SPIRAEA VIBURNUM TINUS 'SPRING BOUQUET' / SPRING BOUQUET LAURESTINUS	463 (±, EST.)	M	3" X 4" W
			3" X 4" W
			3" X 4" W
			3" X 4" W
			3" X 4" W
			3" X 4" W
			3" X 4" W
			3" X 4" W
			3" X 4" W
			3" X 4" W
ORNAMENTAL GRASSES AND STRAP-LEAFED PLANTS NATIVE AND ADAPTED LONG-LIVED PERENNIALS, PROVIDING COLOR AND CONTRAST. LOW WATER USE, SOME TOLERANT OF SEASONAL DRAINAGE. CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS MISCANTHUS SINENSIS / JAPANESE SILVER GRASS MUHLBERGIA CAPILLARIS / PINK MUHLY MUHLBERGIA RIGENS / DEER GRASS PENNISETUM ALOPECUROIDES / FOUNTAIN GRASS PHORMIUM SP. / NEW ZEALAND FLAX	21,816 SF (±, EST.)	L	36" X 30" W
			60" X 60" W
			36" X 30" W
			42" X 42" W
			36" X 36" W
			36" X 36" W
			36" X 36" W
			36" X 36" W
			36" X 36" W
			36" X 36" W
SHRUBS AND GROUND COVER MEDIUM TO LOW SHRUBS, WITH GROUND COVER AT FOREGROUND (SEE BELOW) IN LARGER PLANTING AREAS. CALLISTEMON VIMINALIS 'BETTER JOHN' / DWARF WEEPING BOTTLE BRUSH CISTIS PULVERULENTUS 'SUNSET' / ROCKROSE COTONEASTER DAMMERI 'LOWPAST' / BEARBERRY COTONEASTER DIETES VEGETA / AFRICAN IRIS ESCALLONIA FRADESII / ESCALLONIA GREVILLEA X 'NOELLII' / GREVILLEA JUNIPERUS CONFERTA 'COMPACTA' / SHORE JUNIPER RHAPHIOLEPS UMBELLATA 'MINOR' / YEDDA HAWTHORN	62,520 SF (±, EST.)	M	36" X 36" W
			36" X 36" W
			36" X 36" W
			36" X 36" W
			36" X 36" W
			36" X 36" W
			36" X 36" W
			36" X 36" W
			36" X 36" W
			36" X 36" W
NATIVE AND ADAPTED PLANTING LOW WATER USE GROUND COVER AND NATIVE GRASSES ACACIA REDOLENS 'LOWBOY' / BANK CATCLAW ARCTOSTAPHYLOS X 'EMERALD CARPET' / EMERALD CARPET MANZANITA BACCHARIS PILULARIS / DWARF COYOTE BRUSH COTONEASTER LACTEUS / RED CLUSTERBERRY COTONEASTER FESTUCA MARIEI 'GREENLEE FORM' / GREENLEE ATLAS FESCUE MUHLBERGIA DUBIA / PINE MUHLY MUHLBERGIA RIGENS / DEER GRASS	2,451 SF (±, EST.)	L	36" X 72" W
			24" X 36" W
			24" X 36" W
			36" X 48" W
			24" X 18" W
			18" X 18" W
			42" X 42" W
			42" X 42" W
			42" X 42" W
			42" X 42" W
ACCENT/ENTRY PLANTING THEMED PLANTING, EVERGREEN AND FLOWERING SHRUBS AND GROUND COVERS WITH INCREASED DENSITY AT FOCAL AREAS. COLEONEMA FULCHURUM / PINK BREATHER OF HEAVEN HEMEROCALLIS X VARS. / STELLA SUPREME DAYLILY LAVANDULA X INTERMEDIA VARS. / LAVENDER LOROPETALUM CHINENSE VARS. / LOROPETALUM OLEA EUROPAEA 'LITTLE OLLIE' TM / LITTLE OLLIE OLIVE	9,580 SF (±, EST.)	M	30" X 32" W
			24" X 18" W
			30" X 24" W
			36" X 36" W
			36" X 36" W
			36" X 36" W
			36" X 36" W
			36" X 36" W
			36" X 36" W
			36" X 36" W
TURF SODDED TURF IN LIMITED AREAS, USED FOR VISUAL RELIEF AND TO LINK PROJECT TO EXISTING AREA STREET SCAPES. DROUGHT-TOLERANT TALL FESCUE BLEND. IRRIGATION, HIGH-EFFICIENCY LOW-PRECIPITATION EMITTERS.	10,776 SF (±, EST.)	H	N/A
			N/A
			N/A
			N/A
			N/A
			N/A
			N/A
			N/A
			N/A
			N/A
GROUND COVER SPREADING EVERGREEN PLANTS, MEDIUM AND LOW WATER USE. PRIMARYLY SELECTED FOR HARDINESS, SOME FLOWERING. USED AS FOREGROUND FOR MIXED PLANTING. ABELIA X GRANDIFLORA 'PROSTRATA' COPROSMA KIRII / CREEPING MIRROR PLANT JUNIPERUS HORIZONTALIS VARS. / CREEPING JUNIPER ROSA X 'FLOWER CARPET CORAL' / ROSE ROSMARINUS OFF. 'HUNTINGTON CARPET' / H. CARPET ROSEMARY TRACHELOSPERMUM ASIATICUM / ASIAN JASMINE TRACHELOSPERMUM JASMINOIDES / STAR JASMINE	35,498 SF (±, EST.)	M	18" X 48" W
			18" X 48" W
			16" X 48" W
			24" X 48" W
			18" X 48" W
			12" X 36" W
			18" X 48" W
			18" X 48" W
			18" X 48" W
			18" X 48" W
WATER QUALITY AND CHANNEL BOTTOM PLUGGED PLANTING OF HYDROPHILIC SEDGES AND RUSHES AT REGULAR SPACINGS, INCLUDING CAREX AND JUNCUS SP.	2,523 SF (±, EST.)	M	VARIES
			VARIES
			VARIES
			VARIES
			VARIES
			VARIES
			VARIES
			VARIES
			VARIES
			VARIES
WATER QUALITY SLOPES SODDED BLEND OF NATIVE AND ADAPTED SPECIES FOR USE ON SLOPES AND OTHER SEMI-NATURAL AREAS. TOLERANT OF LIMITED INUNDATION DURING STORM EVENTS.	33,204 SF (±, EST.)	M	6-24" H
			6-24" H
			6-24" H
			6-24" H
			6-24" H
			6-24" H
			6-24" H
			6-24" H
			6-24" H
			6-24" H
VINES MIX OF EVERGREEN AND DECIDUOUS VINES, PLANTED ON MASONRY SCREEN WALLS OR TRELLISES ACTINIDIA ARGUTA 'ISSAI' / HARDY KIWI CLEMATIS SPP. / CLEMATIS FLOUS PUMILA / CREEPING FIG PARTHENOCISSUS TRICUSPIDATA 'VEITCHII' / BOSTON IVY VITIS SPP. / GRAPE	58 (±, EST.)	H	N/A
			N/A
			N/A
			N/A
			N/A
			N/A
			N/A
			N/A
			N/A
			N/A

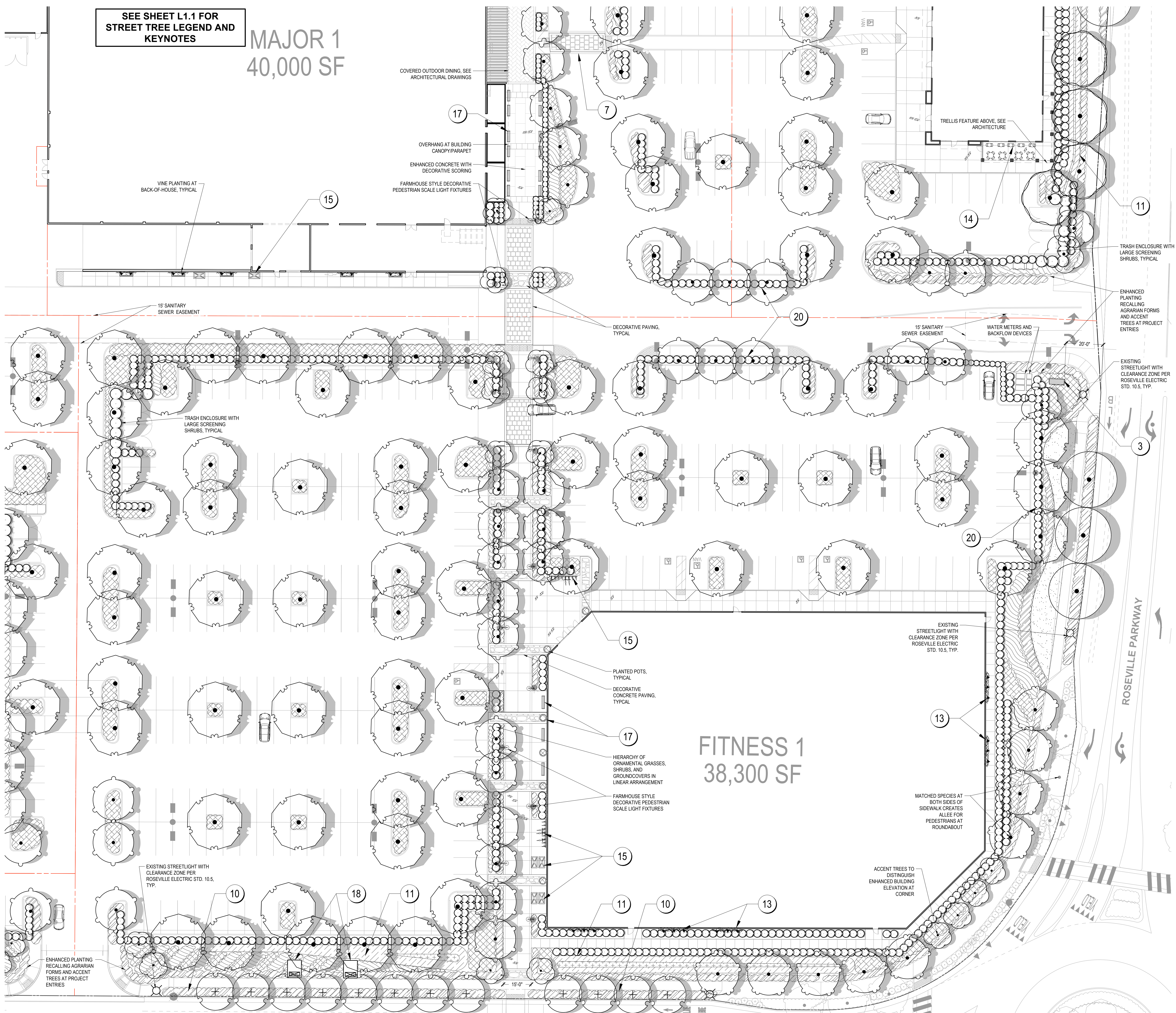
(SPECIES LISTED ARE REPRESENTATIVE AND NOT EXCLUSIVE; FINAL SELECTION TO CONFORM TO CAMPUS OAKS & CAMPUS OAKS TOWN CENTER DESIGN GUIDELINES) QUANTITIES ARE NOT EXACT. PLANS ARE PRELIMINARY AND PLANTING (SHRUBS, GROUND COVER, ETC.) IS SHOWN GRAPHICALLY. ESTIMATORS ARE ADVISED THAT INDIVIDUAL PLANTS MAY BE SMALLER THAN SHOWN AT THIS PRELIMINARY PLANNING LEVEL, AND QUANTITIES THEREFORE MAY BE GREATER.



PRELIMINARY PLANT LEGEND			
DESCRIPTION	QTY.	WATER	SIZE
PARKING LOT / SHADE TREES: ACER RUBRUM 'FRANKSRED' TM / RED SUNSET MAPLE FRAXINUS ANGUSTIFOLIA 'RAYWOOD' / NARROW-LEAVED ASH PISTACHIA CHINENSIS 'KEITH DAVEY' / KEITH DAVEY CHINESE PISTACHE PLATANUS X ACERIFOLIA 'COLUMBIA' / LONDON PLANE TREE ULMUS X ACCOLADE / ACCOLADE ELM	332	M	40H X 30W 40H X 30W 35H X 30W 50H X 40W 50H X 35W
ACCENT TREES: TYPICALLY SMALLER SIZED TREES SELECTED FOR UNIQUE FOLIAGE, FLOWER, OR FALL COLOR. ARBITUS UNEDO, MARINA / STRAWBERRY TREE CERCIS CANADENSIS 'OKLAHOMA' / OKLAHOMA REDBUD CHIONANTHUS RETUSUS / CHINESE FRINGE TREE ELAEAGARUS DECIPENS 'LITTLE EMPEROR' / DWARF BLUEBERRY TREE ERIGOSTRYA DEFLEXA / BRONZE LOQUAT LAGERSTROEMIA INDICA 'MUSKOGEE' / MUSKOGEE CRAPPE MYRTLE MAGNOLIA X SOULANGIANA / SAUCER MAGNOLIA OLEA E. 'SWAN HILL' TM / SWAN HILL OLIVE (REQ. AT WOODCREEK OAKS BLVD)	48	M	25H X 15W 15H X 15W 20H X 20W 30H X 20W 20H X 15W 30H X 25W 25H X 25W 25H X 20W
COLUMNAR TREES: TREES WITH UPRIGHT, FASTIGIATE HABIT. USED IN NARROW AREAS, ADJACENT BUILDINGS, AS SCREENING, OR BACKGROUND. ACER RUBRUM 'BOWHALL' / BOWHALL MAPLE CARPINUS BETULUS 'COLUMNARIS' / COLUMNAR EUROPEAN HORNBEEAM CEDRUS DEODARA 'ATLAS BLUE' / BLUE DEODAR CEDAR MAGNOLIA GRANDIFLORA 'ST. MARY' / ST. MARY SOUTHERN MAGNOLIA PODOCARPUS MACKROPHYLLUS MAKI / SHROBBY YEW PRUNUS CAROLINIANA / CAROLINA LAUREL CHERRY QUERCUS ROBUR 'FASTIGIATA' / PYRAMIDAL ENGLISH OAK TILIA AMERICANA 'BOULEVARD' / FASTIGIATA / BOULEVARD LINDEN	25	M	40H X 20W 40H X 25W 60H X 30W 30H X 20W 15H X 8W 25H X 15W 50H X 20W 50H X 30W
INTERIOR AISLE AND ALLEE TREES USED BEHIND MAJOR CANOPY TREES OR TO IDENTIFY ENTRANCES, ALLEES, OR OTHER SITE FEATURES CARPINUS BETULUS / EUROPEAN HORNBEEAM NYSSA SYLVATICA / SOUR GUM PYRUS CALLERYANA 'HOLMFORD' / HOLMFORD PEAR PYRUS CALLERYANA 'REDSPIRE' / REDSPIRE GALLERY PEAR	136	M	45H X 30W 30H X 20W 35H X 25W 30H X 20W
SPECIMEN TREES LARGE EVERGREEN OAKS USED AT PRIMARY & SECONDARY COMMUNITY GATEWAYS (PER C.O. DESIGN GUIDELINES) AND AT KEY ENTRIES. QUERCUS VIRGINIANA OR AGRIFOLIA, AS AVAILABLE	23	L	VARIES NOT IMMEDIATELY ADJACENT PEDESTRIAN WALKWAYS)
FOUNDATION SHRUBS LARGE EVERGREEN SHRUBS USED AS A BACKDROP AND FOR SCREENING. ARBITUS UNEDO 'COMPACTA' / DWARF STRAWBERRY SHRUB COTONEASTER LACTEUS / RED CLUSTERBERRY COTONEASTER FELCOA SELLOWIANA / PINEAPPLE GUAVA LIGUSTRUM JAPONICUM 'TEXANUM' / WAX LEAF PRIVET OSMANTHUS FRAGRANS / SWEET OLIVE PHOTINIA X FRASERI / PHOTINIA PITTOSPORUM TOBIRA 'VARIEGATA' / VARIEGATED MOCK ORANGE	353 (± EST.)	L	8H X 6' W 10H X 8' W 10H X 8' W 10H X 8' W 18H X 12' W 10H X 12' W
HEDGE/BORDER SHRUBS EVERGREEN, HARDY SHRUBS DESIGNED TO SEPARATE AREAS, SCREEN DRIVE AISLES AND PARKING, AND PROVIDE CUES TO SITE ORGANIZATION. OLEA EUROPAEA 'LITTLE OLLIE' TM / LITTLE OLLIE OLIVE RHAPHIOLEPIS SP. / INDIAN HAWTHORN VIBURNUM TINUS 'COMPACTUM' / VIBURNUM XYLOSMA CONGESTUM 'COMPACTA' / COMPACT XYLOSMA	2,674 (± EST.)	L	4H X 5W 4H X 5W 5H X 6W 6H X 6W
MID-GROUND SHRUBS LOW TO MEDIUM SIZE SHRUBS SELECTED FOR INTEREST AND COLOR. CAMELLIA SASAKIQUA 'SHISHI GASHIRA' / SHISHI GASHIRA CAMELLIA ILEX CRENATA 'TOKON' / JAPANESE HOLLY PRUNUS LAUROCERASUS 'OTTO LUYKEN' / LUYKEN LAUREL PUNICA GRANATUM 'NANA' / DWARF POMEGRANATE RHAPHIOLEPIS INDICA 'PINK DANCER' / INDIAN HAWTHORN SPIRAEA X B. 'ANTHONY WATERER' / ANTHONY WATERER SPIRAEA VIBURNUM TINUS 'SPRING BOUQUET' / SPRING BOUQUET LAURESTINUS	463 (± EST.)	M	3H X 4W 3H X 4W 3H X 4W 4H X 4W 2H X 3W 3H X 4W 4H X 4W
ORNAMENTAL GRASSES AND STRAP-LEAFED PLANTS NATIVE AND ADAPTED LONG-LIVED PERENNIALS, PROVIDING COLOR AND CONTRAST. LOW WATER USE, SOME TOLERANT OF SEASONAL DRAINAGE. CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS MISCANTHUS SINENSIS / JAPANESE SILVER GRASS MULLENBERGIA CAPILLARIS / PINK MUHLY MULLENBERGIA RIGENS / DEER GRASS PENNISETUM ALOPECUROIDES / FOUNTAIN GRASS PHORMIUM SP. / NEW ZEALAND FLAX	21,816 SF (± EST.)	L	36H X 30W 60H X 60W 36H X 30W 42H X 42W 36H X 36W 36H X 36W
SHRUBS AND GROUNDCOVER MEDIUM TO LOW SHRUBS, WITH GROUNDCOVER AT FOREGROUND (SEE BELOW) IN LARGER PLANTING AREAS. CALLISTEMON VIMINALIS 'BETTER JOHN' / DWARF WEEPING BOTTLE BRUSH CISTUS PULVERULENTUS 'SUNSET' / ROCKROSE COTONEASTER DAMMERI 'LOWFAST' / BEARBERRY COTONEASTER DIETES VEGETA / AFRICAN IRIS ESCALLONIA FRADESII / ESCALLONIA GREVILLEA X 'NOELLII' / GREVILLEA JUNIPERUS CONFERTA 'COMPACTA' / SHORE JUNIPER RHAPHIOLEPIS UMBELLATA 'MINOR' / YEDDA HAWTHORN	62,520 SF (± EST.)	L	42H X 36W 36H X 42W 18H X 48W 36H X 36W 36H X 36W 36H X 36W 18H X 36W 32H X 32W
NATIVE AND ADAPTED PLANTING LOW WATER USE GROUNDCOVER AND NATIVE GRASSES ACACIA REDOLENS 'LOWBOY' / BANK CATCLAW ARCTOSTAPHYLOS X 'EMERALD CARPET' / EMERALD CARPET MANZANITA BACCHARIS PILULARIS / DWARF COYOTE BRUSH COTONEASTER LACTEUS / RED CLUSTERBERRY COTONEASTER FESTUCA MARIE 'GREENLEE'S FORM' / GREENLEE ATLAS FESCUE MULLENBERGIA DUBIA / PINE MUHLY MULLENBERGIA RIGENS / DEER GRASS	2,451 SF (± EST.)	L	36H X 72W 24H X 36W 36H X 48W 42H X 60W 24H X 18W 18H X 18W 42H X 42W
ACCENT/ENTRY PLANTING THEMED PLANTING, EVERGREEN AND FLOWERING SHRUBS AND GROUNDCOVERS WITH INCREASED DENSITY AT FOCAL AREAS. COLEONEMA PALCHURUM / PINK BREATHER OF HEAVEN HEMEROCALLIS X VARS. / STELLA SUPREME DAYLILY LAVANDULA X INTERMEDIA VARS. / LAVENDER LOROPETALUM CHINENSE VARS. / LOROPETALUM OLEA EUROPAEA 'LITTLE OLLIE' TM / LITTLE OLLIE OLIVE	9,580 SF (± EST.)	M	30H X 32W 24H X 18W 30H X 24W 36H X 36W 36H X 36W
TURF SODDED TURF IN LIMITED AREAS, USED FOR VISUAL RELIEF AND TO LINK PROJECT TO EXISTING AREA STREET-SCAPES. DROUGHT-TOLERANT TALL FESCUE BLEND. IRRIGATION, HIGH-EFFICIENCY LOW-PRECIPITATION EMITTERS.	10,776 SF (± EST.)	H	N/A
GROUNDCOVER SPREADING EVERGREEN PLANTS, MEDIUM AND LOW WATER USE. PRIMARILY SELECTED FOR HARDINESS, SOME FLOWERING. USED AS FOREGROUND FOR MIXED PLANTING. ABELIA X GRANDIFLORA 'PROSTRATA' COPROSMA KIRII / CREEPING MIRROR PLANT JUNIPERUS HORIZONTALIS VARS. / CREEPING JUNIPER ROSA X 'FLOWER CARPET CORAL' / ROSE ROSMARINUS OFF. 'HUNTINGTON CARPET' / H. CARPET ROSEMARY TRACHELOSPERMUM ASIATICUM / ASIAN JASMINE TRACHELOSPERMUM JASMINOIDES / STAR JASMINE	35,498 SF (± EST.)	M	18H X 48W 18H X 48W 16H X 48W 24H X 36W 18H X 48W 12H X 36W 18H X 48W
WATER QUALITY AND CHANNEL BOTTOM PLUGGED PLANTING OF HYDROPHYLIC SEDGES AND RUSHES AT REGULAR SPACINGS, INCLUDING CAREX AND JUNCUS SP.	2,523 SF (± EST.)	M	VARIES
WATER QUALITY SLOPES SODDED BLEND OF NATIVE AND ADAPTED SPECIES FOR USE ON SLOPES AND OTHER SEMI-NATURAL AREAS. TOLERANT OF LIMITED INUNDATION DURING STORM EVENTS.	33,204 SF (± EST.)	M	6-24H
VINES MIX OF EVERGREEN AND DECIDUOUS VINES, PLANTED ON MASONRY SCREEN WALLS OR TRELLISES ACTINIDIA ARGUTA 'ISSAI' / HARDY KIWI CLEMATIS SPP. / CLEMATIS FLOUS PUMILA / CREEPING FIG PARTHENOCISSUS TRICUSPIDATA 'VEITCHII' / BOSTON IVY VITIS SPP. / GRAPE	58 (± EST.)	H	N/A N/A N/A N/A

SEE SHEET L1.1 FOR
STREET TREE LEGEND AND
KEYNOTES

MAJOR 1
40,000 SF

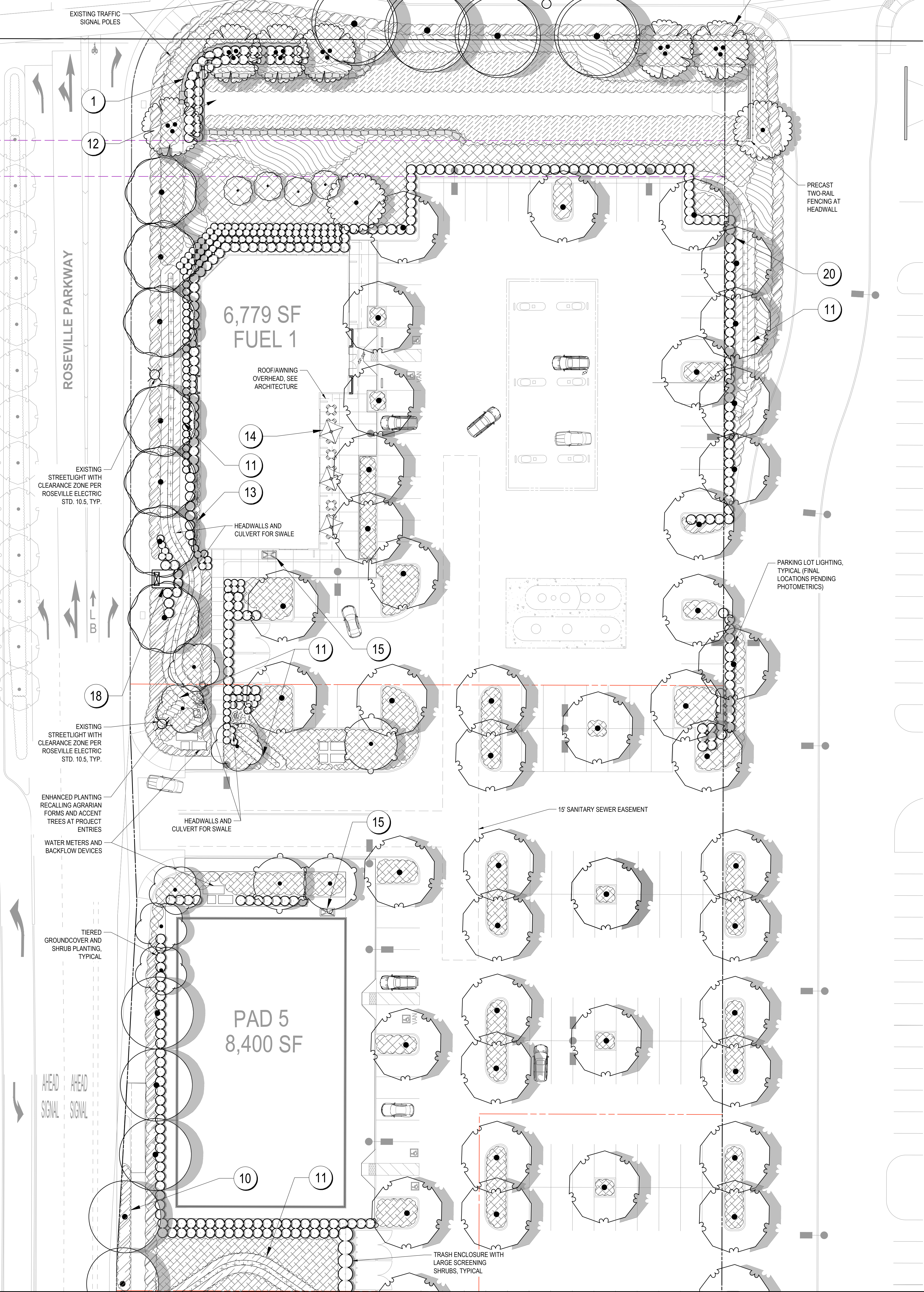


PRELIMINARY PLANT LEGEND

DESCRIPTION	QTY.	WATER	SIZE
PARKING LOT / SHADE TREES: ACER RUBRUM 'FRANKSRED' TM / RED SUNSET MAPLE FRAXINUS ANGUSTIFOLIA 'RAYWOOD' / NARROW-LEAVED ASH PISTACHIA CHINENSIS 'KEITH DAVEY' / KEITH DAVEY CHINESE PISTACHE PLATANUS X AZERIFOLIA 'COLUMBIA' / LONDON PLANE TREE ULMUS X 'ACCOLADE' / ACCOLADE ELM	332	M	40H X 30W 40H X 30W 35H X 30W 50H X 40W 45H X 35W
ACCENT TREES: TYPICALLY SMALLER SIZED TREES SELECTED FOR UNIQUE FOLIAGE, FLOWER, OR FALL COLOR. ARBITUS UNEDQ, MARINA / STRAWBERRY TREE CERCIS CANADENSIS 'OKLAHOMA' / OKLAHOMA REDBUD CHIONANTHUS RETICULUS / CHINESE FRINGE TREE ELAEAGARUS DECIPENS 'LITTLE EMPEROR' / DWARF BLUEBERRY TREE ERIGONOTRYA DEFLEXA / BRONZE LOQUAT LACINOSTROPHIA INDICA 'MUSKOGEE' / MUSKOGEE CRAYE MYRTLE MAGNOLIA X SOULANGIANA / SAUCER MAGNOLIA OLEA E. 'SWAN HILL' TM / SWAN HILL OLIVE (REQ. AT WOOD OAKS BLVD)	48	M	25H X 15W 15H X 15W 20H X 20W 30H X 20W 20H X 15W 30H X 25W 25H X 25W 25H X 20W
COLUMNAR TREES: TREES WITH UPRIGHT, FASTIGIATE HABIT. USED IN NARROW AREAS, ADJACENT BUILDINGS, AS SCREENING, OR BACKGROUND. ACER RUBRUM 'BONHALL' / BONHALL MAPLE CARPINUS BETULUS 'COLUMBIENSIS' / COLUMNAR EUROPEAN HORNBAM CEDRUS DEODARA 'ATLAS BLUE' / BLUE DEODAR CEDAR MAGNOLIA GRANDIFLORA 'ST. MARY' / ST. MARY SOUTHERN MAGNOLIA PODOCARPUS MACROPHYLLUS MAKI / SHRUBBY YEW PRUNUS CAROLINIANA 'CAROLINA LAUREL' CHERRY QUERCUS ROBUR 'FASTIGIATA' / PYRAMIDAL ENGLISH OAK TILIA AMERICANA 'BOULEVARD' / FASTIGIATA / BOULEVARD LINDEN	25	M	40H X 20W 40H X 20W 60H X 30W 30H X 20W 15H X 8W 25H X 16W 50H X 20W 50H X 30W
INTERIOR AISLE AND ALLEE TREES: USED BEHIND MAJOR CANOPY TREES OR TO IDENTIFY ENTRANCES, ALLEES, OR OTHER SITE FEATURES. CARPINUS BETULUS / EUROPEAN HORNBAM NYSSA SYLVATICA / SOUR GUM PYRUS CALLERYANA 'HOLMFORD' / HOLMFORD PEAR PYRUS CALLERYANA 'REDSPIRE' / REDSPIRE CALLERY PEAR	136	M	45H X 30W 30H X 20W 35H X 25W (NOTE: PEAR SPECIES TO BE USED WHERE NOT IMMEDIATELY ADJACENT PEDESTRIAN WALKWAYS) 30H X 20W
SPECIMEN TREES: LARGE EVERGREEN OAKS USED AT PRIMARY & SECONDARY COMMUNITY GATEWAYS (PER C.O. DESIGN GUIDELINES) AND AT KEY ENTRIES. QUERCUS VIRGINIANA OR AGRI-FOLIA, AS AVAILABLE	23	L	VARIES
FOUNDATION SHRUBS: LARGE EVERGREEN SHRUBS USED AS A BACKDROP AND FOR SCREENING. ARBITUS UNEDQ 'COMPACTA' / DWARF STRAWBERRY SHRUB COTONEASTER LACTEUS / RED CLUSTERBERRY COTONEASTER FELICIA SELLOWIANA / PINEAPPLE GUAVA LIGUSTRUM JAPONICUM 'TEXANUM' / WAX LEAF PRIVET OSMANTHUS FRAGRANS / SWEET OLIVE PHOTINIA X FRASERI / PHOTINIA PITTOSPORUM TOBIRA 'VAREGIATA' / VAREGIATED MOCK ORANGE	353 (±, EST.)	M	6H X 6' W 10H X 8' W 10H X 8' W 12H X 8' W 10H X 8' W 16H X 12' W 10H X 12' W
HEDGE/BORDER SHRUBS: EVERGREEN, HARDY SHRUBS DESIGNED TO SEPARATE AREAS, SCREEN DRIVE AISLES AND PARKING, AND PROVIDE CUES TO SITE ORGANIZATION. OLEA EUROPAEA 'LITTLE OLLIE' TM / LITTLE OLLIE OLIVE RHAPHIOLEPIS SP. / INDIAN HAWTHORN VIBURNUM TINUS 'COMPACTUM' / VIBURNUM XYLOSMA CONGESTUM 'COMPACTA' / COMPACT XYLOSMA	2,674 (±, EST.)	L	4H X 5W 4H X 5W 5H X 6W 6H X 6W
MID-GROUND SHRUBS: LOW TO MEDIUM SIZE SHRUBS SELECTED FOR INTEREST AND COLOR. CALLISTEMON SASANQUA 'SHISHI GASHIRA' / SHISHI GASHIRA CAMELLIA ALEX CRENATA 'STONES' / JAPANESE HOLLY PRUNUS LAUROCEARUS 'OTTO LUYKEN' / LUYKEN LAUREL PUNICA GRANATUM 'NANA' / DWARF POMEGRANATE RHAPHIOLEPIS INDICA 'PINK DANCER' / INDIAN HAWTHORN SPIRAEA X B. 'ANTHONY WATERER' / ANTHONY WATERER SPIRAEA VIBURNUM TINUS 'SPRING BOUQUET' / SPRING BOUQUET LAURESTINUS	463 (±, EST.)	M	3H X 4W 3H X 4W 3H X 4W 4H X 4W 2H X 3W 4H X 4W 4H X 4W
ORNAMENTAL GRASSES AND STRAP-LEAFED PLANTS: NATIVE AND ADAPTED LONG-LIVED PERENNIALS, PROVIDING COLOR AND CONTRAST. LOW WATER USE, SOME TOLERANT OF SEASONAL DRAINAGE. CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS MISCANTHUS SINENSIS / JAPANESE SILVER GRASS MUHLBERGIA CAPILLARIS / PINK MUHLY MUHLBERGIA RIGENS / DEER GRASS PENNISETUM ALOPECUROIDES / FOUNTAIN GRASS PHORMIUM SP. / NEW ZEALAND FLAX	21,816 SF (±, EST.)	L	36H X 30W 60H X 60W 36H X 30W 42H X 42W 36H X 36W 36H X 36W
SHRUBS AND GROUNDCOVER: MEDIUM TO LOW SHRUBS, WITH GROUNDCOVER AT FOREGROUND (SEE BELOW) IN LARGER PLANTING AREAS. CALLISTEMON VIMINALIS 'BETTER JOHN' / DWARF WEEPING BOTTLE BRUSH CISTUS PULVERULENTUS 'SUNSET' / ROCKROSE COTONEASTER DAMMERI 'LOWFAST' / BEARBERRY COTONEASTER DIETES VEGETA / AFRICAN VIOLET ESCALLONIA FRADESII / ESCALLONIA GREVILLEA X 'NOELLII' / GREVILLEA JUNIPERUS CONFERTA 'COMPACTA' / SHORE JUNIPER RHAPHIOLEPIS UMBELLATA 'MINOR' / YEDDA HAWTHORN	62,520 SF (±, EST.)	L	36H X 36W 36H X 36W 36H X 36W 36H X 36W 36H X 36W 36H X 36W 32H X 32W
NATIVE AND ADAPTED PLANTING: LOW WATER USE GROUNDCOVER AND NATIVE GRASSES ACACIA REDOLENS 'LOWBOY' / BANK CATCLAW ARCTOSTAPHYLOS X 'EMERALD CARPET' / EMERALD CARPET MANZANITA BACCHARIS PILULARIS / DWARF COYOTE BRUSH COTONEASTER LACTEUS / RED CLUSTERBERRY COTONEASTER FESTUCA MARIE 'GREENLEE'S FORM' / GREENLEE ATLAS FESCUE MUHLBERGIA DUBIA / PINE MUHLY MUHLBERGIA RIGENS / DEER GRASS	2,451 SF (±, EST.)	L	36H X 72W 24H X 36W 36H X 48W 42H X 60W 24H X 18W 18H X 18W 42H X 42W
ACCENT/ENTRY PLANTING: THEMED PLANTING, EVERGREEN AND FLOWERING SHRUBS AND GROUNDCOVERS WITH INCREASED DENSITY AT FOCAL AREAS. COLEONEMA FALCIFORME / PINK BREATHER OF HEAVEN HEMEROCALLIS X VARS. / STELLA SUPREME DAYLILY LAVANDULA X INTERMEDIA VARS. / LAVENDER LOROPETALUM CHINESE VARS. / LOROPETALUM OLEA EUROPAEA 'LITTLE OLLIE' TM / LITTLE OLLIE OLIVE	9,580 SF (±, EST.)	M	30H X 32W 24H X 18W 30H X 24W 36H X 36W 36H X 36W
TURF: SODDED TURF IN LIMITED AREAS, USED FOR VISUAL RELIEF AND TO LINK PROJECT TO EXISTING AREA STREET-SCAPES. DROUGHT-TOLERANT TALL FESCUE BLEND. IRRIGATION, HIGH-EFFICIENCY LOW-PRECIPITATION EMITTERS.	10,776 SF (±, EST.)	H	N/A
GROUNDCOVER: SPREADING EVERGREEN PLANTS, MEDIUM AND LOW WATER USE. PRIMARILY SELECTED FOR HARDINESS, SOME FLOWERING. USED AS FOREGROUND FOR MIXED PLANTING. ABELIA X GRANDIFLORA 'PROSTRATA' COPROSMIA KIRII / CREEPING MIRROR PLANT JUNIPERUS HORIZONTALIS VARS. / CREEPING JUNIPER ROSA X 'FLOWER CARPET CORAL' / ROSE ROSMARINUS OFF. 'HUNTINGTON CARPET' / H. CARPET ROSEMARY TRACHELOSPERMUM ASIATICUM / ASIAN JASMINE TRACHELOSPERMUM JASMINOIDES / STAR JASMINE	35,498 SF (±, EST.)	M	18H X 48W 18H X 48W 16H X 48W 24H X 36W 18H X 48W 12H X 36W 18H X 48W
WATER QUALITY AND CHANNEL BOTTOM: PLUGGED PLANTING OF HYDROPHYLIC SEDGES AND RUSHES AT REGULAR SPACINGS, INCLUDING CAREX AND JUNCUS SP.	2,523 SF (±, EST.)	M	VARIES
WATER QUALITY SLOPES: SODDED BLEND OF NATIVE AND ADAPTED SPECIES FOR USE ON SLOPES AND OTHER SEMI-NATURAL AREAS. TOLERANT OF LIMITED INUNDATION DURING STORM EVENTS.	33,204 SF (±, EST.)	M	6-24H
VINES: MIX OF EVERGREEN AND DECIDUOUS VINES, PLANTED ON MASONRY SCREEN WALLS OR TRELLISES ACTINIDIA ARGUTA 'ISSAI' / HARDY KIW CLEMATIS SPP. / CLEMATIS FLOUS PUMILA / CREEPING FIG PARthenocissus TRICUSPIDATA 'VEITCHII' / BOSTON IVY VITIS SPP. / GRAPE	58 (±, EST.)	H	N/A N/A N/A N/A

(SPECIES LISTED ARE REPRESENTATIVE AND NOT EXCLUSIVE; FINAL SELECTION TO CONFORM TO CAMPUS OAKS & CAMPUS OAKS TOWN CENTER DESIGN GUIDELINES) QUANTITIES ARE NOT EXACT. PLANS ARE PRELIMINARY AND PLANTING DATES, PLANTING METHODS, ESTIMATES, AND QUANTITIES ARE ADVISED. PLANTS ARE ADVISED. PLANTS MAY BE SMALLER THAN SHOWN AT THIS PRELIMINARY PLANNING LEVEL, AND QUANTITIES THEREFORE MAY BE GREATER.

BLUE OAKS BLVD.



KEYNOTES

- 1 PRIMARY CAMPUS OAKS GATEWAY: SEE ELEVATION, SHEET L1.3. (PER CAMPUS OAKS DESIGN GUIDELINES)
- 2 SECONDARY CAMPUS OAKS GATEWAY: SIMILAR TO PRIMARY CAMPUS OAKS GATEWAY: SEE ELEVATION (PER CAMPUS OAKS DESIGN GUIDELINES)
- 3 PROPOSED MONUMENT SIGN (4 TOTAL): SEE SIGNAGE PLAN (BY OTHERS)
- 4 PROJECT BOUNDARY
- 5 OUTDOOR PEDESTRIAN PLAZA / EATING AREA, TYPICAL
- 6 PEDESTRIAN SPINE (EXTENSION OF PASEO) WITH ENHANCED PAVING, AGRARIAN-STYLE POST-TOP LIGHTING, AND SITE FURNISHINGS
- 7 TRAFFIC CALMING: SPEED TABLE WITH ENHANCED PAVING
- 8 PROJECT ENTRY/DRIVE AISLE WITH CONSISTENT PLANTING DIFFERENTIATED FROM PARKING FIELDS
- 9 HEADWALL AND ROCKERY RETAINING WALLS (TO MATCH EXISTING) AT DRAINAGE CHANNEL TO CREATE WIDENED PLANTING AREAS AT PROJECT ENTRIES
- 10 TREES AND UNDERSTORY PLANTING ALONG ROADWAYS TO PER CAMPUS OAKS DESIGN GUIDELINES AND TO MATCH PREVIOUSLY APPROVED LANDSCAPE PLANS FOR ADJACENT STREETS CAPES
- 11 WATER QUALITY SWALE, TYPICAL
- 12 CHANNEL BOTTOM WITH INFILTRATION GALLERY PER CIVIL DRAWINGS
- 13 PLANTERS AND GREENSCREEN OR SIMILAR VERTICAL TRELLIS AT MAJOR BUILDING ELEVATIONS WITH VINES AND UNDERSTORY PLANTING
- 14 AREA FOR POSSIBLE OUTDOOR EATING AREA, TYPICAL (DEPENDENT ON TENANT PROGRAM)
- 15 BICYCLE LOCKER/RACK LOCATION, TYPICAL. FINAL QUANTITY AND PLACEMENT AS REQUIRED PER CALGREEN/LAFCO REQUIREMENTS
- 16 OFF-SITE LANDSCAPE WITHIN CITY ROW (NOT A PART OF THIS PROJECT)
- 17 BENCHES, PLANTERS, AND SITE AMENITIES AT KEY PEDESTRIAN USE AREAS
- 18 EXISTING ROSEVILLE ELECTRIC EQUIPMENT
- 19 EXISTING STREETLIGHT/SIGNAL LIGHT (WHERE IN PROPOSED PAVING, STREETLIGHTS WILL BE RELOCATED PER R.E. STANDARDS)
- 20 DENSE SHRUBS AT PARKING LOT BOUNDARIES AND DRIVE-THROUGH AISLES TO BLOCK CARS: MIN. 30" TALL, PLANTED TO ACHIEVE CONTINUOUS HEDGE WITHIN 1 YR.

STREET TREE LEGEND

TREES	CODE	BOTANICAL NAME / COMMON NAME	QTY.	WATER USE
	ACE FRA	ACER RUBRUM 'FRANKSRED' TM / RED SUNSET MAPLE	22	M
	WUCOLS (M)	WUCCOLUS (M), PRIMARY TREE AT ROSEVILLE PARKWAY, GOOD NEAR WATER QUALITY SWALES		
	CUP ITA	CUPRESSUS SEMPERVIRENS 'GLAUCA' / ITALIAN CYPRESS	8	L
	GIN FAI	GINKGO BILOBA 'FAIRMONT' / MAIDENHAIR TREE	21	L
	WUCOLS (M)	WUCCOLUS (M), SECONDARY TREE AT ROSEVILLE PARKWAY		
	KOE PAN	KOELREUTERIA PANICULATA / GOLDEN RAIN TREE	31	M
	WUCOLS (M)	WUCCOLUS (M), PRIMARY TREE AT PAINTED DESERT DRIVE		
	LAG MUS	LAGERSTROEMIA INDICA 'MUSKOGEE' / MUSKOGEE CRAPE MYRTLE	18	L
	WUCOLS (L)	WUCCOLUS (L), ROSEVILLE PARKWAY ACCENT TREE		
	PLA COL	PLATANUS X ACERIFOLIA 'COLUMBIA' / LONDON PLANE TREE	32	M
	WUCOLS (L)	WUCCOLUS (L) BLUE OAKS AND WOODCREEK OAKS PRIMARY TREE		
	QUE CAT	QUERCUS VIRGINIANA 'CATHEDRAL' / CATHEDRAL LIVE OAK	14	M
	WUCOLS (L)	WUCCOLUS (L) BLUE OAKS AND WOODCREEK OAKS SECONDARY TREE		
	ULM PRO	ULMUS PROPINQUA 'EMERALD SUNSHINE' / ELM	19	M
	WUCOLS (M)	WUCCOLUS (M), ROSEVILLE PARKWAY PRIMARY TREE		

(NOTE: STREET TREES ARE IDENTIFIED BY SPECIES AND ALIGN WITH CAMPUS OAKS DESIGN GUIDELINES AND STREETScape PRECEDENT)

PRELIMINARY PLANT LEGEND

DESCRIPTION	QTY.	WATER USE	SIZE
PARKING LOT / SHADE TREES: ACER RUBRUM 'FRANKSRED' TM / RED SUNSET MAPLE FRAXINUS ANGUSTIFOLIA 'RAYWOOD' / NARROW-LEAVED ASH PISTACHIA CHINENSIS 'KEITH DAVEY' / KEITH DAVEY CHINESE PISTACHE PLATANUS X ACERIFOLIA 'COLUMBIA' / LONDON PLANE TREE ULMUS X 'ACCOLADE' / ACCOLADE ELM	332	M	40H X 30W 40H X 30W 35H X 30W 50H X 40W 45H X 35W
ACCENT TREES: TYPICALLY SMALLER SIZED TREES SELECTED FOR UNIQUE FOLIAGE, FLOWER, OR FALL COLOR. ARBITUS UNEDO 'COMPACTA' / DWARF STRAWBERRY SHRUB CERCIS CANADENSIS 'OKLAHOMA' / OKLAHOMA REDBUD CHIONANTHUS RETUSUS / CHINESE FRINGE TREE ELAEAGARBUS DECIPENS 'LITTLE EMPEROR' / DWARF BLUEBERRY TREE ERIGOSTRYA DEFLEXA / BRONZE LOQUAT LAGERSTROEMIA INDICA 'MUSKOGEE' / MUSKOGEE CRAPE MYRTLE MAGNOLIA X SOULANGIANA / SAUCER MAGNOLIA OLEA E. 'SWAN HILL' TM / SWAN HILL OLIVE (REQ. AT WOODCREEK OAKS BLVD)	48	M	25H X 15W 15H X 15W 20H X 20W 30H X 20W 20H X 15W 30H X 25W 25H X 25W 25H X 20W
COLUMNAR TREES: TREES WITH UPRIGHT, FASTIGIATE HABIT. USED IN NARROW AREAS, ADJACENT BUILDINGS, AS SCREENING, OR BACKGROUND. ACER RUBRUM 'BOWHALL' / BOWHALL MAPLE CARPINUS BETULUS 'COLUMNARIS' / COLUMNAR EUROPEAN HORNBEEAM CEDRUS DEODARA 'ATLAS BLUE' / BLUE DEODAR CEDAR MAGNOLIA GRANDIFLORA 'ST. MARY' / ST. MARY SOUTHERN MAGNOLIA PODOCARPUS MACROPHYLLUS MAKI / SHRUBBY YEW PRUNUS CAROLINIANA 'CAROLINA LAUREL' CHERRY QUERCUS ROBUR 'FASTIGIATA' / PYRAMIDAL ENGLISH OAK TILIA AMERICANA 'BOULEVARD' / FASTIGIATA / BOULEVARD LINDEN	25	M	40H X 20W 40H X 25W 60H X 30W 30H X 20W 15H X 8W 25H X 18W 50H X 20W 50H X 30W
INTERIOR AISLE AND ALLEE TREES: USED BEHIND MAJOR CANOPY TREES OR TO IDENTIFY ENTRANCES, ALLEES, OR OTHER SITE FEATURES. CARPINUS BETULUS / EUROPEAN HORNBEEAM NYSSA SYLVATICA 'SOUR GUM' PYRUS CALLERYANA 'HOLMFORD' / HOLMFORD PEAR PYRUS CALLERYANA 'REDSPIRE' / REDSPIRE GALLERY PEAR	136	M	45H X 30W 30H X 20W 35H X 25W 30H X 20W
SPECIMEN TREES: LARGE EVERGREEN OAKS USED AT PRIMARY & SECONDARY COMMUNITY GATEWAYS (PER C.O. DESIGN GUIDELINES) AND AT KEY ENTRIES. QUERCUS VIRGINIANA OR AGRIFOLIA, AS AVAILABLE	23	L	VARIES
FOUNDATION SHRUBS: LARGE EVERGREEN SHRUBS USED AS A BACKDROP AND FOR SCREENING. ARBITUS UNEDO 'COMPACTA' / DWARF STRAWBERRY SHRUB COTONEASTER LACTEUS / RED CLUSTERBERRY COTONEASTER FELICIA SELLOWIANA / PINEAPPLE GUAVA LIGUSTRUM JAPONICUM 'TEXANUM' / WAX LEAF PRIVET OSMANTHUS FRAGRANS / SWEET OLIVE PHOTINIA X FRASERI / PHOTINIA PITTOSPORUM TOBIRA 'VARIEGATA' / VARIEGATED MOCK ORANGE	353 (±. EST.)	M	8H X 6' W 10H X 8' W 10H X 8' W 12H X 8' W 10H X 8' W 18H X 12' W 10H X 12' W
HEDGE/BORDER SHRUBS: EVERGREEN, HARDY SHRUBS DESIGNED TO SEPARATE AREAS, SCREEN DRIVE AISLES AND PARKING, AND PROVIDE CUES TO SITE ORGANIZATION. OLEA EUROPAEA 'LITTLE OLLIE' TM / LITTLE OLLIE OLIVE RHAPHIOLEPS SP. / INDIAN HAWTHORN VIBURNUM TINUS 'COMPACTUM' / VIBURNUM XYLOSMA CONGESTUM 'COMPACTA' / COMPACT XYLOSMA	2,674 (±. EST.)	L	4H X 5W 4H X 5W 5H X 6W 6H X 6W
MID-GROUND SHRUBS: LOW TO MEDIUM SIZE SHRUBS SELECTED FOR INTEREST AND COLOR. CAMELLIA SASAKIQUA 'SHISHI GASHIRA' / SHISHI GASHIRA CAMELLIA ILEX CRENATA 'STONES' / JAPANESE HOLLY PRUNUS LAUROCARPUS 'OTTO LUYKEN' / LUYKENS LAUREL PUNICA GRANATUM 'NANA' / DWARF POMEGRANATE RHAPHIOLEPS INDICA 'PINK DANCER' / INDIAN HAWTHORNE SPIRAEA X B. 'ANTHONY WATERER' / ANTHONY WATERER SPIRAEA VIBURNUM TINUS 'SPRING BOUQUET' / SPRING BOUQUET LAURESTINUS	463 (±. EST.)	M	3H X 4W 3H X 4W 3H X 4W 4H X 4W 4H X 4W 2H X 3W 3H X 4W 4H X 4W
ORNAMENTAL GRASSES AND STRAP-LEAFED PLANTS: NATIVE AND ADAPTED LONG-LIVED PERENNIALS, PROVIDING COLOR AND CONTRAST. LOW WATER USE, SOME TOLERANT OF SEASONAL DRAINAGE. CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS MISCANTHUS SINENSIS / JAPANESE SILVER GRASS MUHLBERGIA CAPILLARIS / PINK MUHLY MUHLBERGIA RIGENS / DEER GRASS PENNISETUM ALOPECUROIDES / FOUNTAIN GRASS PHORMIUM SP. / NEW ZEALAND FLAX	21,816 SF (±. EST.)	L	36H X 30W 60H X 60W 36H X 30W 42H X 42W 36H X 36W 36H X 36W
SHRUBS AND GROUND COVER: MEDIUM TO LOW SHRUBS, WITH GROUND COVER AT FOREGROUND (SEE BELOW) IN LARGER PLANTING AREAS. CALLISTEMON VIMINALIS 'BETTER JOHN' / DWARF WEEPING BOTTLE BRUSH CISTUS PULVERULENTUS 'SUNSET' / ROCKROSE COTONEASTER DAMMERI 'LOWFAT' / BEARBERRY COTONEASTER DIETES VEGETA / AFRICAN IRIS ESCALLONIA FRADESII / ESCALLONIA GREVILLEA X 'NOELLI' / GREVILLEA JUNIPERUS CONFERTA 'COMPACTA' / SHORE JUNIPER RHAPHIOLEPS UMBELLATA 'MINOR' / YEDDA HAWTHORN	62,520 SF (±. EST.)	L	42H X 36W 36H X 42W 18H X 48W 36H X 36W 36H X 36W 36H X 36W 18H X 36W 32H X 32W
NATIVE AND ADAPTED PLANTING: LOW WATER USE GROUND COVER AND NATIVE GRASSES ACACIA SASAKIQUA 'SHISHI GASHIRA' / SHISHI GASHIRA CAMELLIA ARCTOSTAPHYLOS X 'EMERALD CARPET' / EMERALD CARPET MANZANITA BACCHARIS PILLULARIS / DWARF COYOTE BRUSH COTONEASTER LACTEUS / RED CLUSTERBERRY COTONEASTER FESTUCA MARIE 'GREENLEE'S FORM' / GREENLEE ATLAS FESCUE MUHLBERGIA DUBIA / PINE MUHLY MUHLBERGIA RIGENS / DEER GRASS	2,451 SF (±. EST.)	L	36H X 72W 24H X 36W 36H X 48W 24H X 18W 24H X 18W 18H X 18W 42H X 42W
ACCENT/ENTRY PLANTING: THEMED PLANTING, EVERGREEN AND FLOWERING SHRUBS AND GROUND COVERS WITH INCREASED DENSITY AT FOCAL AREAS. COLEONEMA FULCHURUM / PINK BREATHER OF HEAVEN HEMERICALLIS X VARS. / STELLA SUPREME DAYLILY LAVANDULA X INTERMEDIA VARS. / LAVENDER LOROPETALUM CHINENSE VARS. / LOROPETALUM OLEA EUROPAEA 'LITTLE OLLIE' TM / LITTLE OLLIE OLIVE	9,580 SF (±. EST.)	M	30H X 32W 24H X 18W 30H X 24W 36H X 36W 36H X 36W
TURF: SODDED TURF IN LIMITED AREAS. USED FOR VISUAL RELIEF AND TO LINK PROJECT TO EXISTING AREA STREETSCAPES. DROUGHT-TOLERANT TALL FESCUE BLEND. IRRIGATION: HIGH-EFFICIENCY LOW-PRECIPITATION EMITTERS.	10,776 SF (±. EST.)	H	N/A
GROUND COVER: SPREADING EVERGREEN PLANTS, MEDIUM AND LOW WATER USE. PRIMARILY SELECTED FOR HARDINESS, SOME FLOWERING. USED AS FOREGROUND FOR MIXED PLANTING. ABELIA X GRANDIFLORA 'PROSTRATA' COPRODIA KIRII / CREEPING MIRROR PLANT JUNIPERUS HORIZONTALIS VARS. / CREEPING JUNIPER ROSA X 'FLOWER CARPET CORAL' / ROSE ROSMARINUS OFF. 'HUNTINGTON CARPET' / H. CARPET ROSEMARY TRACHELOSPERMUM ASIATICUM / ASIAN JASMINE TRACHELOSPERMUM JASMINOIDES / STAR JASMINE	35,488 SF (±. EST.)	M	18H X 48W 18H X 48W 16H X 48W 24H X 36W 18H X 48W 12H X 36W 18H X 48W
WATER QUALITY AND CHANNEL BOTTOM: PLUGGED PLANTING OF HYDROPHYLIC SEDGES AND RUSHES AT REGULAR SPACINGS, INCLUDING CAREX AND JUNCUS SP.	2,523 SF (±. EST.)	M	VARIES
WATER QUALITY SLOPES: SODDED BLEND OF NATIVE AND ADAPTED SPECIES FOR USE ON SLOPES AND OTHER SEMI-NATURAL AREAS. TOLERANT OF LIMITED INUNDATION DURING STORM EVENTS.	33,204 SF (±. EST.)	M	6-24H
VINES: MIX OF EVERGREEN AND DECIDUOUS VINES, PLANTED ON MASONRY SCREEN WALLS OR TRELLISES ACTINIDIA ARGUTA 'ISSAI' / HARDY KIWI CLEMATIS SPP. / CLEMATIS FLOUS PUMILA / CREEPING FIG PARTHENOCISSUS TRICUSPIDATA 'VEITCHII' / BOSTON IVY VITIS SPP. / GRAPE	58 (±. EST.)	H	N/A N/A N/A N/A

(SPECIES LISTED ARE REPRESENTATIVE AND NOT EXCLUSIVE; FINAL SELECTION TO CONFORM TO CAMPUS OAKS & CAMPUS OAKS TOWN CENTER DESIGN GUIDELINES) QUANTITIES ARE NOT EXACT. PLANS ARE PRELIMINARY AND PLANTING (SHRUBS, GROUND COVER, ETC.) IS SHOWN GRAPHICALLY. ESTIMATORS ARE ADVISED THAT INDIVIDUAL PLANTS MAY BE SMALLER THAN SHOWN AT THIS PRELIMINARY PLANNING LEVEL, AND QUANTITIES THEREFORE MAY BE GREATER.

REPRESENTATIVE IMAGES



PLANTER WITH RAISED CART CURB
RAISED CURB WITH CHAMFERED EDGE USED AT PLANTER EDGES IN FRONT OF MAJOR, MINOR, AND OTHER AREAS WHERE CART OR FOOT TRAFFIC MAY DAMAGE PLANTS. CURB HELD BACK FOR VEHICULAR OVERHANGS.



PEDESTRIAN LIGHTING
STYLE: FARMHOUSE/BARN STYLE, BELL-SHAPED HOUSING
POST: PEDESTRIAN-SCALE POLE (10-14') WITH MAST ARM & DIAGONAL BRACE
LUMINAIRE: 'DOMUS' LINE BY PHILIPS LUMEC, 'PIMA' LINE BY PHILIPS HADCO, 'ERA' LINE BY KIM LIGHTING, OR EQUAL.



ENHANCED CART CORALS
REPRESENTATIVE OF TYPE AND STYLE, TO MATCH OTHER SITE FURNISHINGS AND METAL WORK

SITE FURNISHINGS



TRASH RECEPTACLE
VERTICAL STRAP, CIRCULAR
COLOR/FINISH: DARK BRONZE TGIC POLYESTER POWDER COAT (BLACK SHOWN)
SHOWN: VICTOR STANLEY RB-36



BENCH
HORIZONTAL STRAP, WITH BACK, WITH OR WITHOUT ARMS (NOTE: NO VERTICAL STRAP STYLES)
COLOR/FINISH: DARK BRONZE TGIC POLYESTER POWDER COAT (BLACK SHOWN)
SHOWN: VICTOR STANLEY RBF-28



RAISED PLANTED POTS:
CAMPANA, 'DAVOS' SERIES, SQUARE & ROUND, CAST STONE (GFRC), 48" W. X 40" T, 'KORNEGAY 'DUNE' SERIES, OR SIMILAR (SMALLER SIZED PICTURED)



BICYCLE PARKING



CLASS I (BICYCLE LOCKER)
ENCLOSED, DOUBLE OR SINGLE SIDED, LOCKABLE UNIT



CLASS II (INDIVIDUAL BICYCLE POSTHOOP)
SINGLE OR DOUBLE PARKING PER UNIT, MAY INCLUDE UNITS TO COORDINATE WITH OTHER SITE FURNISHINGS AS SHOWN ABOVE, OR MORE ARTISTIC FORMS.
SHOWN: VICTOR STANLEY BHRS-101, BRHS-103
COLOR/FINISH: DARK BRONZE TGIC POLYESTER POWDER COAT (BLACK SHOWN)



CLASS II (RACK/CORRALS)
3, 4, 5, 6, OR 8 UNIT MODULES AS REQUIRED TO MEET PARKING REQUIREMENTS AND SPACE ALLOWS. SHOWN: LIGHTNING BOLT BY SCH ENTERPRISES, OR SIMILAR.
COLOR/FINISH: DARK BRONZE TGIC POLYESTER POWDER COAT (BLACK SHOWN)

MATERIALS



TRASH ENCLOSURE WALLS
CONCRETE MASONRY UNITS, SHIPLAP PROFILE (SHOWN ABOVE, SEE BELOW FOR COLORS)
BODY COLOR: MATCH OTHER PRECAST (EARTHTONE BROWN/LIGHT BEIGE, BASALTITE STD. 113 OR SIMILAR)
CAP COLOR: STD. WALL CAP, DARK BROWN (BASALTITE STD. COLOR 408 OR SIMILAR)
METAL DOORS: LOUVERED OR CORRUGATED (HORIZONTAL), SEE BELOW FOR PAINT COLOR.



PRECAST TWO-RAIL FENCING:
COLOR: 'EARTHTONE BROWN' OR EQUAL
MANUF. BY DYNAMIC PRECAST, PHOENIX PRECAST, ARTISAN PRECAST, OR EQUAL
INTENT: NATURALISTIC COLOR, FENCING TO VISUALLY RECEDE.

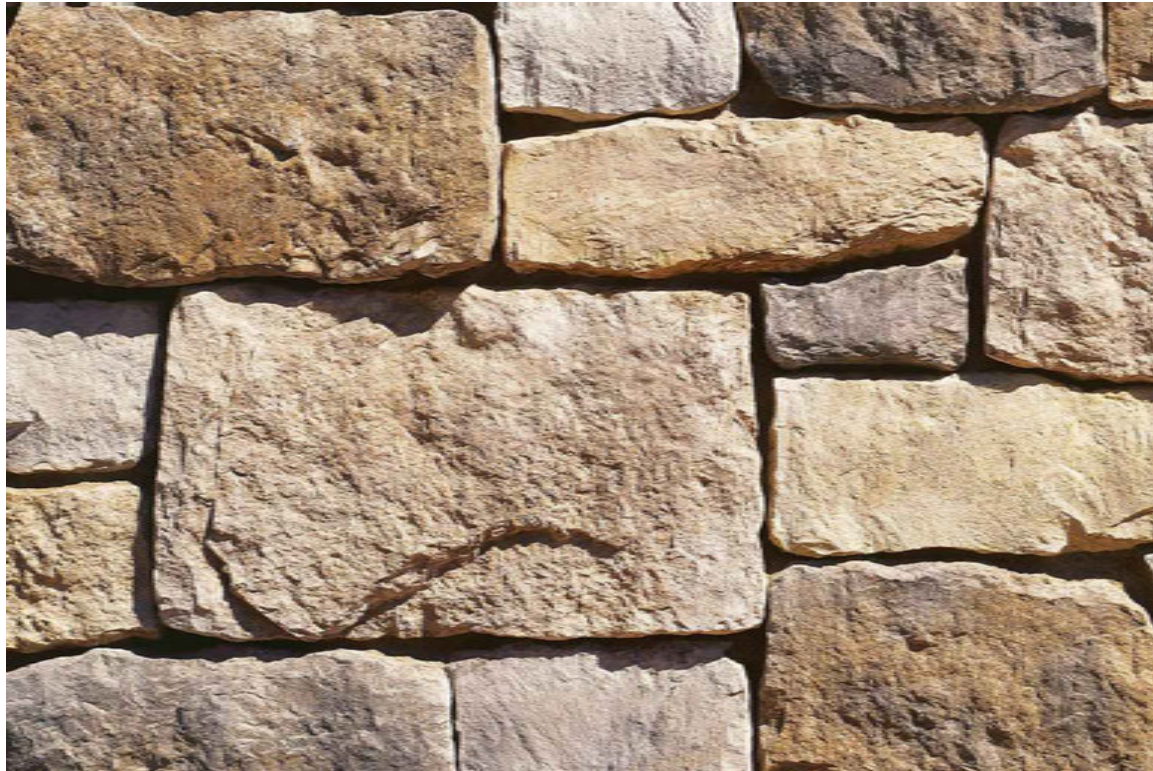
PAVING



STAMPED CONCRETE (SLATE)
TO MATCH EXISTING CAMPUS OAKS DEVELOPMENT:
SLATE PATTERN, COLOR: MOROCCAN BUFF WITH TERRA COTTA RELEASE.
BANDING: TERRA COTTA INTEGRALLY COLORED CONCRETE.
MANUFACTURER: INNOTECH DECORATIVE CONCRETE PRODUCTS OR EQUAL.



STAMPED CONCRETE (GRANITE SETTS)
TO MATCH EXISTING CAMPUS OAKS DEVELOPMENT:
PATTERN: 4 X 4 GRANITE SETTS, COLOR: RUSSET W/ BASALT GRAY RELEASE.
BANDING: TERRA COTTA INTEGRALLY COLORED CONCRETE.
MANUFACTURER: INNOTECH DECORATIVE CONCRETE PRODUCTS OR EQUAL.



STONE VENEER
'ROUGH CUT' COLOR: AUTUMN LEAF, BY EL DORADO STONE.



ON-SITE PAINTED METAL
'URBANE BRONZE' SW7048 BY SHERWIN WILLIAMS
USES: HANDRAILS, DIRECTIONAL SIGNAGE FRAMES, METAL FENCING, METAL LETTERING, LOUVERED TRASH DOORS, ETC.
INTENT: TO COORDINATE WITH DARK BRONZE STOREFRONTS.



DECORATIVE CONCRETE
ACID-ETCH FINISH (WEATHERS' NEW CONCRETE TO EXPOSE FINE AGGREGATES AND ELIMINATE SHEEN AND GLARE OF NEW PLAIN CONCRETE)
SHOWN OVER PLAIN AND INTEGRALLY COLORED CONCRETE



STAMPED ASPHALT (ALTERNATE FOR STAMPED CONCRETE)
RANDOM COBBLE, RUNNING BOND (SHOWN WITH STREETBOND COATING)
PATTERN SIMILAR TO STAMPED CONCRETE GRANITE SETTS IN EXISTING CAMPUS OAKS MEDIANS

GENERAL NOTES:
DUE TO VARYING CONDITIONS OR ORIGINAL PHOTOGRAPHY AND REPRODUCTION, SIMULATED IMAGES CANNOT ACCURATELY REPRESENT ACTUAL COLORS, AND ARE INTENDED TO SHOW DESIGN INTENT ONLY.
SPECIFIC PRODUCTS AND MANUFACTURERS LISTED ARE SUBJECT TO AVAILABILITY AND COMPETITIVE BIDDING, AND ARE SHOWN TO ILLUSTRATE DESIGN INTENT.



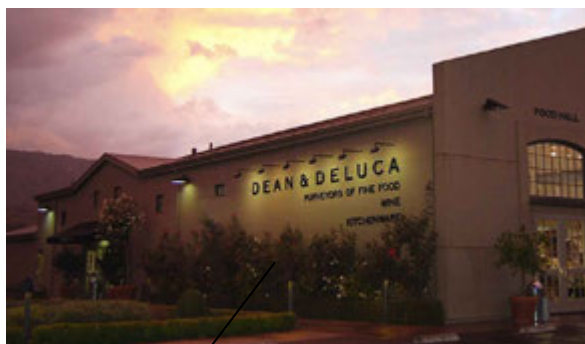
Imperfect Smooth Plaster Finish w/ Horizontal Reveals

Peaked Element Counterpoint



Board & Batten Siding

Multi-Pane Windows



Vines & Wall Trellis

Clerestory Windows

Standing Seam Roofing



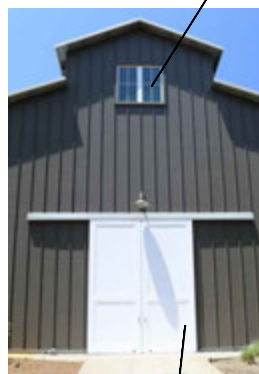
Distressed Wood Veneer

Covered Outdoor Seating



Contemporary Peaked Entry

Cedar Cladding



Sliding Barn Doors

Overhead Entry Doors



Peaked Main Entry

Full Height Glazing



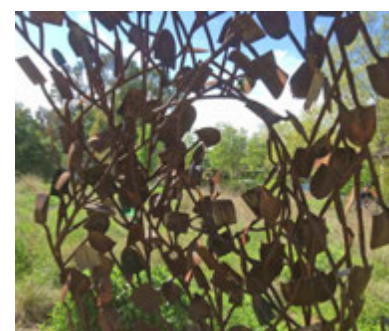
Flower Concept



"Weeds" Detail



Rendering



"Weeds" Detail



Aerial View



ART & ARCHITECTURE INSPIRATIONS

CAMPUS OAKS TOWN CENTER - ROSEVILLE, CA





Galvanized Steel
Pipe Connectors

Reminder Signage

CART CORRAL
SIZE = 7' X 15'

ANGLED VIEW

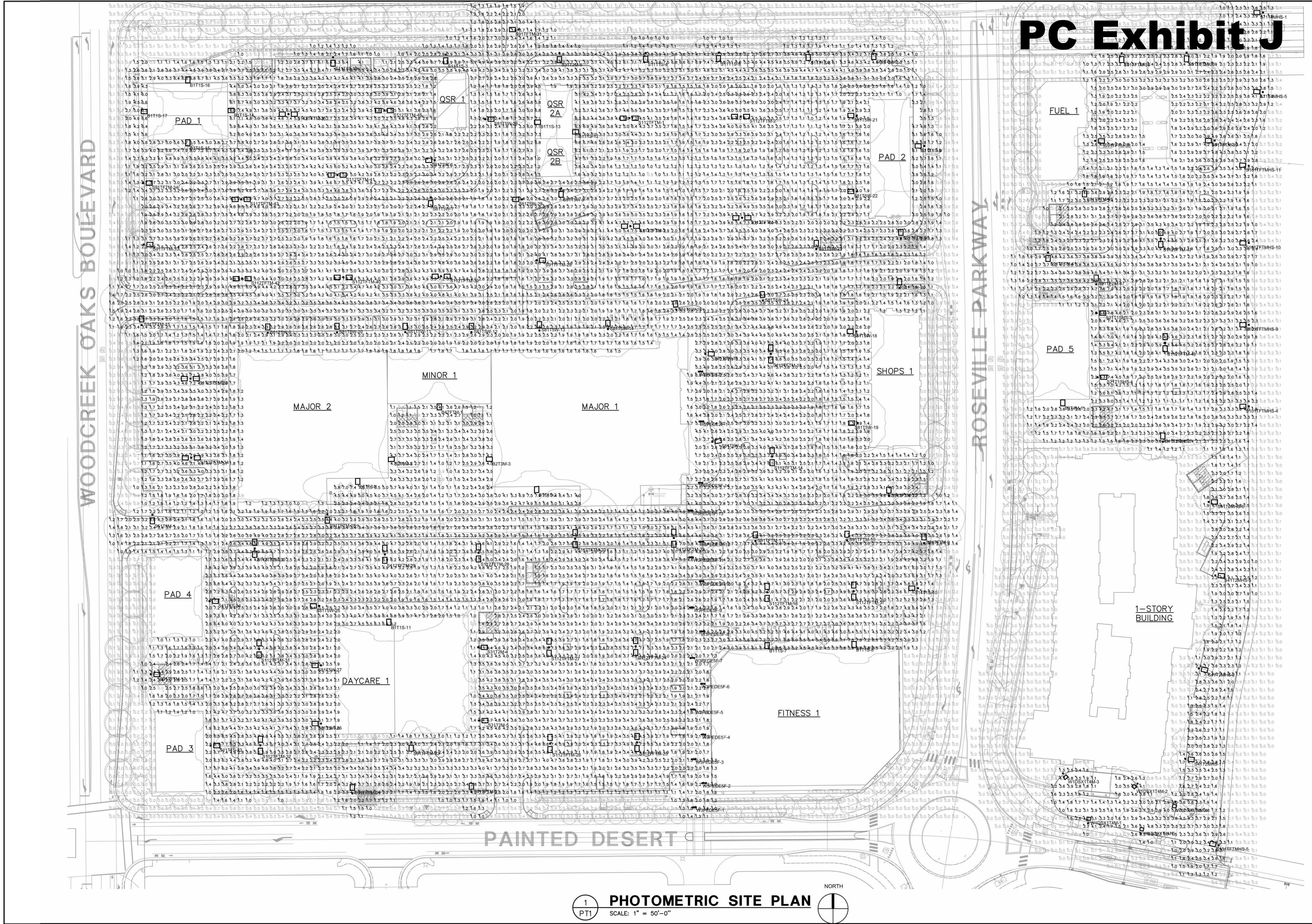


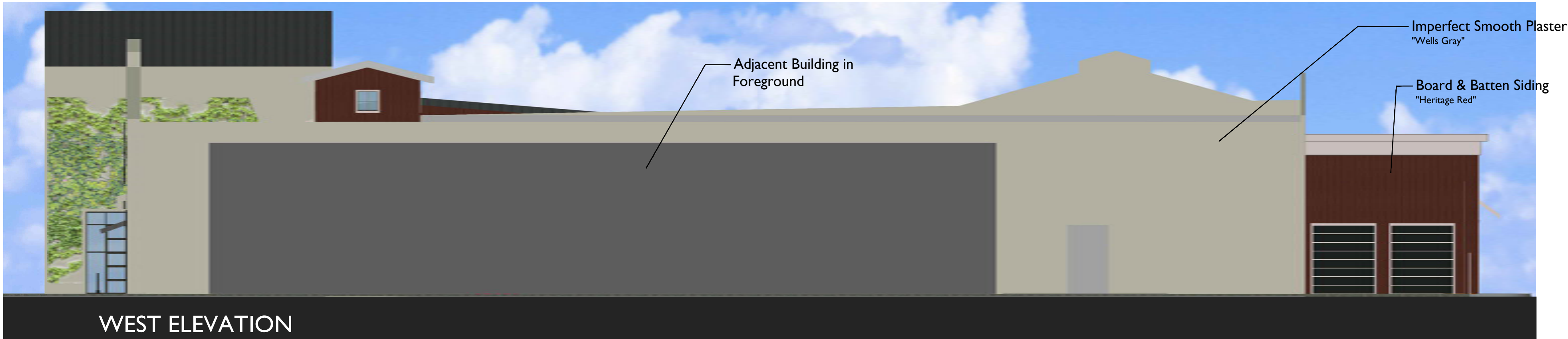
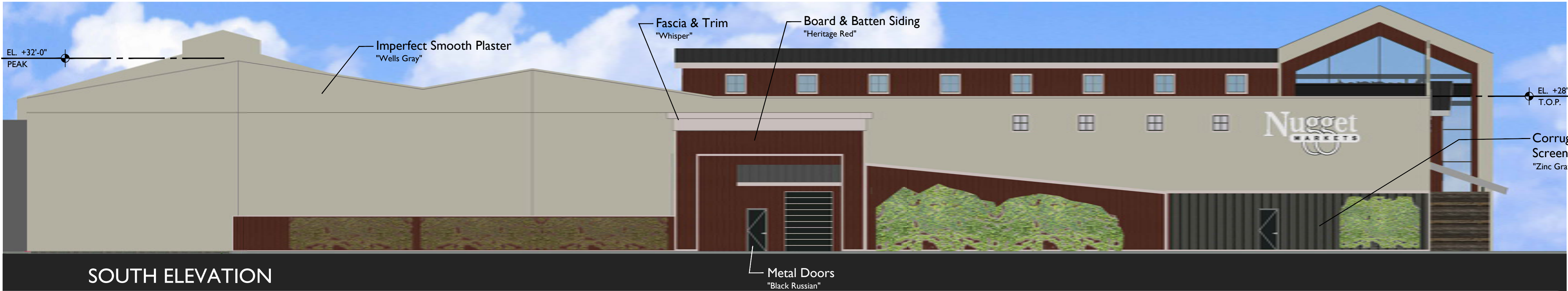
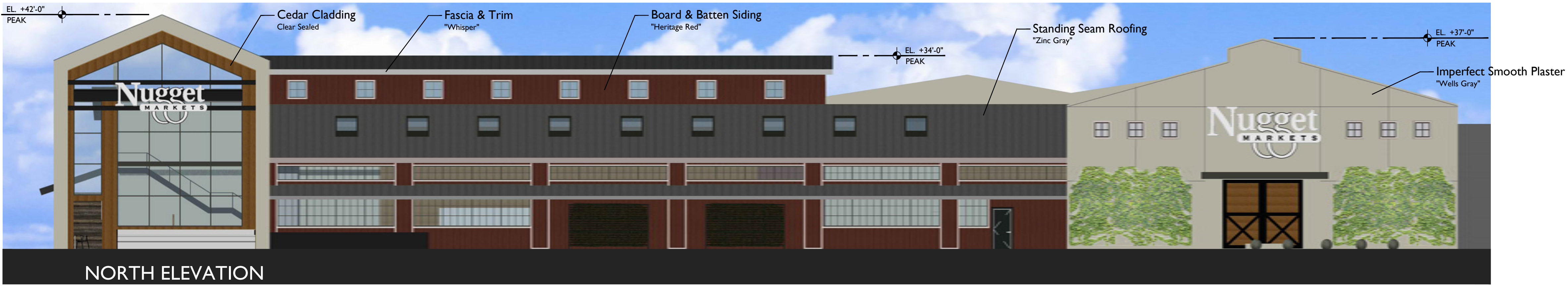
Black Steel Cart Corral Frame

OPENING END VIEW

PC Exhibit J

REVISIONS	BY	
PHOTOMETRIC SITE PLAN		
Johnson Consulting 5320 Divot Circle Fair Oaks, CA 95628 (916) 222-9822		
CAMPUS OAKS		
Date	08/13/18	
Scale	AS NOTED	
Designed	WDJ	
Checked	JHP	
Job	CAMPUS OAKS	
Sheet	PT1	





PC Exhibit K

IMPERFECT SMOOTH PLASTER
Paint Finish



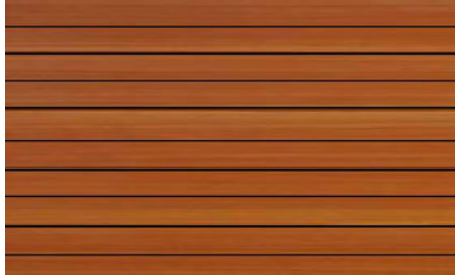
BOARD & BATTEN SIDING
Paint Finish



METAL ROOFING
AEP SPAN "Zinc Grey"



DISTRESSED WOOD
CLADDING



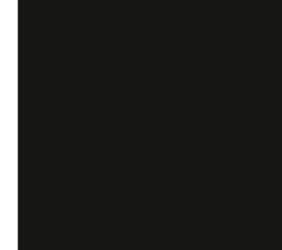
WOOD CLADDING
Clear Sealed Cedar

MATERIALS & COLORS

1 Plaster Color
"Wells Gray"



4 Metal Roofing
AEP Span "Zinc Grey"



5 Metal Doors & Gates
"Black Russian"



2 Fascia & Trim
"Whisper"



3 Board & Batten
"Heritage Red"



RENDERING FROM NE

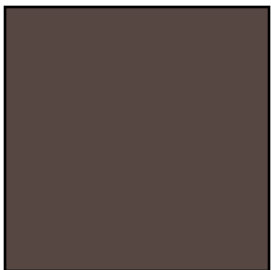
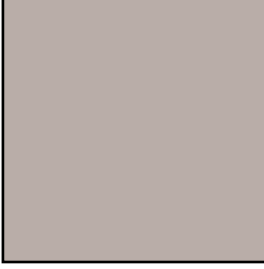
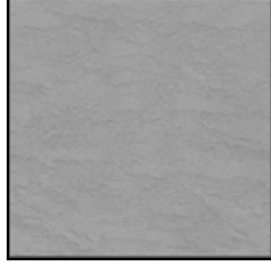




SOUTH ELEVATION 3/32" = 1'-0"

EAST ELEVATION 3/32" = 1'-0"

NORTH ELEVATION 3/32" = 1'-0"

	01 Metal Siding		04 Alum Storefront Bronze
	02 Stucco		05 Metal Roofing
	03 Metal Roof Edge		06 Concrete





	01 Corrugated Metal Siding		08 Paint Doors and Frames
	02 Metal Siding		09 Steel Paint Canopy
	03 Stucco		10 Painted Metal Green Screen
	04 Metal Roofing		11 Stucco 2
	05 Metal Roof Edge		12 Stone Base
	07 Alum SF Bronze		13 Wood

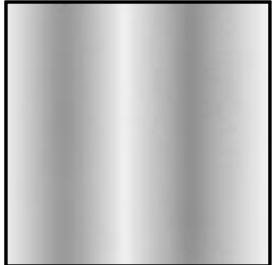
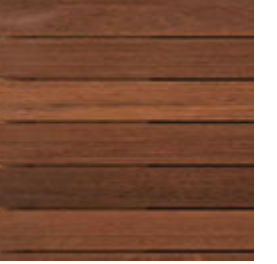
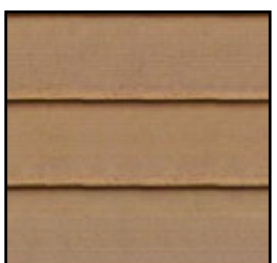
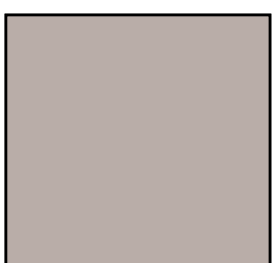
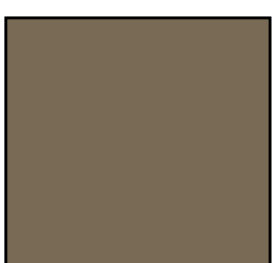
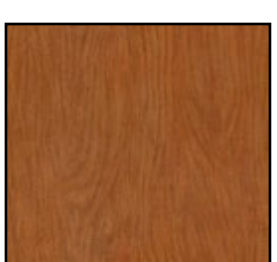


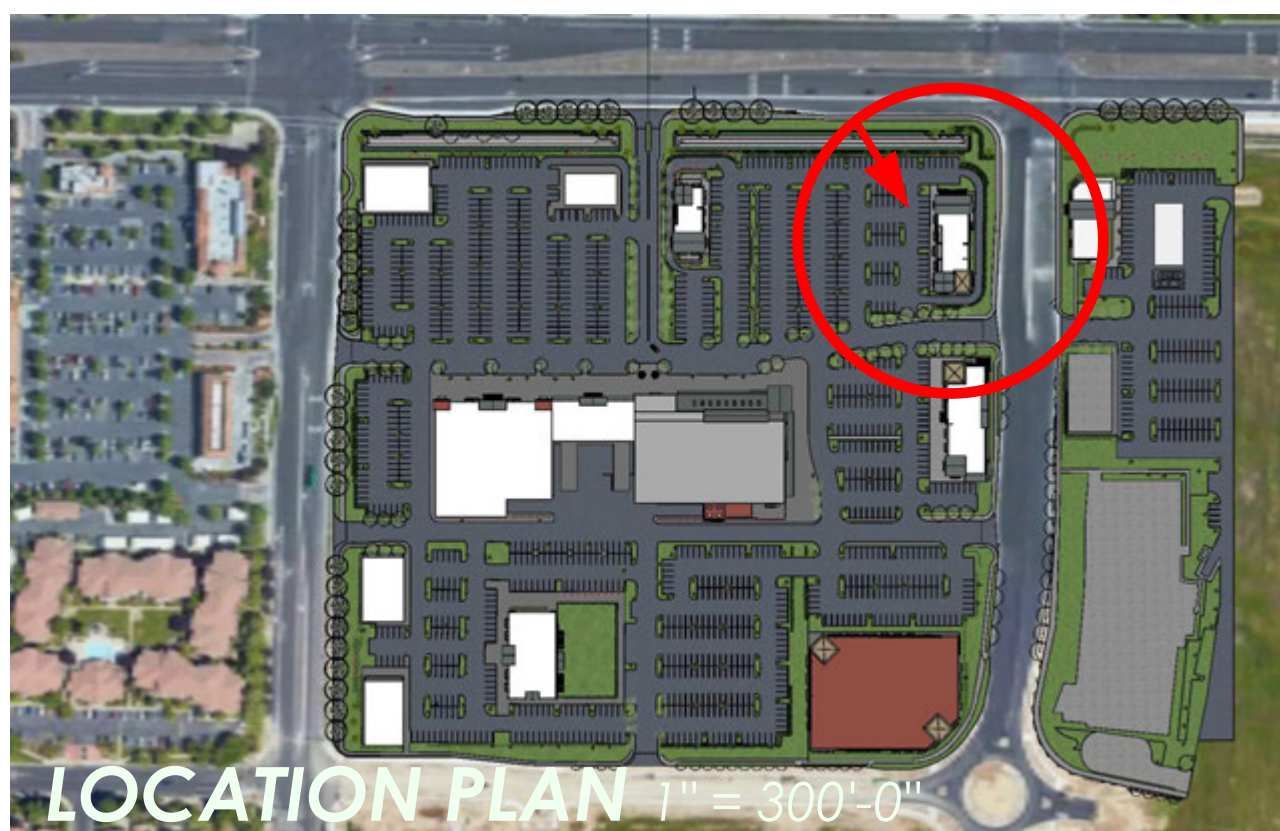


	01 Corrugated Metal Siding		09 Concrete		14 Painted Metal Rail
	02 Metal Siding		10 Paint Doors and Frames		15 Painted Metal Green Screen
	03 Stucco		11 Fabric Awning		16 Metal Siding
	04 Fiber Cement Siding		12 Steel Painted Canopy		
	05 Metal Roof Edge		13 Metal Roofing		
	06 Metal Roof Edge				
	07 Alum Storefront Bronze				
	08 Cedar Post and Beam Trellis				



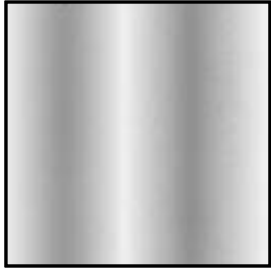
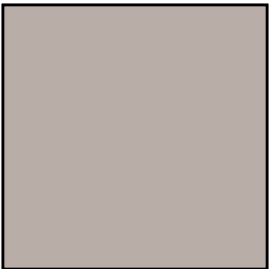
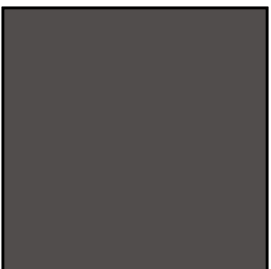
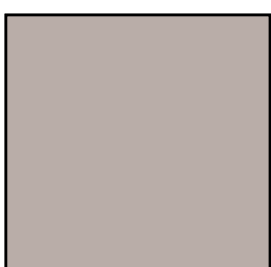
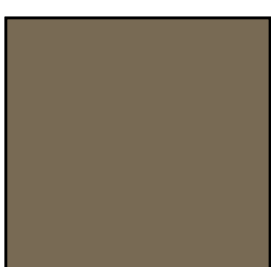


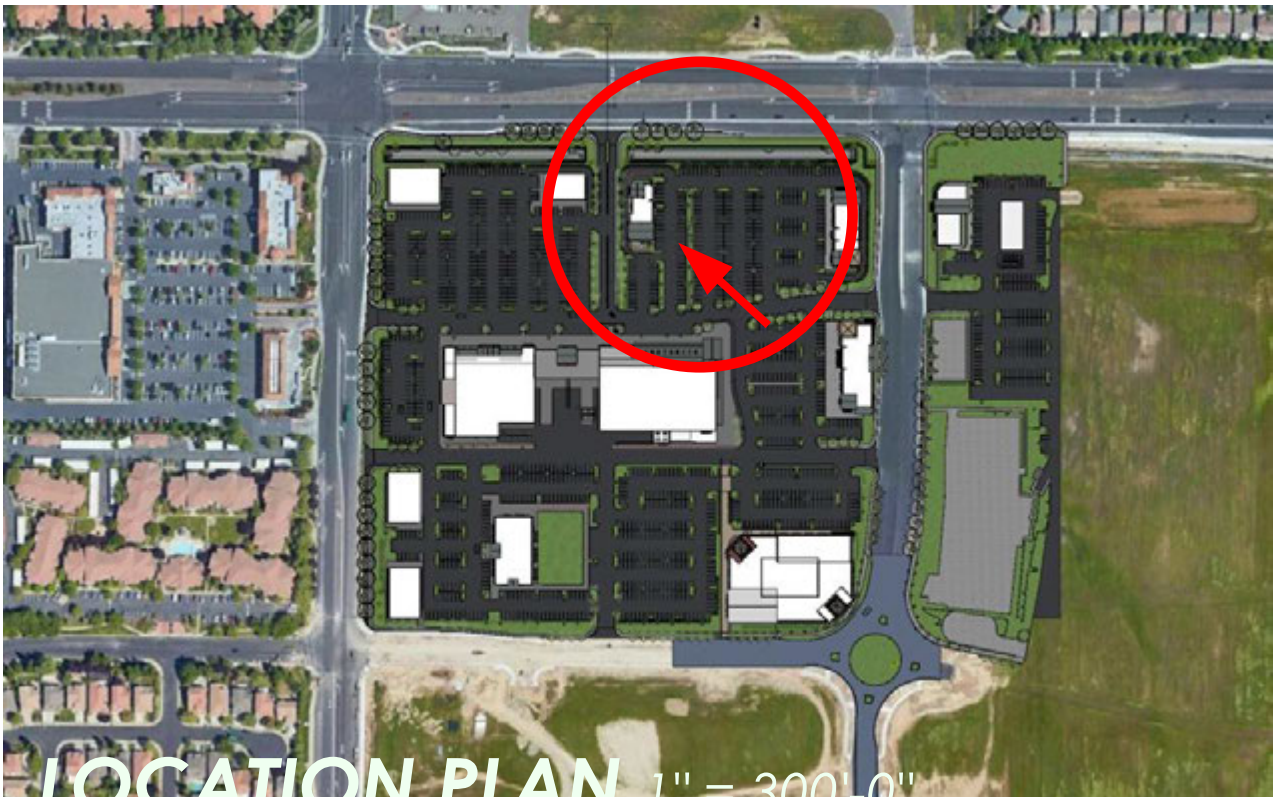
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	02 Metal Siding		10 Paint Doors and Frames		15 Painted Metal Green Screen
	03 Stucco		11 Fabric Awning		16 wood siding
	04 Fiber Cement Siding		12 Steel Painted Canopy		
	05 Metal Roof Edge		13 Metal Roofing		
	06 Metal Roof Edge				
	07 Alum Storefront Bronze				
	08 steel tube Post and wood Beam Trellis				





RENDERING FROM NE VIEW

	01 Corrugated Metal Siding		09 Concrete		14 Painted Metal Rail
	02 Metal Siding		10 Paint Doors and Frames		15 Painted Metal Green Screen
	03 Stucco		11 Fabric Awning		16 wood siding
	04 Fiber Cement Siding		12 Steel Paint Canopy		17 Stucco 2
	05 Metal Roof Edge		13 Metal Roofing		18 Metal Siding
	06 Metal Roof Edge				
	07 Alum Storefront Bronze				
	08 Cedar Post and Beam Trellis				



LOCATION PLAN 1" = 300'-0"



	01 Corrugated Metal Siding		09 Concrete		14 Painted Metal Rail
	02 Metal Siding		10 Paint Doors and Frames		15 Painted Metal Green Screen
	03 Stucco		11 Fabric Awning		16 wood siding
	04 Fiber Cement Siding		12 Steel Painted Canopy		17 Stucco 2
	05 Metal Roof Edge		13 Metal Roofing		
	06 Metal Roof Edge				
	07 Alum Storefront Bronze				
	08 Cedar Post and Beam Trellis				





WEST ELEVATION 3/32" = 1'-0"



SOUTH ELEVATION 3/32" = 1'-0"



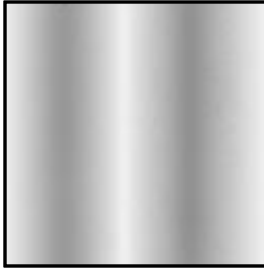
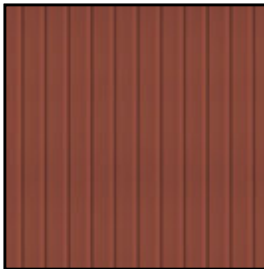
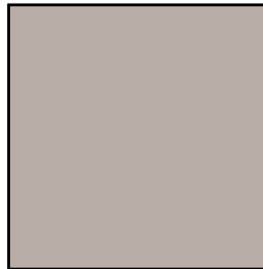
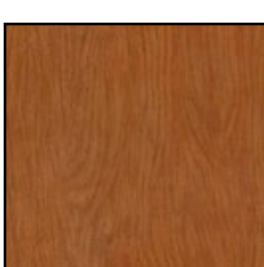
EAST ELEVATION 3/32" = 1'-0"



NORTH ELEVATION 3/32" = 1'-0"



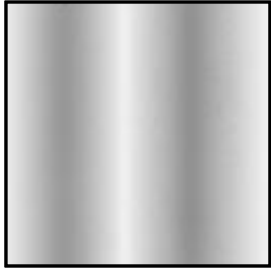
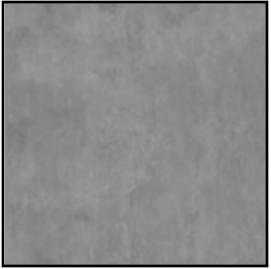
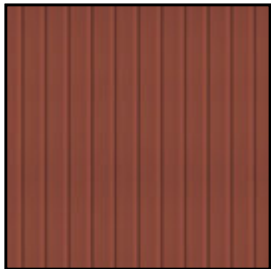
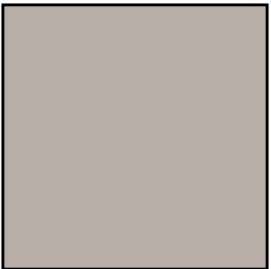
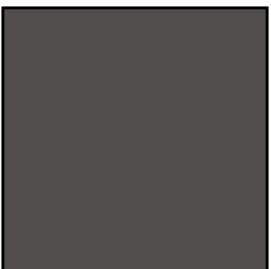
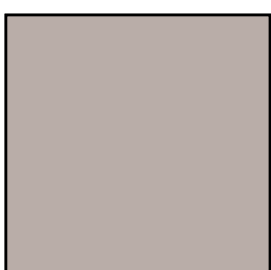
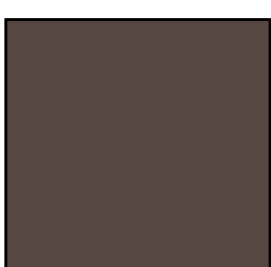
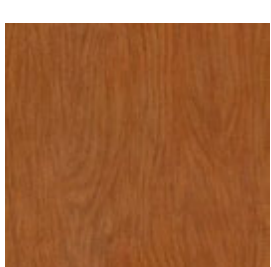
RENDERING FROM SW NTS

	01 Corrugated Metal Siding		09 Concrete		14 Painted Metal Rail
	02 Metal Siding		10 Painted Doors and Frames		15 Painted Metal Green Screen
	03 Stucco		11 Fabric Awning		16 Stucco 2
	04 Fiber Cement Siding		12 Steel Painted Canopy		
	05 Metal Roof Edge		13 Metal Roofing		
	06 Metal Roof Edge				
	07 Alum Storefront Bronze				
	08 Cedar Post and Beam Trellis				



LOCATION PLAN 1" = 300'-0"

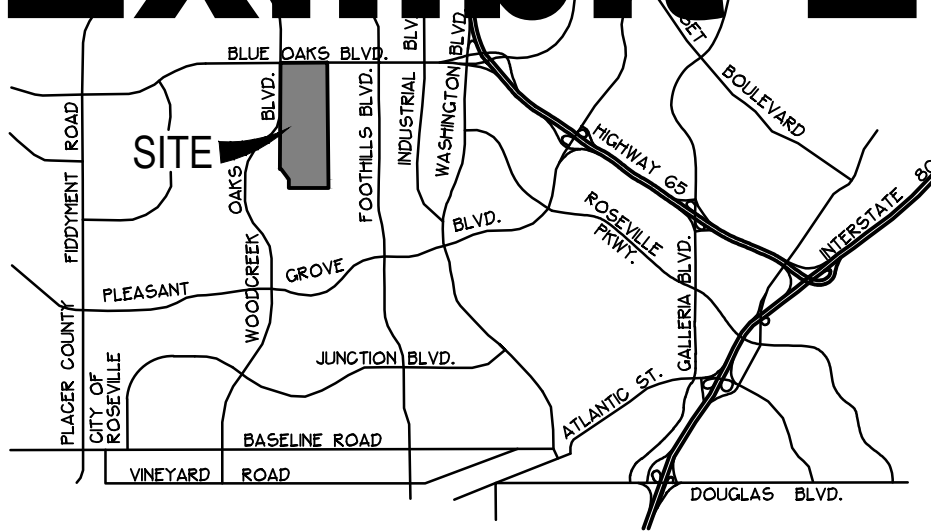


	01 Corrugated Metal Siding		07 Concrete		12 Painted Metal Green Screen
	02 Metal Siding		8 Paint Doors and Frames		13 Metal Siding
	03 Stucco		9 Fabric Awning		14 Cedar Brackets
	04 Metal Roof Edge		10 Steel Painted Canopy		15 Metal Awning
	05 Alum Storefront Bronze		11 Metal Roofing		
	06 Cedar Post and Beam Trellis				

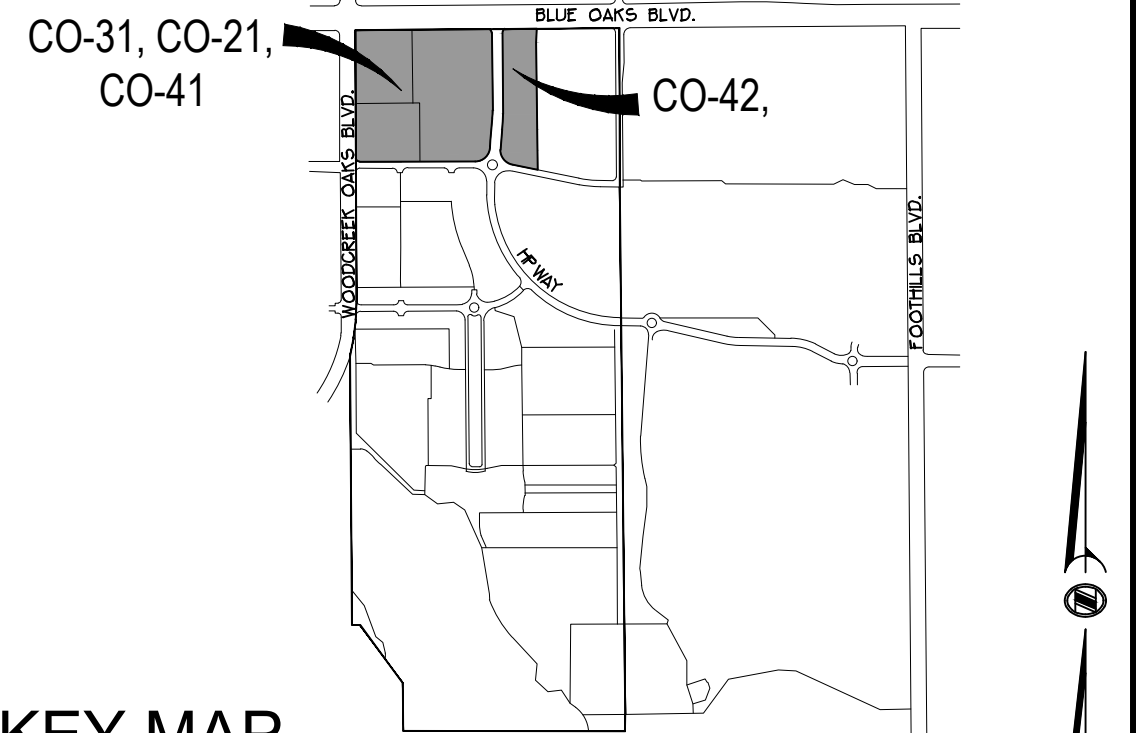


PHASED TENTATIVE MAP
CAMPUS OAKS TOWN CENTER

PC Exhibit L



VICINITY MAP



KEY MAP

DEVELOPER
ARMSTRONG DEVELOPMENT
2400 DEL PASO RD, SUITE 140
SACRAMENTO, CA 95834
(916) 643-9610

OWNER
BBC ROSEVILLE OAKS, LLC
130 DIAMOND CREEK PLACE
ROSEVILLE, CA 95747
(916) 786-8158

ENGINEER
MORTON & PITALO, INC.
2870 GATEWAY OAKS DRIVE, SUITE 120
SACRAMENTO, CA 95833
(916) 927-2400

ASSESSOR'S PARCEL NUMBERS
481-260-001, 481-260-002, 481-260-003, 481-260-004

AREA
GROSS = 29.64 ± AC.
NET = 29.53 ± AC.

EXISTING ZONING
BUSINESS PROFESSIONAL (BP), COMMUNITY COMMERCIAL (CC).

EXISTING GENERAL PLAN
BUSINESS PROFESSIONAL (BP), COMMUNITY COMMERCIAL (CC).

EXISTING PLANNING AREA
NORTH INDUSTRIAL PLAN AREA
CAMPUS OAKS MASTER PLAN

GAS
PACIFIC GAS & ELECTRIC

TELEPHONE
CONSOLIDATED COMMUNICATIONS

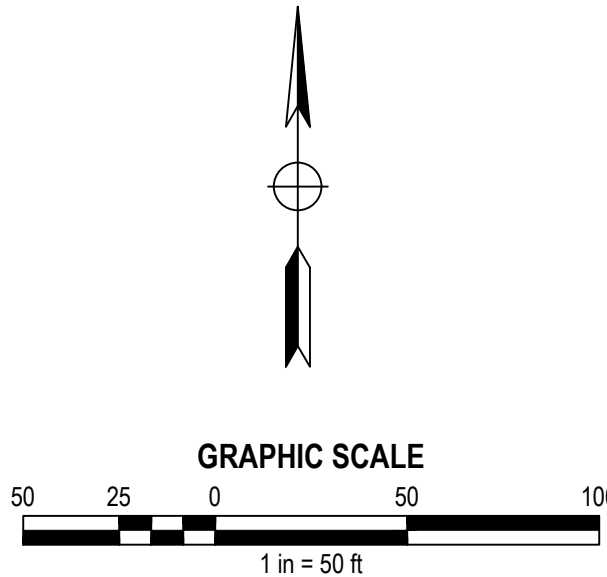
SCHOOL DISTRICT
ROSEVILLE CITY ELEMENTARY SCHOOL DISTRICT
ROSEVILLE JOINT UNION HIGH SCHOOL DISTRICT

CITY OF ROSEVILLE
STORM DRAINAGE
SANITARY SEWER
WATER
ELECTRICITY
PARKS & RECREATION
FIRE PROTECTION
POLICE PROTECTION

EASEMENT NOTES:

PUBLIC UTILITY EASEMENTS OVER, ON, UNDER AND ACROSS THE LAND DESIGNATED ON THESE PLANS AS "P.U.E." FOR THE INSTALLATION AND MAINTENANCE OF ANY AND ALL UTILITY SERVICE FACILITIES INCLUDING BUT NOT LIMITED TO POLES, WIRES, AND CONDUITS FOR ELECTRICAL, TELEPHONE, TELEVISION, GAS, SANITARY, AND WATER SERVICES, AND ALL APPURTENANCES THERETO TOGETHER WITH THE RIGHT TO CONSTRUCT, PLACE TRAFFIC CONTROL, AND TRIM AND REMOVE TREES AND VEGETATION.

P.U.E., E.V.A., ACCESS, AND PRIVATE DRAINAGE & WATER EASEMENTS WITHIN THIS PROJECT TO BE FOR THE BENEFIT OF LOTS 1-15 AND SHALL RUN WITH THE LAND.



City of Roseville Approval	DATE SEPTEMBER 26, 2018
	SHEET 1
	OF 6

WOODCREEK OAKS BOULEVARD

BLUE OAKS BOULEVARD

ROSEVILLE PARKWAY

PAINTED DESERT

PAINTED DESERT

REVISIONS

NO.	DESCRIPTION	APPROVED BY	DATE
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

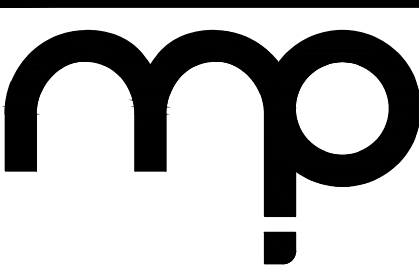
BENCH MARK

SCALE:

HORIZ. 1" = 50'

VERT. 1" = N/A

COMPUTED	JJ
DESIGNED	LMC
DRAWN	JRO
PROJ. ENGR.	SMP



MORTON & PITALO, INC.
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
Sacramento California Office
2870 Gateway Oaks Drive #120
Sacramento, CA 95833
phone: (916) 927-2400
survey email: staking@mpengr.com • web: www.mpengr.com

With offices in:
Folsom, CA: (916) 984-7621
Fresno, CA: (559) 853-4505

MPP STAGE 1 EXHIBIT
CAMPUS OAKS TOWN CENTER
1495 BLUE OAKS BOULEVARD
PHASED TENTATIVE MAP
ROSEVILLE, CALIFORNIA