CITY OF ROSEVILLE CALIFORNIA

AGENDA
April 23, 2020

Planning Commission Meeting
6:30 p.m.
311 Vernon Street,
Roseville, California
www.roseville.ca.us

Commissioners may teleconference pursuant to Executive Order N-29-20. Members of the public may view the meeting on Comcast channel 14, Consolidated Communications channel 73 and AT&T U-verse. Meetings are also video streamed live and are available on the City's website and YouTube channel.

Members of the public may offer public comment by the following means:
Dial in Phone Number: 916-774-5353
Email: publiccomment@roseville.ca.us

If you need a disability-related modification or accommodation to participate in this meeting, please contact Voice: 916-774-5200, TDD: 916-774-5220.
Requests must be made as early as possible.

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 February 27, 2020

5.2. WRSP PCL F-11A & F-12 – Tentative Subdivision Map, 3100 N. Hayden Pw, File # PL20-0052

REQUEST

The project includes a Small Lot Tentative Subdivision Map for parcels F-11A and F-12 in the West Roseville Specific Plan Area. The map was previously approved (file #PL14-0438) and recorded with the County Assessor. This new subdivision map allows minor lot line corrections to be made to the rear lot lines of 39 lots along Holt Parkway and Schellhous Drive.

Applicant: Christopher Ruggeri, Ruggeri Jensen Azar & Associates
Property Owner: Larry Gualco, Lennar Homes; Reggie Decker, Richmond American Homes

RECOMMENDATION

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

A. Adopt the three (3) findings of fact and approve the Tentative Subdivision Map subject to twenty-eight (28) conditions of approval.

6. REQUESTS/PRESENTATIONS

6.1. NIPA PCL CO-31 & CO-41 - Campus Oaks Town Center QSR1 and PAD1, 1495 Blue Oaks Bl, File # PL20-0031

REQUEST

The applicant requests approval of a Major Project Permit (MPP) Stage 2 to evaluate the architecture and design of two buildings in the Campus Oaks Town Center development. Quick-Serve Restaurant 1 (QSR1) is a proposed 2,418 square-foot restaurant with a drive-through. Pad Building 1 (PAD1) is a proposed 7,200 square-foot multi-tenant building consisting of a credit union and convenience restaurant.

Applicant: Karenda McDonald, Borges Architectural Group
Property Owner: Kevin Parker, Armstrong CO Roseville, LLC

RECOMMENDATION

The Planning Division recommends that the Planning Commission take the

following actions:

A. Adopt the two (2) findings of fact and approve the Major Project Permit Stage 2 subject to seventy-five (75) conditions of approval.

6.2. NIPA PCL CO-1, 2, 6, 7 12, 14, 24a, 24b, 61, 63, 64, 65 – Campus Oaks Amendment, 6300 Campus Pw, File # PL18-0192

REQUEST

The applicant requests approval of a General Plan Amendment, Rezone, Major Project Permit Stage 1 Modification, Major Project Permit Stage 2, Large Lot Tentative Subdivision Map, Small Lot Tentative Subdivision Map, and a Development Agreement Amendment to modify the Campus Oaks Master Plan and create a phased, 242-lot subdivision with park, landscape, and stormwater facility lots. A General Plan Amendment and Rezone is requested to modify land use and zoning designations for 48.91 acres within the Campus Oaks Master Plan area for Parcels CO-1, 2, 6, 7, 12, 14, 24a, 24b, 61, 63, 64, and 65. As proposed, the land use designations will be modified from 27.36 acres Low Density Residential (LDR), 6.52 acres Medium Density Residential (MDR), 4.7 acres High Density Residential (HDR), and 10.33 acres Parks and Recreation (PR) to 26.11 acres LDR, 10.40 acres MDR, and 12.4 acres PR. The zoning designations will be modified from 33.88 acres Residential Small Lot/Development Standards (RS/DS), 4.7 acres Attached Housing/Development Standards (R3/DS), and 10.33 acres Parks and Recreation (PR) to 36.51 acres RS/DS and 12.4 acres PR. A Major Project Permit Stage 1 Modification (MPP Stage 1 Mod) is requested to modify the acreage and unit allocation within the Campus Oaks Master Plan to reflect the proposed land use changes. Parks and Open Space acreage will increase from 10.33 acres to 12.4 acres. A Major Project Permit Stage 2 is requested to evaluate residential design on Parcel CO-6. A Large Lot Tentative Subdivision Map is requested to create four large lots, Lots A and B for future parks, and a remainder (Lot 5) for the future development of Parcel CO-3. A Small Lot Tentative Subdivision Map is requested to allow the phased development of 242 residential lots, including 70 lots on Parcel CO-7, 27 lots on Parcel CO-12, 86 lots on Parcel CO-6, and 59 lots on Parcel CO-2, as well as Lots A-D and right-of-way lots. A Development Agreement Amendment is requested to amend the Development Agreement by and between the City of Roseville and BBC Roseville Oaks, LLC relative to the Campus Oaks property within the HP Campus Oaks Master Plan.

Applicant/Property Owner: Stephen Des Jardins, BBC Roseville Oaks LLC

RECOMMENDATION

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

A. Consider the Addendum to the Hewlett-Packard Master Plan Environmental Impact Report,
B. Recommend the City Council approve the General Plan Text and Land Use Amendment,
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. Adopt the two (2) findings of fact and approve the Major Project Permit Stage One Modification subject to five (5) conditions of approval.
F. Adopt the two (2) findings of fact and approve the Major Project Permit Stage Two subject to fifty-one (51) conditions of approval.
G. Adopt the three (3) findings of fact and approve the Large Lot Tentative Subdivision Map subject to twenty-two (22) conditions of approval.
H. Adopt the three (3) findings of fact and approve the Small Lot Tentative Subdivision Map subject to sixty-four (64) conditions of approval.

7. BOARD MEMBER / COMMISSIONER / STAFF REPORT

7.1. Election of Design Committee Chair

8. ADJOURNMENT

PLANNING COMMISSION COMMUNICATION

Title:	Minutes of February 27, 2020
Contact:	Lupe Nelson, lnelson@roseville.ca.us, 916-774-5281

Meeting Date: 4/23/2020
Item #: 5.1.

ATTACHMENTS:

Description

Minutes of February 27, 2020

MINUTES
February 27, 2020

PLANNING COMMISSION MEETING
6:30 p.m.
311 Vernon Street
Roseville, California
www.roseville.ca.us

1. CALL TO ORDER

Vice-Chair Brashears called the meeting to order at 6:30 p.m.

2. ROLL CALL

Present: Jensen, Krafka, Martin, Mendonsa, Brashears
Absent: Caporusso

3. PLEDGE OF ALLEGIANCE

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

4. PUBLIC COMMENTS

Vice-Chair Brashears opened the Public Comment period. Hearing none, Vice-Chair Brashears closed the Public Comment period.

5. CONSENT CALENDAR

Motion by Commissioner Martin, seconded by Commissioner Mendonsa, to approved the Consent Calendar.

The Motion Passed.

Roll Call votes:
Ayes: Mendonsa, Krafka, Jensen, Martin, Brashears
Noes: None

5.1. Minutes of February 13, 2020

6. REQUESTS/PRESENTATIONS

6.1. WRSP F-71 and F-66 - 5181 Fiddyment Rd - File # PL19-0048

REQUEST

The applicant requests approval of two Development Agreement Amendments (DAAs) to the Fiddyment Land Venture Development Agreement (DA). The proposed Eighth (8th) amendment will extend the term of the DA by 30 years, revise Section 2.2 related to land uses, amend the language related to groundwater wells and water conservation goals, and will move the planned elementary school site (F-71) from Phase 3 to Phase 2 of the Fiddyment Ranch portion of the West Roseville Specific Plan (WRSP). The proposed Ninth (9th) amendment will extend the term of the DA by 30 years and amend the language related to water conservation goals. Two separate DAAs are needed due to recent changes in property ownership within the Fiddyment Ranch portion of the WRSP.

Applicant: Steve Hicks, Taylor Builders
Property Owners: WRDC; Jen California 15, LLC; Taylor Morrison; Roseville Schools, LLC; ATC Realty One, LLC

RECOMMENDATION

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

A. Consider the Addendum to the West Roseville Specific Plan EIR,
B. Recommend the City Council approve the Eighth Amendment to the Fiddyment Land Venture Development Agreement, and
C. Recommend the City Council approve the Ninth Amendment to the Fiddyment Land Venture Development Agreement.

Associate Planner, Charity Gold, presented the staff report.

Vice-Chair Brashears opened the public hearing and invited comments from the applicant and/or audience.

Applicant, Steve Hicks, Taylor Builders, stated he had received a copy of the staff report and was in agreement with staff's recommendation.

No public comments received. Vice-Chair Brashears closed the public hearing.

Motion by Commissioner Jensen, seconded by Commissioner Krafka, to:

A. Consider the Addendum to the West Roseville Specific Plan EIR,
B. Recommend the City Council approve the Eighth Amendment to the Fiddyment Land Venture Development Agreement, and,
C. Recommend the City Council approve the Ninth Amendment to the Fiddyment Land Venture Development Agreement.

The Motion passed.

Roll Call vote:

Ayes: Jensen, Martin, Krafka, Mendonsa, Brashears
Noes: None

6.2. ARSP Amendment - 3884 Westbrook Bl - File # PL19-0312

REQUEST

Request for a Development Agreement Amendment, General Plan Amendment, Rezone, Specific Plan Amendment, and Tentative Large Lot Map modification to make changes to the Amoruso Ranch Specific Plan to include additional avoidance of wetland features by increasing the land designated as Open Space by 10 acres and reducing the land designated for Low Density Residential (LDR) by 10 acres, resulting in a loss of 50 LDR units. The units will be accommodated in an existing Community Commercial – Village Center (CC-VC) parcel. Other amendments include the removal of a 60kV electrical line, minor modifications to the configuration of Public/Quasi Public (P/QP) parcels, and to the obligations for a potential well site.

Applicant: John Norman, Brookfield Sunset, LLC
Property Owner: Brookfield Sacramento Holdings, LLC and Angela Eisenpress Successor Trustee of the Amoruso Family Living Trust

RECOMMENDATION

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

A. Consider the Addendum to the Amoruso Ranch Specific Plan EIR,
B. Recommend the City Council approve the General Plan Land Use Amendment,
C. Recommend the City Council approve the Specific Plan Text and Land Use Amendment,
D. Recommend the City Council adopt the two (2) findings of fact and approve the Rezone,
E. Recommend the City Council approve the two (2) Development Agreement Amendments,
F. Approve the Tentative Large Lot Map modification subject to six (6) conditions of approval,
G. Adopt the amended MMRP.

Associate Planner, Gina McColl, presented the staff report.

Vice-Chair Brashears opened the public hearing and invited comments from the applicant and/or audience.

Representative, Marcus LoDuca, stated he had received a copy of the staff report and was in agreement with staff's recommendation.

Commissioner Discussion:

- Were these changes anticipated by staff?

No public comments received. Vice-Chair Brashears closed the public hearing.

Motion by Commissioner Krafka, seconded by Commissioner Martin, to:

A. Consider the Addendum to the Amoruso Ranch Specific Plan EIR,
B. Recommend the City Council approve the General Plan Land Use Amendment,
C. Recommend the City Council approve the Specific Plan Text and Land Use Amendment,
D. Recommend the City Council adopt the two (2) findings of fact and approve the Rezone,
E. Recommend the City Council approve the two (2) Development Agreement Amendments,
F. Approve the Tentative Large Lot Map modification subject to six (6) conditions of approval,
G. Adopt the amended MMRP.

The Motion passed.

Roll Call vote:
Ayes: Martin, Mendonsa, Krafka, Jensen, Brashears
Noes: None

6.3. WRSP PCL F-55 & W-60a - General Plan Amendment, Specific Plan Amendment, Rezone, Tentative Parcel Map, Small Lot Tentative Subdivision Map, Tree Permit, and Development Agreement - 2401 Blue Oaks Bl & 2600 Westbrook Bl - File # PL19-0180

REQUEST

The applicant requests approval of a General Plan Amendment, Specific Plan Amendment, and Rezone to change the land use and zoning designations for Parcels F-55 and W-60a in the West Roseville Specific Plan (WRSP) area. As proposed, the land use designation for parcel F-55 will be modified from Parks and Recreation (PR) to Low Density Residential (LDR), High Density Residential (HDR), and Open Space (OS), with a portion remaining as PR; and the zoning designation will be modified from PR to Small Lot Residential/Development Standards (RS/DS), Attached Housing (R3), Open Space (OS), and Parks and Recreation (PR) to accommodate a 99-unit single-family residential subdivision. The land use designation for parcel W-60a will be modified from Light Industrial (LI) to PR, and the zoning designation will be modified from Light Industrial/Special Area (M1/SA) to PR to accommodate a regional sports park. The Specific Plan Amendment will increase the number of single-family residential units in the WRSP by 99 units, as well as increase the High Density Residential (HDR) land area by 0.49 acres. A Development Agreement by and between the City of Roseville and West Roseville, LLC relative to the F-55 and W-60a properties within the WRSP is requested to reflect the land use changes, as well as document vested rights and developer obligations. A Large Lot Tentative Parcel Map is requested for parcel F-55 to create four new large lot parcels and a right-of-way lot (Lot A). A Small Lot Tentative Subdivision Map is requested on parcel F-55 to create 99 single-family residential lots, a stormwater facility lot (Lot A), Lot B for a future parking area, and landscape and right-of-way lots. A Tree Permit is requested to allow the removal of four blue oak trees (Quercus douglasii), one valley oak tree

(Quercus lobata), conditional removal of one blue oak tree, and encroachment into the dripline of two blue oak trees.

Applicant: John Tallman, West Roseville LLC
Owner: City of Roseville, West Roseville LLC

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

A. Consider the Addendum to the West Roseville Specific Plan EIR and the Fiddyment Ranch Amendment 3 Subsequent EIR,
B. Recommend the City Council approve the General Plan Text and Land Use Amendment,
C. Recommend the City Council approve the Specific Plan Text and Land Use Amendment,
D. Recommend the City Council adopt the two (2) findings of fact and approve the Rezone,
E. Recommend the City Council approve the Development Agreement,
F. Adopt the three (3) findings of fact and approve the Large Lot Tentative Parcel Map subject to thirty-two (32) conditions of approval,
G. Adopt the three (3) findings of fact and approve the Small Lot Tentative Subdivision Map subject to sixty (60) conditions of approval,
H. Adopt the two (2) findings of fact and approve the Tree Permit subject to twenty (20) conditions of approval.

Associate Planner, Shelby Vockel, presented the staff report.

Vice-Chair Brashears opened the public hearing and invited comments from the applicant and/or audience.

Representative, Marcus LoDuca, stated he had received a copy of the staff report and was in agreement with staff's recommendation.

Jasmin Pemgo spoke in opposition of the project.

Public Comment:

- Impacts of over-development.
- School boundaries discussion.

Commissioner Discussion:

- Who will own and maintain lot A?
- With the relocation of the park next to the wastewater treatment plant, are there any concerns with odors?
- How does the City interact with the school district during the planning process?
- Appreciate the applicant putting in the overflow parking.
- Lot B discussion.
- Is it typical for the City to take responsibility for the water quality basin?
- No net loss with park acreage.
- Park discussion.

Vice-Chair Brashears closed the public hearing.

Motion by Commissioner Jensen, seconded by Commissioner Mendonsa, to:

A. Consider the Addendum to the West Roseville Specific Plan EIR and the Fiddyment Ranch Amendment 3 Subsequent EIR,
B. Recommend the City Council approve the General Plan Text and Land Use Amendment,
C. Recommend the City Council approve the Specific Plan Text and Land Use Amendment,
D. Recommend the City Council adopt the two (2) findings of fact and approve the Rezone,
E. Recommend the City Council approve the Development Agreement,
F. Adopt the three (3) findings of fact and approve the Large Lot Tentative Parcel Map subject to thirty-two (32) conditions of approval,
G. Adopt the three (3) findings of fact and approve the Small Lot Tentative Subdivision Map subject to sixty (60) conditions of approval,
H. Adopt the two (2) findings of fact and approve the Tree Permit subject to twenty (20) conditions of approval.

The Motion passed.

Roll Call vote:
Ayes: Jensen, Mendonsa, Martin, Krafka, Brashears
Noes: None

7. BOARD MEMBER / COMMISSIONER / STAFF REPORT

Staff Reports

- There will not be a Planning Commission meeting on March 12, 2020.
- There will be a Planning Commission meeting on March 26, 2020.
- Staff will send out a new poll to determine a date for a Planning Commission tour of the City.

Commission Reports

- None

8. ADJOURNMENT

Motion by Commissioner Mendonsa, seconded by Commissioner Krafka, to adjourn the meeting. The Motion Passed unanimously at 7:31 p.m. with a voice vote.

PLANNING COMMISSION COMMUNICATION

Title:	WRSP PCL F-11A & F-12 – Tentative Subdivision Map, 3100 N. Hayden Pw, File # PL20-0052
Contact:	Sean Morales, smorales@roseville.ca.us, 916-774-5282

Meeting Date: 4/23/2020
Item #: 5.2.

ATTACHMENTS:

Description

Staff Report

Exhibit A

CITY OF ROSEVILLE CALIFORNIA

Planning Division Staff Report
Planning Commission Meeting April 23, 2020

Prepared by: Sean Morales, Assistant Planner

ITEM 5.2: Tentative Subdivision Map – 3100 NORTH HAYDEN PARKWAY – WRSP PCL F-11A & F-12 – TENTATIVE SUBDIVISION MAP – PL20-0052

REQUEST

The project includes a Small Lot Tentative Subdivision Map for parcels F-11A and F-12 in the West Roseville Specific Plan Area. The map was previously approved (file #PL14-0438) and recorded with the County Assessor. This new subdivision map allows minor lot line corrections to be made to the rear lot lines of 39 lots along Holt Parkway and Schellhous Drive.

Owners – Larry Gualco, Lennar Homes; Reggie Decker, Richmond American Homes
Applicant -- Christopher Ruggeri, Ruggeri Jensen Azar & Associates

SUMMARY RECOMMENDATION

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

A. Adopt the three (3) findings of fact and approve the Tentative Subdivision Map subject to twenty-eight (28) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

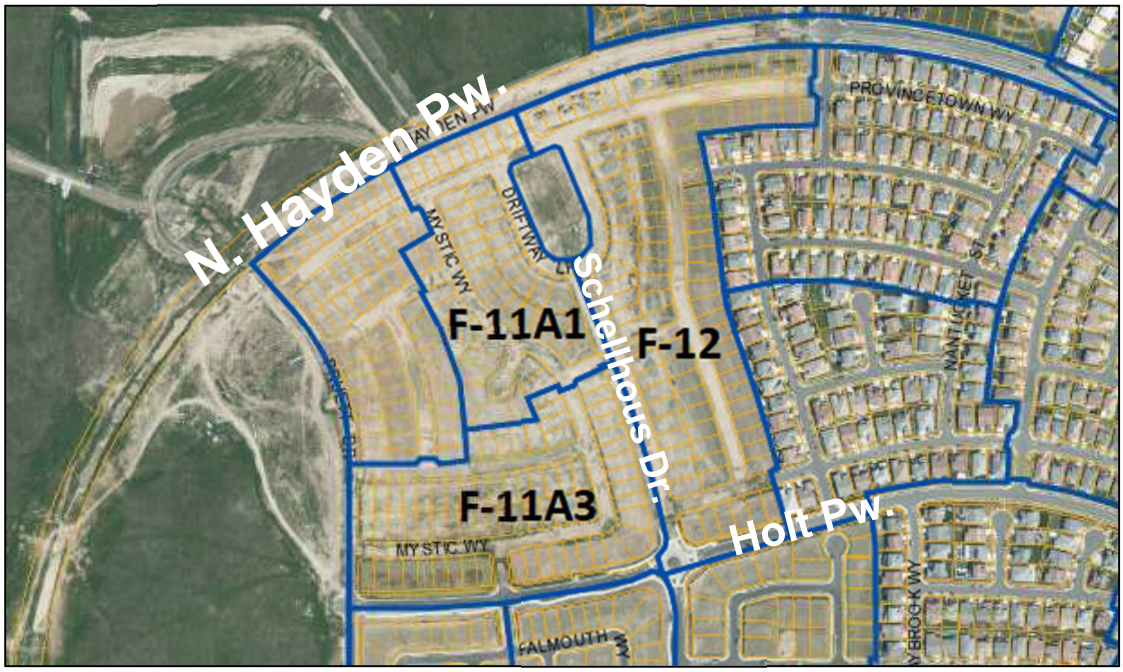
There are no outstanding issues associated with this request. The applicant has reviewed and is in agreement with the recommended conditions of approval.

BACKGROUND

The project site is located within the Fiddyment Phase 2 portion of the West Roseville Specific Plan (WRSP). The WRSP was approved by the City on February 4, 2004 and established the land use designations and zoning standards for the specific plan area. The Fiddyment portion was originally approved for development of 4,170 residential units in three phases, with subsequent approvals increasing the unit allocation to 5,868 residential units.

On February 26, 2015, the Planning Commission approved a Tentative Subdivision Map to develop eight Villages with 722 single family residential units and 29 open space/landscape lots (File #PL14-0438, see Figure 1). Each of the villages in the Fiddyment Phase 2 area were subsequently recorded with the Placer County Assessor through the City's Final Map process. Improvement plans were then issued to allow construction of civil improvements on the villages. During construction, it was discovered that the rear lot line on 39 of the lots encompassing three villages, F-11A1, F-11A3, and F-12, needed to be modified in order to match pilaster and fencing that had been installed on the lots. Because the maps have already been recorded, a modification to the approved tentative subdivision map is not possible. Therefore, the applicant is processing a new Tentative Subdivision Map encompassing the three villages to match the rear lot lines to the fence and pilaster locations of the affected lots.

Figure 1: Project Aerial



EVALUATION: TENTATIVE 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 Sierra Vista Specific Plan, whichever is more restrictive, and the design standards of the Subdivision Ordinance.***

Parcel size, design, configuration, location, orientation and character: The Tentative Subdivision Map indicates that the 39 residential lots proposed will range in size between 4,950 square feet (45' x 110') and 6,050 square feet (55' x 110') consistent with the WRSP RS/DS development standards. All lots will be oriented with frontage on public streets, with a 4-foot wide sidewalk separated from the curb by a 5-foot wide planter strip. The sidewalks along most of the subdivision streets will be detached, but are attached within cul-de-sacs.

Grading: Grading has already occurred on the subject lots consistent with the previously approved improvement plans for the subdivisions. The proposed Tentative Subdivision Map depicts the finished grade of each pad. As shown on the map, grade differences between adjacent house pads are typically less than 1 foot at side yards and less than 2 feet at rear yards resulting in minor slopes between lots for drainage purposes. Engineering staff has reviewed the tentative map and found the proposed Tentative Subdivision Map to be consistent with the City's Grading Ordinance and Improvement Standards.

Drainage: All of the lots have been designed to drain toward the street (Class 1 drainage). The drainage for the affected lots will be consistent with the previously approved plans and the adjacent lots.

Utilities: Water, sewer, and electric facilities are available to all villages from backbone infrastructure. Generally, the utilities connect to the existing infrastructure located to the east.

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.

The size, configuration, and design of the proposed lots are consistent with the City's policies and the WRSP RS/DS standards. As depicted on the tentative map and subject to the conditions of approval, all 39 residential lots can be used and built upon.

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 water quality impacts associated with the project and the expected discharge of waste for this project are consistent with what has been anticipated by the WRSP EIR. In addition, the design of the sewer lines in the project area and treatment capacity at the City's wastewater treatment plant have adequate conveyance and capacity to accommodate the residential development on the parcels proposed by the tentative map.

Based on the evaluation above, staff believes that the required findings can be made to approve the Tentative Subdivision Map for the proposed residential lots.

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. No comments were received. A public notice of the Planning Commission hearing was published on April 10, 2020, and was distributed to all property owners within 300 feet of the project site. To date, no comments have been received.

ENVIRONMENTAL DETERMINATION

The project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15182, which exempts residential projects consistent with a Specific Plan. The project is consistent with the adopted West Roseville Specific Plan (WRSP). A Final Environmental Impact Report was certified for the WRSP on February 4, 2004 (State Clearinghouse Number 2002082057) and a Final Subsequent Environmental Impact Report was certified for the project area on April 16, 2014 (State Clearinghouse Number 2010082075), and none of the conditions exist which would make the exemption inapplicable. Mitigation adopted as part of the WRSP FEIR and the Final Subsequent EIR will apply to the proposed Project.

RECOMMENDATION

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

A. Adopt the three (3) findings of fact as stated in the staff report and approve the **TENTATIVE SUBDIVISION MAP – 3100 NORTH HAYDEN PARKWAY – WRSP PCL F-11A & F-12 – TENTATIVE SUBDIVISION MAP – PL20-0052** subject to twenty-eight (28) conditions of approval.

CONDITIONS OF APPROVAL FOR TENTATIVE SUBDIVISION MAP #PL20-0052

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 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)

3. 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. (Engineering, Environmental Utilities, Finance)

4. The project shall comply with all required environmental mitigation identified in the West Roseville Specific Plan EIR, 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

5. 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)

6. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 500' on center. (Fire)

7. Minimum fire flow is 1,500 gallons per minute with 20 pounds of residual pressure. The fire flow and residual pressure may be increased, as determined by the Fire Marshall, where the project utility lines will serve non-residential uses. (Fire)

8. 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)

9. All Electrical Department facilities, including street lights where applicable, shall be designed and built to the "City of Roseville Specifications for Residential Trenching". (Electric)

10. 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)

11. All landscaping in areas containing electrical service equipment shall conform to the "Electric Department Landscape Design Requirements" as outlined in Section 7.00 of the Electric Department's "Specifications for Residential Trenching." (Electric)

12. 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)

13. 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/PARCEL MAP

14. The following easements shall be provided and shown on the Final Map or by separate instrument, unless otherwise provided for in these conditions:

a. A 10 foot wide public utilities easement along all road frontages;

b. Water and sewer easements;

Easement widths shall comply with the City's Improvement Standards and Construction Standards. The easement documents shall be drafted for approval and acceptance by the City of Roseville and recorded at the Placer County Recorder's Office. (Environmental Utilities, Electric, Engineering)

15. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)

16. 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 items: (Attorney, Planning)

    a. 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.

    b. A clause excluding any property owned by the City from the terms of the CC&Rs.

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

    a. An amended subdivision agreement (Fiddyment Villages 11-A3, 11-A1 and 12) are 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)

18. Lot B (Village F-11A1), Lot A & B (Village F-11A3) and Lot B (Village F-12) shall be dedicated as an easement (or in fee) to the City for the purposes of (right of way, open space, landscape or public access). (Engineering)

19. 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. Lettered Lot//Parcel along major roads shall be dedicated as landscape/pedestrian/public utility easements and in fee to the City as open space. (Engineering)

20. 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)

21. The Final/Lot/Parcel/Parcel Map shall be submitted per, "The Digital Submittal of Cadastral Surveys". Submittal shall occur after Engineering approval but prior to Council approval. (Engineering)

22. 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)

OTHER CONDITIONS OF APPROVAL

23. The applicant shall pay City's actual costs for providing plan check, installation and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Environmental Utilities, Engineering)

24. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)

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

26. All residential units must install a Seasonal Energy Efficiency Rating ("SEER") of 2 points above the minimum, as defined by the State of California in the current Title 24 of the Code of California regulations, up to a total maximum of 16 points including the 2 point premium, an Energy Efficiency Ratio ("EER") of 12 or greater, and a thermal expansion valve "TXV"). The SEER rating of 2 points above the minimum, as defined by the current Title 24, up to a maximum of 16 points, and an EER rating of 12 or greater along with a TXV will be specified on building plans and Title 24 compliance certificates at the time building permits are requested. If Title 24 of the Code of California Regulations in effect at the time of request for building permits requires higher SEER or EER ratings, residential units in the Plan Area shall comply with such State requirements. The SEER and EER ratings will be verified with appropriate documentation. These requirements shall be utilized in the overall energy compliance calculations required for issuance of a building permit for any residential unit. Any variances must be approved by the Electric Department's Retail Energy Services Department.

27. 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 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)

28. All plant material shall be maintained under a 30 calendar day establishment period after initial planting. Upon completion of the establishment period, all plant material shall remain under warrantee for an additional 9 months minimum. Any plant material which does not survive during the establishment period shall be immediately replaced. Any trees or shrubs which do not survive during the warrantee period shall be replaced one month prior to the end of the warrantee period. Tree or shrub replacement made necessary due to acts of God, neglect or vandalism shall be exempt from the warrantee. (Parks, Recreation, and Libraries)

Exhibits

A. Tentative Subdivision Map

Note to Applicant and/or Developer: 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.

Exhibit A

TENTATIVE SUBDIVISION MAP

FIDDYMENT RANCH PHASE 2I

VILLAGE F-11A1, F-11A3, & F-12

CITY OF ROSEVILLE, CALIFORNIA

PROJECT NOTES

ASSESSOR'S PARCEL NO.
492-011-004-000, 492-011-006-000,
492-011-003-000

OWNER [LOTS 1-16 (VILLAGE F-11A3), 23-25, & 47 (VILLAGE F-11A1)]
RICHMOND AMERICAN HOMES
3200 DOUGLAS BLVD. SUITE 110
ROSEVILLE, CA 95661
PHONE: (707)416-4992

OWNER [LOTS 17-29 (VILLAGE F-11A3), 48-53 (VILLAGE F-12)]
LENNAR CORP.
1281 MAKEWAY ST,
ROSEVILLE, CA 95747
PHONE: (916) 250-0461

APPLICANT/PLANNER/ENGINEER
RUGGERI-JENSEN-AZAR
2541 WARREN DR, SUITE 100
ROCKLIN, CA 95677
PHONE: (916) 630-8900

AREA
6.8± ACRES

NUMBER OF LOTS
39 RESIDENTIAL

EXISTING USE
SINGLE FAMILY RESIDENTIAL

PROPOSED USE
SINGLE FAMILY RESIDENTIAL

EXISTING ZONING
R1/DS & RS/DS

PROPOSED ZONING
R1/DS & RS/DS

PARK DISTRICT
CITY OF ROSEVILLE

FIRE PROTECTION
CITY OF ROSEVILLE

SCHOOL DISTRICT
ROSEVILLE CITY SCHOOL DIST./
ROSEVILLE JOINT UNION HIGH SCHOOL DIST

SEWER
CITY OF ROSEVILLE

STORM DRAIN
CITY OF ROSEVILLE

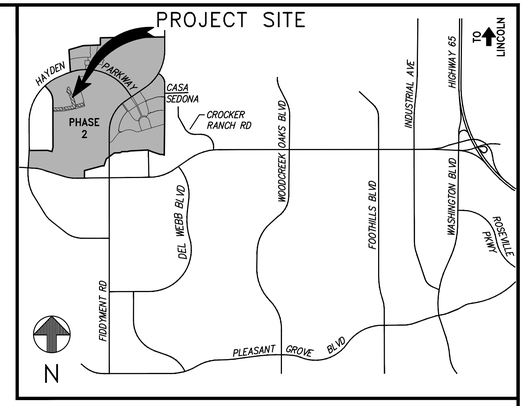
WATER
CITY OF ROSEVILLE

ELECTRICITY
CITY OF ROSEVILLE

GAS
PG&E

NOTES:

1. SUBDIVIDER(S) RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS PURSUANT TO SECTION 66456.1 OF THE SUBDIVISION MAP ACT.
2. OWNER WILL DEDICATE ALL EASEMENTS AND RIGHT-OF-WAYS NECESSARY TO PROVIDE ALL UTILITIES.
3. OWNER WILL DEDICATE ALL OPEN SPACE/PASEO TO CITY OF ROSEVILLE.
4. THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT.
5. THIS EXHIBIT IS FOR TENTATIVE MAP PURPOSES ONLY. ALL SITE CHARACTERISTICS ARE TO BE VERIFIED PRIOR TO FINAL MAP.
6. PURSUANT TO SECTION 66499.20.2 OF THE SUBDIVISION MAP ACT, THE LAND SHOWN HERON BEING LOTS 23-25, 47, & LOT B (VILLAGE F-11A1) IS PER FINAL MAP OF SUBDIVISION NO. PL14-0438 ENTITLED "FIDDYMENT RANCH PHASE 2 VILLAGE 11-A1," IN BOOK "EE" OF MAPS AT PAGE 75, LOTS 1-29 (VILLAGE F-11A3) IS PER FINAL MAP OF SUBDIVISION NO. PL14-0438 ENTITLED "FIDDYMENT RANCH PHASE 2 VILLAGE 11-A3" IN BOOK "EE" OF MAPS AT PAGE 78, AND LOTS 48-53 (VILLAGE F-12) IS PER FINAL MAP OF SUBDIVISION NO. PL14-0438 ENTITLED "FIDDYMENT RANCH PHASE 2 VILLAGE 12" IN BOOK "EE" OF MAPS AT PAGE 77, ARE HEREBY MERGED AND RE-SUBDIVIDED.
7. FINAL SUBDIVISION MAPPING SHALL BE PREPARED TO IDENTIFY THE LOT LINES AND BOUNDARIES FOR THE LOTS SHOWN ON THIS TENTATIVE MAP.



LEGEND

PROPOSED	DESCRIPTION
	PROJECT BOUNDARY
	RIGHT OF WAY
	LOT LINE
	EASEMENT LINE
	ENHANCED WOOD FENCE
	CURB & GUTTER
	CENTER LINE
XX	LOT NUMBER
PAD XXX.XX	PAD ELEVATION
PAD XXX.XX	ADJACENT PAD ELEVATION

LOT OWNERSHIP INDEX

LOT	OWNERSHIP	USE
B (VILLAGE F-11A1)	CITY	PASEO/OPEN SPACE
A (VILLAGE F-11A3)	CITY	PASEO/OPEN SPACE
B (VILLAGE F-11A3)	CITY	PASEO/OPEN SPACE
B (VILLAGE F-12)	CITY	PASEO/OPEN SPACE

N

0 60 120 180

1 inch = 60 ft.

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
2541 WARREN DRIVE, SUITE 100 ROCKLIN, CA 95677
PHONE: (916) 630-8900 FAX: (916) 630-8909

DATE: FEBRUARY 26, 2020 JOB NO. 175021 SHEET 1 OF 1

G:\JOBS\175021\MAPS\175021-TM.DWG 2/26/2020 8:32:19 AM SHARON LY

Exhibit A

LEGEND

AFFECTED LOT LINES

VILLAGE F-11A1

VILLAGE F-11A3

VILLAGE F-12

PRUETT DRIVE

SCHELLHOUS DRIVE

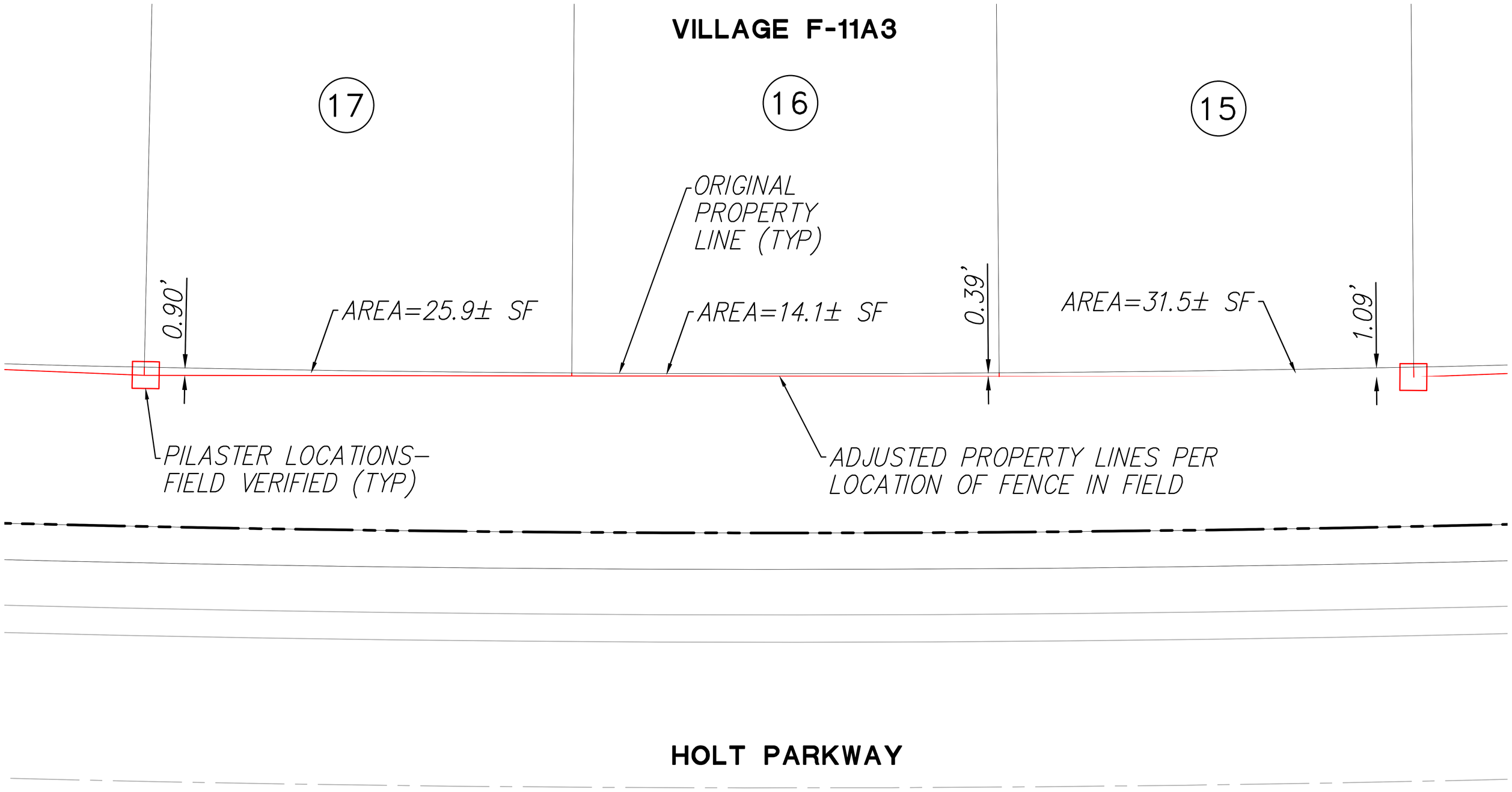
HOLT PARKWAY

47 25 24 23 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 48 49 50 51 52 53

N

FIDDYMENT RANCH 21
PROPOSED LOT LINE SHIFTS
DATE: 1/14/2020
NOT TO SCALE

Exhibit A



FIDDYMENT RANCH 2I
TYPICAL LOT LINE SHIFTS
DATE: 3/4/2020
SCALE: 1"=10'

PLANNING COMMISSION COMMUNICATION

Title:	NIPA PCL CO-31 & CO-41 - Campus Oaks Town Center QSR1 and PAD1, 1495 Blue Oaks Bl, File # PL20-0031
Contact:	Sean Morales, smorales@roseville.ca.us, 916-774-5282

Meeting Date: 4/23/2020
Item #: 6.1.

ATTACHMENTS:

Description

Staff Report

Exhibit A

CITY OF ROSEVILLE CALIFORNIA

Planning Division Staff Report
Planning Commission Meeting April 23, 2020

Prepared by: Sean Morales, Assistant Planner

ITEM 6.1: MPP Stage 2 – 1495 Blue Oaks Boulevard – NIPA PCL CO-31 and CO-41 – Campus Oaks Town Center QSR1 and PAD1 – PL20-0031

REQUEST

The applicant requests approval of a Major Project Permit (MPP) Stage 2 to evaluate the architecture and design of two buildings in the Campus Oaks Town Center development. Quick-Serve Restaurant 1 (QSR1) is a proposed 2,418 square-foot restaurant with a drive-through. Pad Building 1 (PAD1) is a proposed 7,200 square-foot multi-tenant building consisting of a credit union and convenience restaurant.

Applicant – Karenda McDonald, Borges Architectural Group
Owner – Kevin Parker, Armstrong CO Roseville, LLC

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 Major Project Permit Stage 2 subject to seventy-five (75) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

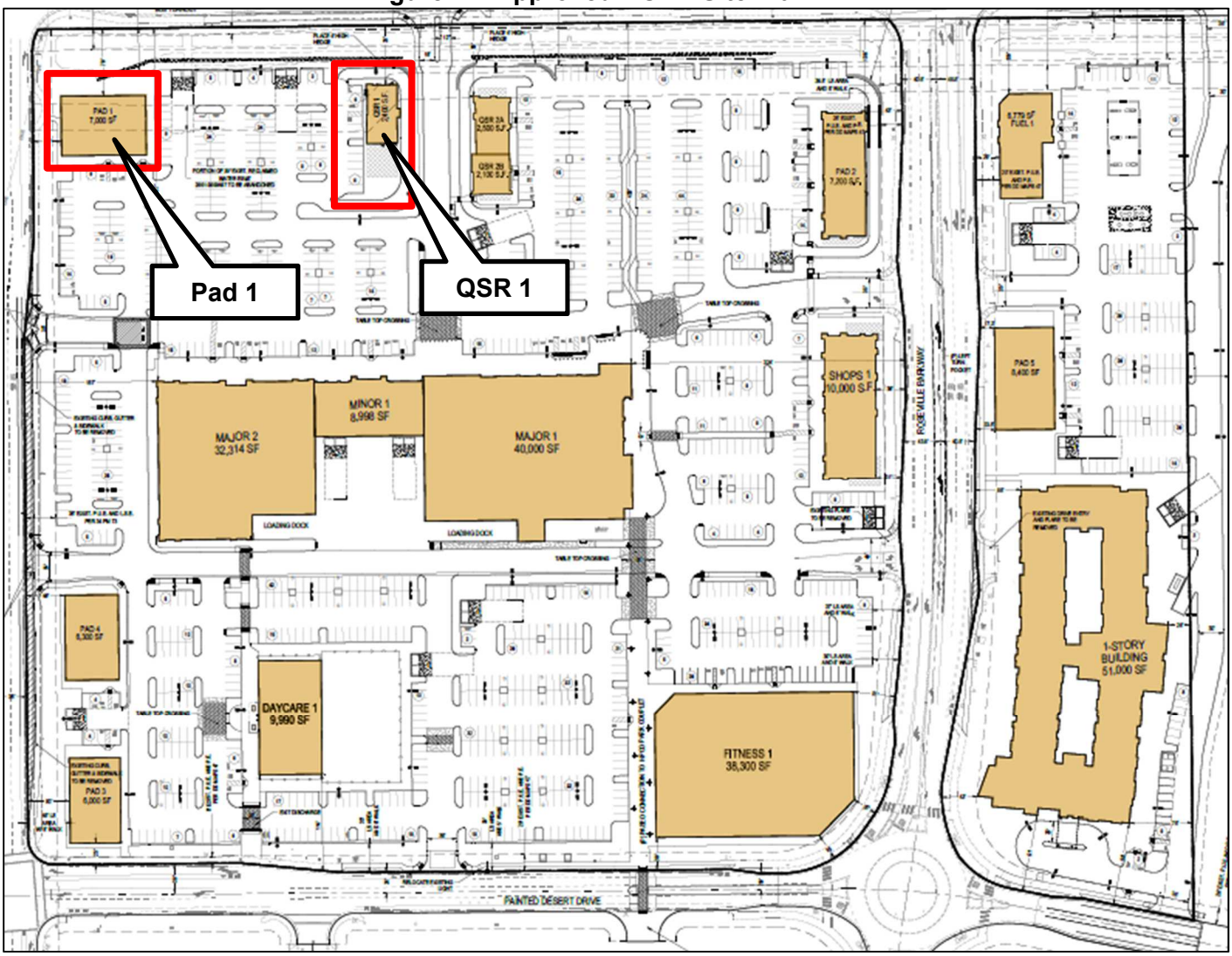
There are no outstanding issues associated with this request. The applicant has reviewed and is in agreement with the recommended conditions of approval.

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 Plan Area. The site is part of the Hewlett Packard Campus Oaks (HPCO) Master Plan area. The HPCO Master Plan redesignated 198 acres of industrial land formerly owned by Hewlett Packard 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.

The two subject buildings are part of the Campus Oaks Town Center development. Campus Oaks Town Center (COTC) is the commercial shopping center portion of the HPCO Master Plan. The entire HPCO Master Plan project was approved through the Major Project Permit (MPP) process. Therefore, any modifications to the site plan require an MPP Stage 1 modification and any new building elevations require an MPP Stage 2 approval. The building footprints for the COTC were approved by the Planning Commission on October 25, 2018 (file #PL18-0080) (Figure 1). Building elevations were also approved for 9 of the 15 buildings in the center. The proposed project includes an MPP Stage 2 to approve the elevations for buildings QSR1 and PAD1 within the center.

Figure 1 – Approved COTC Site Plan



SITE INFORMATION

Location: 1495 Blue Oaks Blvd.

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.

EVALUATION

The proposed project is being evaluated through the Major Project Permit (MPP) entitlement process. The intent of the MPP process is to streamline the review of large and diverse projects that could be constructed over a period of several years. The MPP process allows for the resolution of site issues prior to the review of more detailed architectural and landscape issues that may not be finalized at the time the site plan is ready. In accordance with the City's MPP Ordinance, the MPP review process is

segregated into three separate stages. The evaluation section of this report includes an analysis of the requested MPP Stage 2. 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.***

The entitlement is analyzed for its consistency with the goals and policies of the applicable regulations. The HPCO Design Guidelines and the HPCO Master Plan provide standards and guidelines for streetscapes and project design intent, but defer to the City's Community Design Guidelines (CDG) for the evaluation of architecture and building design. Key guidelines within the CDG applicable to this project 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);

MPP Stage 2

Stage 2 of the MPP process includes the review of the architectural design of buildings PAD1 and QSR1. The project has been evaluated based on the applicable design standards. The two proposed buildings share many of the same design elements and so will be evaluated together. The proposed buildings are one story in height, and are designed to be architecturally consistent with the previously approved buildings in the Campus Oaks Town Center (File #PL18-0080) (Figure 2). The landscape areas around each of the buildings were reviewed as part of the previous approval and are not proposed for modification by this application. The details of the building architecture are further evaluated below.

Architecture: The proposed building elevations are consistent with the modern agrarian design concept developed for the COTC as a whole. 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. Because many of the elevations of buildings in the COTC are already approved, the QSR1 and PAD1 buildings will be evaluated based on their consistency with the approved designs, colors, and materials.

Building PAD1 incorporates many of the materials used throughout the project including integrated red color metal panels on the northwest corner of the building facing the public way (Figure 3). The red panels bring emphasis to the building and provides an attractive view of the center from Blue Oaks Blvd. and Woodcreek Oaks Blvd. Similarly, faux-wood tile is used around the doors on the north side of the building as well as over entrances on the south side of the building, which provides a variation of color and material to add visual interest. Articulation is provided at building entries with protruding storefronts that differ in color and materials from the adjacent recessed portions of the building. A patio area with posts and roofing as well as awnings throughout add further variety to the materials and articulation.

Figure 2 – Previously Approved PAD 2 Elevations

Figure 3 – PAD 1 Proposed Elevations

Building QSR1 also incorporates the colors and materials of the rest of the COTC (Figure 4). The future tenant of QSR1, a Del Taco restaurant, has certain national brand identification requirements. Despite these requirements, including a flat roof, light green accents, and metal artwork, the majority of the materials are consistent with the rest of the COTC. The consistent materials include red soffit panels, faux-wood tile, and gray stucco.

Figure 4 – QSR1 Proposed Elevations

CONCLUSION

The proposed project is consistent with the City of Roseville General Plan, NIPA, Zoning Ordinance, CDG, and the prior Campus Oaks Town Center project approvals. Therefore, staff recommends that the Planning Commission approve the proposed MPP Stage 2 for buildings QSR1 and PAD1 in the Campus Oaks Town Center.

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. No comments were received. A public notice of the Planning Commission hearing was published on April 9, 2020, and was distributed to all property owners within 300 feet of the project site. To date, no comments have been received.

ENVIRONMENTAL DETERMINATION

An Addendum to the Hewlett Packard Master Plan EIR (SCH #95112022) was prepared for file #PL18-0080 consistent with California Environmental Quality Act Section 15164. This Addendum evaluated the impact of development of the Campus Oaks Town Center, including buildings QSR1 and PAD1. The proposed project is substantially consistent with the previously evaluated project, and no new effects are expected to occur.

RECOMMENDATION

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

A. Adopt the two (2) findings of fact as stated above and approve the **MAJOR PROJECT PERMIT STAGE 2 – NIPA PCL CO-31 and CO-41 – Campus Oaks Town Center QSR1 and PAD1 – 1495 Blue Oaks Boulevard – FILE # PL20-0031** subject to seventy-five (75) conditions of approval.

CONDITIONS OF APPROVAL FOR MPP STAGE 2 (FILE # PL20-0031)

1. This Major Project Permit approval shall be effectuated within a period of two (2) years from April 23, 2020 and if not effectuated shall expire on April 23, 2022. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond April 23, 2023. (Planning)

2. The project is approved as shown in Exhibit A and as conditioned or modified below. (Planning)

3. The project shall comply with all applicable 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) (Planning)

4. The project shall be addressed as 1495 Blue Oaks Bl. The addresses for the buildings identified in the plans are correct per PL18-0080. Please ensure these addresses are used going forward. 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 with grading and/or encroachment permits 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 Development Services Department – Planning Division to control on-site traffic movements. Parking lot striping and signage shall be maintained in a visible and legible manner. (Planning)

11. The plans submitted to the Building Divisions for permits shall indicate all approved revisions/alterations as approved by the Commission, including all conditions of approval. (Planning)

12. 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 preventer; fire department connections; and public water, sewer, and storm drain facilities. (Planning, Fire, Environmental Utilities, Electric, Engineering)

    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 HP Campus Oaks Master Plan and the City of Roseville Water Efficient Landscape Ordinance. (Planning, Environmental Utilities)

e) Landscaping adjacent to preserve areas shall consist of California native, drought-tolerant groundcover, shrubs, plants, and trees. (Open Space, Planning)

f) All landscaping in areas containing electrical service equipment shall conform to the Electrical Department's Landscape Requirements and Work Clearances as outlined in Section 10.00 of the Department's "Specification for Commercial Construction". (Electric)

g) Slopes within landscape planter 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)

h) 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)

13. 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)

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 projects' 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 and the City of Roseville Industrial Waste Division. (Building, Environmental Utilities)

19. 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)

20. 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 Engineering prior to approval of any plans. (Engineering)

21. 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)

22. 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)

23. The developer shall be responsible for the installation cost of a bus shelter and related improvements, conforming to the City's current standards for the shelter pad located on the southeast corner Blue Oaks Boulevard and Woodcreek Oaks Boulevard. The Developer shall enter into a construction fee agreement with the City and pay a construction cost of $10,000 for future construction of the Bus Shelter (shelter number 283). (Public Works, Alternative Transportation)

24. The developer shall include a 20-space park-and-ride lot per the Specific Plan requirements and in proximity to the intersection of Blue Oaks Boulevard and Woodcreek Oaks Boulevard. The park-and-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 Oaks Boulevard, signs identifying the park-and-ride spaces and their availability to the public. The landowner shall be responsible for maintenance of the park-and-ride lot and all it appurtenances. (Publics Works, Alternative Transportation)

25. 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. A separate document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Recorder's Office. (Public Works)

26. 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". (Alternative Transportation, Building).

27. All storm drainage, including roof drains, shall be collected on site and treated with Best Management Practices (BMP's) per the City's Stormwater Quality Design Manual. 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)

28. Prior to the approval of the Improvement Plans, the project proponent shall provide proof of preparation and submittal of a Storm Water Pollution Prevention Plan (SWPPP) to the Regional Water Quality Control Board (RWQCB). Proof shall be in the form of the Waste Discharge Identification Number (WDID#), provided to the applicant from RWQCB, placed on the coversheet of the improvement plans. Upon approval of the improvement plans, a copy of the SWPPP shall be required onsite and available for viewing by City inspection staff upon request. (Engineering)

29. 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, Engineering 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)

30. 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)

31. Prior to 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)

32. Per the per the Development Agreement, the property owner shall pay their fair share on a City-wide basis of the Long Range Master Transit Plan, the Short Range Transit Plan, and the Bicycle Master Plan. (Alternative Transportation)

33. The applicant/developer shall participate in preparation of a Transportation Systems Management (TSM) Plan for the Campus Oaks Town Center to be reviewed and approved by the Transportation Commission. (Alternative Transportation)

34. Prior to 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 elevation 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)

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

36. 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)

37. Recycled water infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and City of Roseville Construction Standards. The applicants shall pay all applicable recycled water fees. Easements shall be provided as necessary for recycled water infrastructure. (Environmental Utilities)

38. 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)

39. 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)

40. 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)

41. 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)

42. 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)

43. The Electric Department requires the submitted 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

44. 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 a 0.5 foot-candle of light, respectively. All exterior light fixtures shall be vandal resistant. (Planning, Police)

45. 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)

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

DURING CONSTRUCTION & PRIOR TO ISSUANCE OF OCCUPANCY PERMITS:

47. Any backflow preventers visible from the street shall be painted 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)

48. 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. (Engineering, Environmental Utilities, Electric)

49. Inspection of the potable water supply system on new commercial/industrial/office project 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 building/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)

50. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)

51. 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)

52. 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)

53. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)

54. **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)

55. 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)

56. 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 revaluation, 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)

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

58. 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)

59. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)

60. 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)

61. 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)

62. One 3/4 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)

63. 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:

64. 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)

65. Following the installation of the landscaping, all-landscaping 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)

66. 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)

67. 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)

68. 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)

69. 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)

70. 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)

71. All commercial air conditioning units 5 tons or less (<65,000 btu/ h) shall meet the current Consortium for Energy Efficiency ("CEE") Tier I specifications. The SEER/EER ratings will be specified on building plans and Title 24 compliance certificates at the time building permits are requested. The SEER and EER ratings will be verified with appropriate documentation. These requirements shall be utilized in the overall energy compliance calculations required for issuance of any building permit for any commercial building in the Plan Area. Any variances, with the exception of Tier 2 compliance, must be approved by the Electric Department's Retail Energy Services Department. (Electric)

72. 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)

73. 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)

74. 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)

75. 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 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)

Exhibits

A. Plans

Note to Applicant and/or Developer: 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.

Exhibit A

BLUE OAKS BLVD.

WOODCREEK OAKS BLVD.

ROSEVILLE PKWY.

PAINTED DESERT DR.

1541 BLUE OAKS BLVD. PAD 1
#100 #130 #140

1517 BLUE OAKS BLVD. QSR 1

1501 BLUE OAKS BLVD. QSR 2
#140 #130 #100

140 ROSEVILLE PKWY. PAD 2
#100 #120 #130 #150

150 ROSEVILLE PKWY. SHOPS 1
#100 #120 #130 #140 #150 #160

1525 BLUE OAKS BLVD. MINOR 1
#130 #120 #100

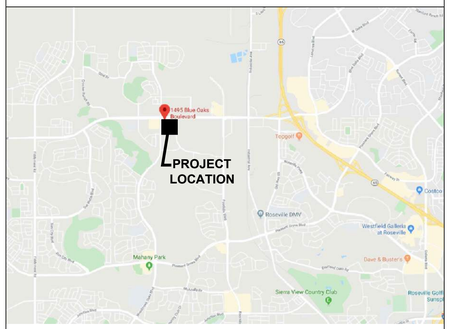
1533 BLUE OAKS BLVD. MAJOR 2

1509 BLUE OAKS BLVD. MAJOR 1

OUTLINE IN RED OF PREVIOUSLY APPROVED BUILDING FOOTPRINTS

TEMPORARY AC PAVING WALKWAY. PASEO TO BE INSTALLED WITH IMPROVEMENTS ON THIS PARCEL.

VINICITY MAP



NORTH

DRAWING INDEX

SA-0.1 OVERALL SITE PLAN
SA-1.1 FLOOR PLAN - MAJOR 2
SA-1.2 FLOOR PLAN - MINOR 1
SA-2.1 EXTERIOR ELEVATIONS - MAJOR 2 & MINOR 1
SA-3.1 BUILDING SECTIONS - MAJOR 2 & MINOR 1

PROJECT DATA

ACCESSOR'S PARCEL No:	481-260-001-000, 481-260-026-000, 481-260-029-000
ZONING:	CC
GENERAL PLAN:	CC, PARCELS CO-21, CO-31, CO-41
OVERALL PARCEL AREA:	+/- 23.5 AC TOTAL
GROSS FLOOR AREA:	

	APPROVED SF	NEW SF
MAJOR 2:	32,314 SQ.FT.	38,300 SQ.FT.
MINOR 1:	8,998 SQ.FT.	6,200 SQ.FT.
NUGGET MARKET:	40,000 SQ.FT.	NO CHANGE
SHOPS 1:	10,000 SQ.FT.	10,200 SQ.FT.
PAD 2:	7,200 SQ.FT.	7,450 SQ.FT.
QSR 2:	4,600 SQ.FT.	4,800 SQ.FT.
QSR 1:	2,400 SQ.FT.	2,450 SQ.FT.
PAD 1:	7,000 SQ.FT.	7,200 SQ.FT.

NOTE:
NEW SQUARE FOOTAGE INCLUDES LEASABLE AREA PLUS FIRE CONTROL ROOM AND ELECTRICAL ROOM AT EACH BUILDING.

DEVELOPER / CONSULTANT INDEX

DEVELOPER
ARMSTRONG CO ROSEVILLE, LLC
2400 DEL PASO ROAD, SUITE 140
SACRAMENTO, CA 95834
REID LEWIS
(916) 643 - 9610
RLEWIS@AGOC.COM

ARCHITECT
BORGES ARCHITECTURAL GROUP
1478 STONE POINT DR., STE. 350
ROSEVILLE, CA 95661
KARENDA MACDONALD
(916)782-7200
KARENDA@BORGESARCH.COM

KEYNOTES

1. PARK AND RIDE PARKING SPACE
2. ACCESSIBLE PARK AND RIDE PARKING SPACE
3. OUTLINE OF 20'-0" EASEMENT FOR BUS STOP
4. LOCATION OF TIE-IN TO ELECTRICAL SERVICE
5. LOT LINE

60' 30' 0 60' 120'
1"=60'-0"

NORTH

CAMPUS OAKS TOWN CENTER

1533 BLUE OAKS BOULEVARD, ROSEVILLE, CA 19036 4/3/2020

OVERALL SITE PLAN

SA-0.1

1478 STONE POINT DRIVE SUITE 350 ROSEVILLE, CA 95661 T | 916 782 7200 borgesarch.com

Borges ARCHITECTURAL GROUP

Exhibit A

4 WEST ELEVATION
1/8" = 1'-0"

2 SOUTH ELEVATION
1/8" = 1'-0"

3 EAST ELEVATION
1/8" = 1'-0"

1 NORTH ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND

P1	DUNN EDWARDS "WHISPER" DEW340	P2	DUNN EDWARDS "EGYPTIAN SAND" DE6207	P3	DUNN EDWARDS "WELLS GRAY" DE6242	P4	DUNN EDWARDS "BLACK RUSSIAN" DE6391	V2	EMSER TILE "ALPINE CAFE"	S1	METAL SALES CORRUGATED "GALVALUME"	S2	METAL SALES SOFFIT PANEL "COLONIAL RED"	A1	SUMBRELLA "SLATE" 4684	R1	METAL SALES "OLD ZINC GREY" W29

8' 4' 0 8' 16'
1/8"=1'-0"

CAMPUS OAKS TOWN CENTER PAD 1

1517 Blue Oaks Rd Roseville CA 95661

PAD1 EXTERIOR ELEVATIONS

19036-Pad1 03/17/2020

SA-1.1

Borges ARCHITECTURAL GROUP
1478 STONE POINT DRIVE SUITE 350 ROSEVILLE, CA 95661 T | 916 782 7200 borgesarch.com

Exhibit A

4 NORTH ELEVATION
1/4" = 1'-0"

3 SOUTH ELEVATION
1/4" = 1'-0"

2 WEST ELEVATION
1/4" = 1'-0"

1 EAST ELEVATIONS
1/4" = 1'-0"

Metal Siding
Color: METAL SALES
Colonial Red

Steel Painted Canopies
Color: Sherwin Williams
Luau Green SW 6712

Metal Roof Edge
Color: Sherwin Williams
Java SW 6090

Stucco
Color: Sherwin Williams
Modern Gray SW 7632

Wood Siding
Emser Tile:
Color: Alpine Cafe

Aluminum
Storefront
Bronze

4' 2' 0 4' 8'
1/4"=1'-0"

CAMPUS OAKS TOWN CENTER QSR-1

1517 Blue Oaks Rd Roseville CA 95661 19036-Pad1 03/17/2020

DEL TACO EXTERIOR ELEVATIONS

SA-1.2

Borges ARCHITECTURAL GROUP
1478 STONE POINT DRIVE SUITE 350 ROSEVILLE, CA 95661 T | 916 782 7200 borgesarch.com

PLANNING COMMISSION COMMUNICATION

Title:	NIPA PCL CO-1, 2, 6, 7 12, 14, 24a, 24b, 61, 63, 64, 65 – Campus Oaks Amendment, 6300 Campus Pw, File # PL18-0192
Contact:	Shelby Vockel, svockel@roseville.ca.us, 916-746-1347

Meeting Date: 4/23/2020
Item #: 6.2.

ATTACHMENTS:

Description

Staff Report

Attachment 1 Conditions of Approval PL14-0373

Exhibit A 4th Addendum to HP Campus Oaks EIR

Exhibit B General Plan Amendment Exhibit

Exhibit C Rezone Exhibit

Exhibit D Large Lot Tentative Subdivision Map

Exhibit E Small Lot Tentative Subdivision Map

Exhibit F Preliminary Grading Plans

Exhibit G Preliminary Utility Plans

Exhibit H Overall Preliminary Phasing Plan

Exhibit I Architectural Elevations for CO-6

Exhibit J Development Standards

Exhibit K Campus Oaks Master Plan Change Pages

Exhibit L 9th Amendment to DA for HP CO Master Plan

CITY OF ROSEVILLE :CALIFORNIA

Planning Division Staff Report
Planning Commission Meeting April 23, 2020

Prepared by: Shelby Vockel, Associate Planner

ITEM 6.2: **General Plan Amendment, Rezone, Major Project Permit Stage 1 Modification, Major Project Permit Stage 2, Large Lot Tentative Subdivision Map, Small Lot Tentative Subdivision Map, Development Agreement Amendment – 6300 Campus Pw. – Campus Oaks Amendment– PL18-0192**

REQUEST

The applicant requests approval of a General Plan Amendment, Rezone, Major Project Permit Stage 1 Modification, Major Project Permit Stage 2, Large Lot Tentative Subdivision Map, Small Lot Tentative Subdivision Map, and a Development Agreement Amendment to modify the Campus Oaks Master Plan and create a phased, 242-lot subdivision with park, landscape, and stormwater facility lots. A General Plan Amendment and Rezone is requested to modify land use and zoning designations for 48.91 acres within the Campus Oaks Master Plan area for Parcels CO-1, 2, 6, 7, 12, 14, 24a, 24b, 61, 63, 64, and 65. As proposed, the land use designations will be modified from 27.36 acres Low Density Residential (LDR), 6.52 acres Medium Density Residential (MDR), 4.7 acres High Density Residential (HDR), and 10.33 acres Parks and Recreation (PR) to 26.11 acres LDR, 10.40 acres MDR, and 12.4 acres PR. The zoning designations will be modified from 33.88 acres Residential Small Lot/Development Standards (RS/DS), 4.7 acres Attached Housing/Development Standards (R3/DS), and 10.33 acres Parks and Recreation (PR) to 36.51 acres RS/DS and 12.4 acres PR. A Major Project Permit Stage 1 Modification (MPP Stage 1 Mod) is requested to modify the acreage and unit allocation within the Campus Oaks Master Plan to reflect the proposed land use changes. Parks and Open Space acreage will increase from 10.33 acres to 12.4 acres. A Major Project Permit Stage 2 is requested to evaluate residential design on Parcel CO-6. A Large Lot Tentative Subdivision Map is requested to create four large lots, Lots A and B for future parks, and a remainder (Lot 5) for the future development of Parcel CO-3. A Small Lot Tentative Subdivision Map is requested to allow the phased development of 242 residential lots, including 70 lots on Parcel CO-7, 27 lots on Parcel CO-12, 86 lots on Parcel CO-6, and 59 lots on Parcel CO-2, as well as Lots A-D and right-of-way lots. A Development Agreement Amendment is requested to amend the Development Agreement by and between the City of Roseville and BBC Roseville Oaks, LLC relative to the Campus Oaks property within the HP Campus Oaks Master Plan.

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 Environmental Impact Report,
B. Recommend the City Council approve the General Plan Text and Land Use Amendment,
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. Adopt the two (2) findings of fact and approve the Major Project Permit Stage One Modification subject to five (5) conditions of approval.
F. Adopt the two (2) findings of fact and approve the Major Project Permit Stage Two subject to fifty-one (51) conditions of approval.
G. Adopt the three (3) findings of fact and approve the Large Lot Tentative Subdivision Map subject to twenty-two (22) conditions of approval.
H. Adopt the three (3) findings of fact and approve the Small Lot Tentative Subdivision Map subject to sixty-four (64) 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 the recommended conditions of approval.

BACKGROUND

The proposed project is located on Parcels CO-1, 2, 6, 7,12, a portion of 14, 24a, 24b,61, 63, 64, and 65 within the Campus Oaks portion of the Hewlett Packard Campus Oaks Master Plan Area (Master Plan). The Master Plan, adopted in 2015 (File #PL14-0373), consists of a mix of residential, commercial, and office uses within an undeveloped portion of the former Hewlett Packard campus, formerly designated for light industrial uses. The Master Plan is the guiding document for future development of the plan area. Subsequent to the adoption of the Master Plan, the Campus Oaks Design Standards and Guidelines document was adopted (File # PL15-0340). The document ensures that the area is developed in a manner consistent with the character envisioned in the Master Plan.

The total area affected by the proposed project is approximately 48.91 acres and is located to the south of Crimson Ridge Drive and the Campus Oaks Apartments. Figure 1 identifies the subject parcels within the Master Plan area, and Figure 2 shows an aerial view of the project site.

The Master Plan is in the early stages of buildout, with portions currently under construction. Most of the Master Plan area has been rough graded and internal collector streets have been constructed. The Planning Commission approved a Tentative Subdivision Map, Major Project Permit Stage 2, and Administrative Permit for a 132 small-lot residential development on parcels CO-4, CO-5, and CO-15 on September 27, 2018 (PL18-0147). A new commercial development on parcels CO-21, CO-31, CO-41, and CO-42, was approved on December 5, 2018 by City Council (PL18-0080). Another Tentative Subdivision Map, located on Parcels CO-11, 13, 14, and 16, was approved by the Planning Commission on January 10, 2019 (PL18-0175). The first phase of development for Parcel CO-12 (File # PL19-0177, CO-12 Phase 1) was a 15-lot tentative subdivision map approved by the Planning Commission on August 8, 2019.

Project Description

The current application is a General Plan Amendment, Rezone, Major Project Permit Stage 1 Modification, Major Project Permit Stage 2, Large Lot Tentative Subdivision Map, Small Lot Tentative Subdivision Map, and a Development Agreement Amendment to modify the Master Plan and create a phased, 242-lot subdivision with park, landscape, and stormwater facility lots. A General Plan Amendment and Rezone is requested to modify land use and zoning designations for 48.91 acres within the Campus Oaks Master Plan area for Parcels CO-1, 2, 6, 7, 12, 14, 24a, 24b, 61, 63, 64, and 65. As proposed, the land use designations will be modified from 27.36 acres Low Density Residential (LDR), 6.52 acres Medium Density Residential (MDR), 4.7 acres High Density Residential (HDR), and 10.33 acres Parks and Recreation (PR) to 26.11 acres LDR, 10.40 acres MDR, and 12.4 acres PR. The zoning designations will be modified from 33.88 acres Residential Small Lot/Development Standards (RS/DS), 4.7 acres Attached Housing/Development Standards (R3/DS), and 10.33 acres Parks and Recreation (PR) to 36.51 acres RS/DS and 12.4 acres PR.

Figure 1: Project Site within Master Plan Area

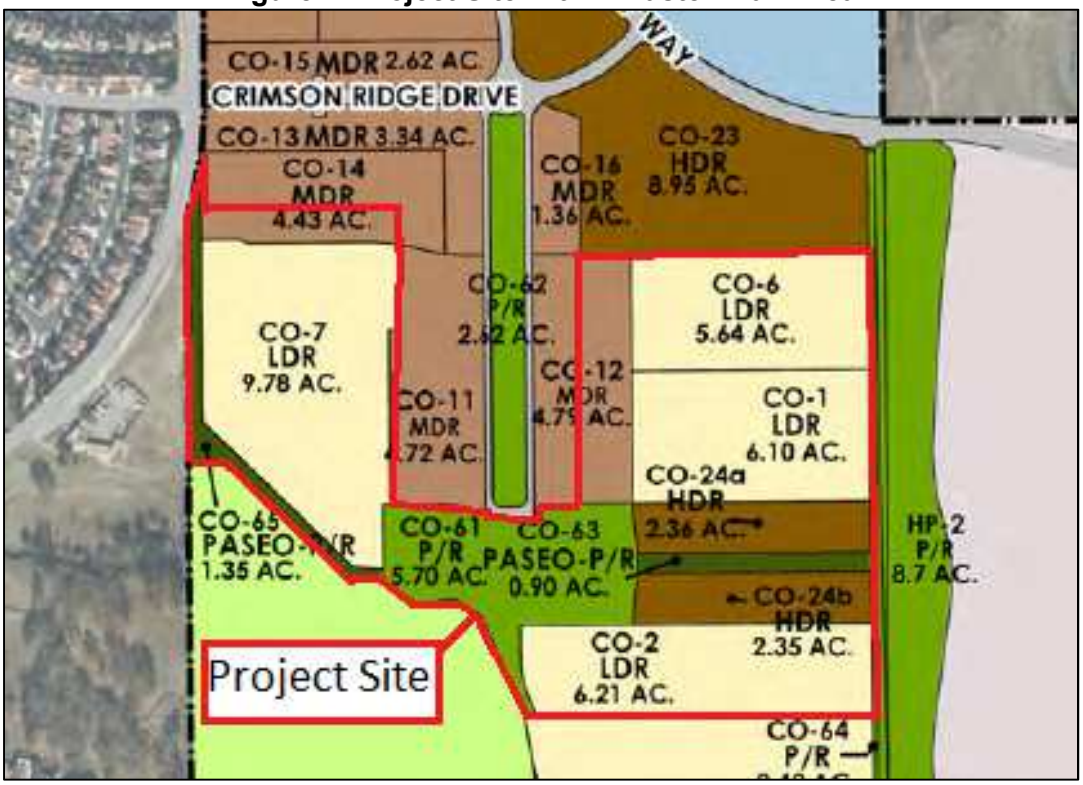


Figure 2: 2019 Aerial of Project Site

The Master Plan was adopted as a Major Project Permit (MPP) in 2015, and any amendments to the Master Plan are analyzed through the MPP process. A Major Project Permit Stage 1 Modification (MPP Stage 1 Mod) is requested to modify the acreage and unit allocation within the Master Plan to reflect the proposed land use changes. The project will maintain an overall unit count of 948 residential units. Low Density units will increase from 230 units to 233 units, Medium Density units will increase from 260 units to 319 units, and High Density units will decrease from 458 units to 396 units. Parks and Open Space acreage will increase from 10.33 acres to 12.4 acres. The MPP Stage 1 Mod will also update the Master Plan land use tables to reflect recent Administrative Density Transfer approvals on Parcel CO-4, 11, 12, 13, 14, and 16. Major Project Permit Stage 2 is requested to evaluate residential design on Parcel CO-6. The land use modifications are reflected in Table 1. The proposed land use amendments are shown in **bold** and the existing land use is shown in ~~strike out~~.

Table 1 – Campus Oaks Land Use Amendments

Parcel	Land Use	Zoning	Gross Acres	Allocated Units (per last GPA)	Density (du/ac)
~~CO-1~~	~~LDR~~	~~RS/DS~~	~~6.10 ac~~	~~36~~	~~5.9~~
CO-2	LDR	RS/DS	~~6.21 ac~~ **9.52 ac**	~~36~~ **59**	~~5.8~~ **6.2**
CO-6	~~LDR~~ **MDR**	RS/DS	~~5.27 ac~~ **10.40 ac**	~~36~~ **86**	~~6.4~~ **8.3**
CO-7	LDR	RS/DS	~~9.78 ac~~ **10.33 ac**	~~58~~ **70**	~~5.9~~ **6.26**
CO-12	~~MDR~~ **LDR**	RS/DS	~~4.79 ac~~ **6.26 ac**	~~34~~ **42**	~~7.1~~ **6.7**
~~CO-14 (portion)~~	~~MDR~~	~~RS/DS~~	~~1.68 ac (of 4.43 ac)~~	~~34~~	~~7.7~~
~~CO-24a~~	~~HDR~~	~~R3/DS~~	~~2.36 ac~~	~~31~~	~~13.1~~
~~CO-24b~~	~~HDR~~	~~R3/DS~~	~~2.35 ac~~	~~31~~	~~13.2~~
CO-61	PR	PR	~~5.70 ac~~ **6.27 ac**		
CO-63	PR	PR (Paseo)	~~0.9 ac~~ **0.94 ac**		
CO-64	PR	PR	~~2.46 ac~~ **2.46 ac**		
CO-65	PR	PR (Paseo)	~~1.35 ac~~ **2.73 ac**		
Total			48.91 ac (amendment area) 375.73 ac in Master Plan	~~296~~ **257** (amendment area) 948 total in Master Plan	

Several large lot parcels are proposed to either combined or adjusted as part of the proposed project.

- Parcel CO-1, a 6.1 acre LDR parcel, will be combined with 5.27-acre LDR Parcel CO-6. The resultant parcel, identified as CO-6, is 10.40 acres and the revised land use is MDR.

- MDR Parcel CO-12 will increase in size from 4.74 acres to 6.26 acres by moving the boundary with resultant Parcel CO-1 to the east. CO-12 will be modified to a LDR land use designation.

- A 1.68-acre portion of Parcel CO-14, previously left as a remainder as part of prior project PL18-0175, is combined with 9.78 acre LDR Parcel CO-7. The resultant parcel is 10.33-acre LDR Parcel CO-7.

- PR Parcel CO-65 will increase from 1.32 acres to 2.73 acres, taking acreage from Parcel CO-7.

- PR Parcel CO-61 will be reconfigured in shape and will increase from 5.70 acres to 6.27 acres.

- PR Parcel CO-63 will be relocated to be adjacent to the southern boundary of resultant Parcel CO-6 and increase in size from 0.9 acres to 0.94 acres.

- HDR Parcels CO-24a (2.36 acres) and CO-24b (2.35 acres) will be combined with LDR Parcel CO-2. The resultant parcel, identified as CO-2, will be 9.52 acres and the land use will be revised to LDR. PR Parcel CO-63 will be relocated to the north of resultant Parcel CO-2.

- PR Parcel CO-64 will increase in size from 2.41 acres to 2.46 acres. The shape will be adjusted to connect with the eastern boundary of PR Parcel CO-63.

In addition, the project proposes a Large Lot Tentative Subdivision Map to create four large lots, Lots A and B for future parks, and a remainder (Lot 5) for the future development of Parcel CO-3. These large lots, as discussed above, will reflect the proposed land use and zoning boundaries. A Small Lot Tentative Subdivision Map is also requested to allow the phased development of 242 residential lots, including 70 lots on Parcel CO-7, 27 lots on Parcel CO-12, 86 lots on Parcel CO-6, and 59 lots on Parcel CO-2, as well as Lots A-D and right-of-way lots.

The project proposes a Development Agreement Amendment to amend the Development Agreement by and between the City of Roseville and BBC Roseville Oaks, LLC relative to the Campus Oaks property within the HP Campus Oaks Master Plan. The proposed ninth (9^{th}) amendment will reflect the proposed land use entitlements, revised phasing for park construction, and revised timing for landscape median installation.

EVALUATION: GENERAL PLAN AMENDMENT AND REZONE

The project includes a General Plan Amendment and Rezone for 48.91 acres of land within the project area. Proposed amendments to the General Plan are analyzed for consistency with the goals and policies

of the General Plan. Zoning Ordinance Section 19.86.050 specifies that the 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 following section discusses the proposed project changes to the existing land use designations, and how the changes meet the intent of the General Plan and the findings for a Rezone.

The land use plan for Campus Oaks was originally approved in 2015 with the adoption of the Master Plan, and amended in 2016 with the first General Plan Amendment (File # PL16-0153). As shown in Table 1 and described in the background section of the report, the proposed amendment would rearrange land uses and densities within the Master Plan, but maintain the overall number of units. The proposed changes in land use and zoning designations remain consistent with the overall intent and character of the Master Plan.

Residential

The project proposes to increase the number of Low Density units from 230 to 233, and the overall acreage of LDR land will decrease from 44.26 acres to 42.64 acres. Medium Density units will increase from 260 to 319, an increase of 59 units, and the MDR land area will increase from 33.01 acres to 36.01 acres. The project will effectively swap the previously approved locations of many LDR homes, moving the MDR units (previously located on Parcel CO-12) to resultant Parcel CO-6 along the eastern edge of the Plan area, and the LDR units from prior parcel CO-6 and CO-1 to revised Parcel CO-12 adjacent to Campus Pw. and the park couplet. This allows for diversity in housing product along Campus Pw., as was approved by the Planning Commission on August 8, 2019 with prior application PL19-0177. Additionally, Parcel CO-2 will increase in size but generally maintain the same location within the plan area. Parcel CO-7, which is on the west side of the will increase in size by absorbing a portion of CO-14 to the north, while increasing the area of landscape Parcel CO-65 to the west and south.

The project proposes a reduction from 458 HDR units to 396, with HDR land acreage reduced from 22.06 acres to 17.84 acres. Two HDR parcels, previously identified as CO-24a and CO-24b, are eliminated as a part of the proposed project. Both parcels were approximately 2.35 acres in size, resulting in an overall reduction of HDR land by 4.7 acres. In the previous illustrative plan within the Master Plan, compact, single-family residential units, at a density of approximately 13.1 dwelling units per acre, were envisioned on Parcels CO-24a and CO-24b. Elimination of this HDR land use designation accounts for the loss of 62 total high density units within the Master Plan; however, it is noted that the density of these HDR parcels was 0.1 dwelling units per acre above the minimum threshold for the HDR land use designation, and while the project does technically constitute a change in land use type, the overall character of the housing product would remain consistent with the previously approved plan. Instead, 59 of the 62 units that were located on Parcels CO-24a and CO-24b will be accommodated on MDR Parcel CO-6, resulting in an overall density of 10.40 dwelling units per acre on that parcel.

Parks and Open Space

The project proposes an increase in the amount of park acreage within the Master Plan, as well as minor adjustments to the locations of the Parks and Recreation parcels within the plan area. The overall acreage of Parks and Recreation land use will increase from 10.33 acres to 12.4 acres within the project area. Parcel CO-65, which is located adjacent to CO-7 and will contain a future bike trail, increases in size as a result of the project. Additionally, Parcel CO-61 increases in size, and the paseo that connects CO-61 to Blue Dog Drive (CO-63) is relocated to align with the northern boundary of CO-61. Overall the parks

and open space parcels adjustments are due to refinements (now that a tentative subdivision map, rather than a conceptual plan, is proposed) to the land use, but the overall pattern remains consistent with the original approval.

The land use amendments and rezones reflect a reallocation of units and change in densities, and the Master Plan area retains the same number of units overall, and park and open space acreage increases. The project will not be detrimental to the public health, safety, or welfare, and the modifications are consistent with the General Plan and the Master Plan.

EVALUATION: MAJOR PROJECT PERMIT

The intent of the Major Project Permit (MPP) process is to streamline the review of large development projects that could be constructed over a period of several years. The MPP process allows for the resolution of issues prior to the review of more detailed architectural and landscape issues that may not be finalized at the time the site plan is ready. In accordance with the City's MPP Ordinance, the MPP review process is segregated into three separate stages. Provided below is a summary of each stage:

- Stage 1: This portion of the MPP application consists of the approval of a preliminary development plan. The preliminary development plan will establish the configuration of the buildings, conceptual building elevations, parking areas and ratios, landscaping and open space locations, rough grading and drainage on and off site, vehicular and parking circulation, and development phasing. The complete environmental review of the project is also performed at this stage. The Planning Commission is the hearing authority for Stage 1 review and approval.

- Stage 2: This portion of the MPP application process consists of the review of the detailed architecture and landscaping for the project. The Planning Commission is the hearing authority for Stage 2 review and approval.

- Stage 3: Stage 3 is an administrative review, approved by the Planning Manager, of the improvement plans and building plans for compliance with the conditions of the Stage 1 and 2 approvals.

The HPCO Master Plan was approved through the MPP Stage 1 process. Development of the individual parcels within the master plan area will be evaluated through the MPP Stage 2 process to ensure conformance with the intent of the MPP Stage 1.

Major Project Permit Stage 1 Modification

Section 19.82.030 of the Zoning Ordinance includes two findings of fact to approve a Major Project Permit Stage 1. The findings are below in ***bold, italicized*** text and followed by an evaluation.

1. ***The Preliminary Development Plan is consistent with the General Plan, the HP Campus Oaks Master Plan, and the Community Design Guidelines; and***

2. ***The design and installation of the Preliminary Development Plan will not be detrimental to the public health and safety, or materially detrimental to the public welfare.***

As described in the Background section of this report, development of the project area is guided by the Master Plan. A MPP Stage 1 Mod is requested to amend the overall Master Plan to reflect the previously described land use changes. The proposed redlined modifications to the Master Plan are shown in Exhibit K. The proposed modifications will adjust tables, figures, and text based on the land use modifications proposed by the current project. Additionally, the updated Master Plan will reflect recent

administrative density transfers that were completed with the approval of entitlements for Parcels CO-4, 11, 12, 13, 14, and 16.

MPP Stage 1 Condition #5 will require that capped wood fencing, consistent with the Campus Oaks Design Standards and Guidelines 3-54 through 3-57 will be installed along the norther boundary of Parcels CO-6 and CO-12, adjacent to the property line of Parcel CO-23.

The project as proposed is substantially consistent with the intent and character of the Master Plan, and the changes are consistent with the General Plan. The project has been reviewed by City departments and divisions, and no adverse impacts from the proposed modifications have been identified that would be materially detrimental to public health, safety, or welfare. Therefore, staff supports the proposed MPP Stage 1 Modification.

Major Project Permit Stage 2

The MPP Stage 2 includes review of the design for the proposed subdivision. Parcel CO-6 proposes medium density residential development, and Parcels CO-2, CO-7, and CO-12 will all be low density residential development. Staff evaluated the project to establish consistency with the Master Plan and the Campus Oaks Design Guidelines.

Section 19.82.030 of the Zoning Ordinance includes two findings of fact to approve a Major Project Permit Stage 2. The findings are below in ***bold, italicized*** text and followed by an evaluation.

1. ***The architecture and landscaping is consistent with the General Plan, HP Campus Oaks Master Plan, the Community Design Guidelines, and the MPP Stage 1; and***

2. ***The design shall not be detrimental to the public health and safety, or be materially detrimental to the public welfare.***

<u>Elevations for CO-6</u>

The proposed elevations for Parcels CO-6 have three floorplans, identified as the “Spanish”, “Italianate”, and “Farmhouse” styles. The floorplans are all two stories in height, and range in size from 2,017 square feet to 2,455 square feet. All floor plans have four bedrooms, with additional options for lofts or bonus rooms. Additionally, the units each have two car garages, meeting the minimum parking requirement of two parking spaces per unit.

The elevation styles utilize a variety of construction materials, such as board and batten siding, stucco, brick or stone veneer, as well as mixed roof forms to maintain visual interest within the subdivision. The front elevations provide variety in wall plane, and include porches which create dimension in the front elevation. The proposed elevations conform to the Campus Oaks Design Standards and Guidelines, as well as the Community Design Guidelines in that the homes will provide a mix of colors and materials, including wall plane and roofline variation, and in general provide for an engaging and active streetscape.

The Campus Oaks Design Standards and Guidelines Sections 3 and4 include a plant list and design concepts for streets within the plan area, and requires that accent trees be selected from the Campus Oaks Recommended Plant list. The ultimate plant selection and layout will be reviewed for consistency with the Master Plan during improvement plan review. MPP Stage 2 Condition #11 will ensure that the landscape plan and plant selection is consistent with Sections 3 and4 prior to being approved

The project has been designed to use a variety of materials, colors, and building forms, and the proposed subdivision is consistent with the General Plan, Community Design Guidelines, and Master Plan.

EVALUATION: LARGE LOT TENTATIVE 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 Large Lot Tentative Subdivision Map merges and resubdivides existing large lot parcels within the Master Plan and creates four lots (Lots 1-4), Lots A and B (park parcels) and remainder Lot 5 for the future development of Parcel CO-3. These proposed parcels in the southern portion of the Master Plan area are intended to coincide with the proposed land use changes, as described in the General Plan Amendment and Rezone section of this report and as found in Exhibit D.

The majority of the improvements for the Large Lot Tentative Subdivision Map are captured in the analysis for the proposed small lot map, which includes the phased development of 242 residential lots, as well as Lots A-D and right-of-way lots. The large lots are designed to be consistent with the proposed land use boundaries for the General Plan designations, and will allow for the logical development of the small lot map. Therefore, the large lot map will result in lots which can be used or built upon, and will not create lots which are impractical for improvement or use. The proposed parcel sizes, design, configuration, location, orientation, and character of the lots are consistent with the density, uses, circulation, and open space systems, applicable policies and standard of the General Plan and Master Plan, and the design standards of the Zoning Ordinance. Additionally, approval of the project will not result in a significant increase in demands for sewage services, and there will be no impacts to the existing requirements established by the Regional Water Quality Control Board.

4. EVALUATION: SMALL LOT TENTATIVE 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 Tentative Subdivision Map, which would allow the phased development of 242 residential lots, including 70 lots on Parcel CO-7 (Phase A), 27 lots on Parcel CO-12 (Phase B), 86 lots on Parcel CO-6 (Phase C), and 59 lots on Parcel CO-2 (Phase D), as well as Lots A-D and right-of-way lots, is included as Exhibit E. The proposed lot sizes, depths, and widths conform to the proposed development standards for the project, and the design of the proposed improvements have been reviewed by relevant City departments and divisions and have been found to conform to City standards of the project will not result in a significant increase in demands for sewage services, and there will be no existing requirements established by the Regional Water Quality Control Board. An evaluation focusing on the design elements of the subdivision can be found below.

Parcel CO-2: Parcel CO-2 is approximately 9.52 acres in size located on the east side of the Master Plan, south of proposed Street “D”. Shown as Phase 6 in the Preliminary Phasing Plan (Exhibit H), the subdivision on CO-2 will include 59 low density lots. The single-family lots will be front loaded, and accessed via Street “F” and Blue Dog Drive. Two courts, Court “L” and Court “K”, are also proposed within the subdivision. Four lots (Lots 56-59) have rear yards which back up to the park parcel CO-61, nine lots (Lots 1-9) back up onto CO-64, and four lots (Lots 19, 20, 41, and 42) have a side yard adjacent to paseo lot CO-63. Consistent with the Campus Oaks Design Guidelines, these yards will have capped wood fences for any lot that is adjacent to the open space or park parcels. The proposed development standards for this subdivision include a 5,000 square foot minimum lot size (Exhibit J).

Parcel CO-6: Resultant Parcel CO-6 is approximately 10.40 acres in size, and proposed as a Medium Density Residential land use with RS/DS zoning. Parcel CO-6 is located to the west of Blue Dog Drive, on the eastern side of the Master Plan. The parcel has a unit allocation of 86 units and a density of 8.5 units per acre, and is identified as Phase 5 in the Preliminary Phasing Plan. All units in the subdivision will be front loaded. Two street entrances enter the subdivision from Blue Dog Drive, with one driveway off of Street “C”. According to the development standards for Parcel CO-6, minimum lot sizes of approximately 3,600 square feet are proposed.

Parcel CO-7: Parcel CO-7, identified as Phase 4, is located on the west side of the Master Plan, south of Crimson Ridge Way. The resultant Parcel CO-7, which incorporates a remainder parcel from a previously approved project on CO-14, is approximately 10.33 acres in size. The density is proposed at 6.7 dwelling units per acre, with 70 low density, single-family residential lots proposed within this large lot parcel. The parcels within CO-7 will be front loaded. Access to the subdivision will be provided from the north from Street “A”, from the east via Street “C”, and from the south via Street “D”. Courts “E” and “D” terminate on the western edge of the subdivision, and include access points to the future bike trail along Woodcreek Oaks Bl. and along the western and southern edges of the subdivision.

Parcel CO-12: Parcel CO-12 is located to the east of Campus Pw. Phase 1 of CO-12 was subdivided into 15 lots as part of prior application File # PL19-0177 in 2019. The remainder of Parcel CO-12 will be subdivided into 27 lots, resulting in an overall density of 6.26 dwelling units per acre for CO-12. The minimum parcel size for CO-12 per the proposed development standards is 4,300 square feet. Access to the subdivision is provided off of Streets “D” and “”G”, terminating in a cul-de-sac.

Open Space: Consistent with the existing Master Plan, the subdivision includes an open space circulation system that provides pedestrian connection throughout the entire plan area. Parcel CO-65 includes a bike trail which will be constructed concurrently with parcel CO-7, and connects to future park parcel CO-61. A paseo parcel, CO-63, connects on the east side of CO-61 and provides access to a linear park area, CO-64 and HP-2, on the far east side of the Master Plan area. The large park, CO-61, provides access to the park couplet area on CO-62.

Conclusion: The Small Lot Tentative Subdivision Map will result in lots which can be used or built upon, and will not create lots which are impractical for improvement or use. The proposed parcel sizes, design, configuration and open space systems, applicable policies and standards of the General Plan and the Master Plan, and the design standards of the Zoning Ordinance. Additionally, approval of the project will not result in a significant increase in demands for sewage services, and there will be no impacts to the existing requirements established by the Regional Water Quality Control Board.

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 of 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 HP Master Plan DA term lasts until December 31, 2045. The DA outlines requirements and provides the details for responsibility, timing, and financing. The proposed amendment to the HP Master Plan DA is the 9th amendment, and is attached as Exhibit L.

The changes to the DA include an update to reflect the requested entitlements, revisions to timing for the construction of city-wide park improvements, and revisions to timing for the construction of frontage improvements. The DAA amends Section 3.2.2 of the HP Master Plan DA, which pertains to the construction of the city-wide park improvements on Parcels HP-2 and CO-64. The revised language moves Parcel CO-4 from Phase A of the development of Campus Oaks to Phase B. This allows for the modification of Section 3.2.2.D to change the triggers associated with approving a park master plan and the commencement of construction for the city-wide park. The 132 residential units included in Parcel CO-4 will be added to the triggers, resulting in the requirement for a park master plan for HP-2/CO-64 being approved prior to the issuance of a building permit for the 207th residential unit in Phase B and C, rather than the 75th unit. The trigger for the commencement of construction of the HP-2/CO-64 park will be required prior to the issuance of a building permit for the 282nd residential unit rather than the 150th unit.

Additionally, the DAA amends the timing for the construction of improvements on Blue Oaks Boulevard. The original language states that the improvements to Blue Oaks Boulevard, including curb, gutter, remaining asphalt, and median landscaping, shall be completed within three (3) years from one of the

following activities: the sale of bonds by the first infrastructure CFD; the landowner receiving a building permit for a building within 300 feet of the southerly right of way for Blue Oaks Boulevard; or the completion of any roadway connection to Blue Oaks Boulevard whichever occurs first. The proposed amendment would update the timing to four and one-half (4 1/2) years allow the landowner to update the DA to reflect the current timing for construction of the landscaping improvements, and ensure that the improvements will be completed consistent with the DA. It is expected the landscape work within the Blue Oaks median will begin this summer and be completed by the late fall.

Having reviewed the proposed DA Amendments, City staff concludes the proposal is consistent with the objectives, policies, programs, and land use designations of the City of Roseville General Plan; is consistent with the City of Roseville Zoning Ordinance; conforms with the needs of public health, safety, and welfare; will not have detrimental effects on the orderly development of property or the preservation of property values; and will provide sufficient benefit to the City to justify entering into the amended agreement.

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. No comments were received. A public notice of the Planning Commission hearing was published on March 13, 2020 for the March 26, 2020 Planning Commission meeting; however, that meeting was subsequently canceled. A new public hearing notice was published for the April 23, 2020 Planning Commission hearing, and was distributed to all property owners within 300 feet of the project site. To date, no comments have been received.

CONCLUSION

As demonstrated by the analyses in the foregoing sections, the proposed project is consistent with the objectives and the overall intent of the General Plan and the Master Plan. Staff supports the proposed project as it will not be detrimental to public health or safety, nor will it be detrimental to the public welfare.

ENVIRONMENTAL DETERMINATION

An Addendum to the Hewlett-Packard Master Plan Environmental Impact Report (HPMP EIR) has been prepared for the Campus Oaks Amendment project (File # PL18-0192) consistent with California Environmental Quality Act (CEQA) Section 15164. The Planning Commission and City Council will consider the Addendum prior to taking action on the project. The Addendum and all appendices are included as Attachment 1.

RECOMMENDATION

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

A. Consider the Addendum to the Hewlett-Packard Master Plan Environmental Impact Report,

B. Recommend the City Council approve the **General Plan Text and Land Use Amendment -- 6300 Campus Pw.– Campus Oaks Amendment – PL18-0192**,

C. Recommend the City Council adopt the two (2) findings of fact and approve the **Rezone -- 6300 Campus Pw.– Campus Oaks Amendment – PL18-0192**,

D. Recommend the City Council approve the **Development Agreement Amendment -- 6300 Campus Pw.– Campus Oaks Amendment – PL18-0192**,

E. Adopt the two (2) findings of fact as stated in the staff report and approve the **Major Project Permit Stage One Modification -- 6300 Campus Pw. – Campus Oaks Amendment – PL18-0192** subject to five (5) conditions of approval.

F. Adopt the two (2) findings of fact as stated in the staff report and approve the **Major Project Permit Stage Two -- 6300 Campus Pw. – Campus Oaks Amendment – PL18-0192** subject to fifty-one (51) conditions of approval.

G. Adopt the two (2) findings of fact as stated in the staff report and approve the **Large Lot Tentative Subdivision Map -- 6300 Campus Pw. – Campus Oaks Amendment – PL18-0192** subject to twenty-two (22) conditions of approval.

H. Adopt the two (2) findings of fact as stated in the staff report and approve the **Small Lot Tentative Subdivision Map -- 6300 Campus Pw. – Campus Oaks Amendment – PL18-0192** subject to sixty-four (64) conditions of approval.

CONDITIONS OF APPROVAL FOR MPP STAGE ONE MODIFICATION FILE #PL18-0192

1. This Major Project Permit Modification approval shall be effectuated within a period of two (2) years from this date and if not effectuated shall expire on **March 26, 2022.** Prior to said expiration date, the applicant may apply for an extension of time, provided, however, this approval shall be extended for no more than a total of one year from **March 26, 2022.** (Planning)

2. The project is approved as shown in Exhibits A-L and as conditioned or modified below. (Planning)

3. The project is subject to the previously approved conditions of approval for the Campus Oaks Major Project Permit Stage 1 (File #PL14-0373), except as conditioned or modified below. (Planning).

4. The project shall comply with all required environmental mitigation identified in the HPCO Environmental Impact Report. (Planning)

5. Capped wood fencing shall be installed along the northern property line of Parcels CO-6 and 12, adjacent to Parcel CO-23 and shall be designed as follows:
   a) Capped wood fences shall typically be constructed 6’ to 7’-high, and include an infill board design with a solid base and architectural cap. Bottom, waistline, and cap rails should be a minimum 1”x4” (6 foot span) or 1”x6” (8 foot span).
   b) Capped wood fences shall be of redwood construction and have a consistent design appearance on each side.
   c) Capped wood fencing shall include pilasters at strategic locations including terminuses, neighborhood vehicular and pedestrian entrances and at angle points or changes in direction. Pilasters should be finished with stone or other textured surface, with caps or other articulation to add architectural interest and shadow lines.

CONDITIONS OF APPROVAL FOR MPP STAGE TWO FILE #PL18-0192

1. This Major Project Permit Stage 2 approval shall be effectuated within a period of two (2) years from **March 26, 2020** and if not effectuated shall expire on **March 26, 2022**. Prior to said expiration date, the applicant may apply for an extension of time, providing this approval does not extend the expiration beyond **March 26, 2023**. (Planning)

2. The project is approved as shown in Exhibits A-L and as conditioned or modified below. (Planning)

3. The project shall comply with all required environmental mitigation identified in the HPCO Environmental Impact Report, and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)

4. The project shall be addressed as 6300 Campus Pw. (Business Services)

5. 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. The Developer shall submit civil drawings to the Department of Development Services – Engineering Division for review and approval. (Engineering)

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 Engineering. (Engineering)

7. The developer shall not commence with any on-site improvements 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 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, Finance)

PRIOR TO ISSUANCE OF BUILDING PERMITS

9. The plans submitted to the Building Division for permits shall indicate all approved revisions/alterations as approved by the Commission including all conditions of approval. (Planning)

10. The project Landscaping Plans shall comply with the following:

    a) The tree plantings in the parking lot shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)

    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)

    c) The landscape plan shall comply with the Landscape Guidelines for Campus Oaks and the City of Roseville Water Efficient Landscape Ordinance. (Planning, Environmental Utilities)

    d) Landscaping adjacent to open space areas shall consist of California native, drought-tolerant groundcover, shrubs, plants, and trees. (Open Space, Planning)

    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 Department's "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)

11. 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 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)

12. 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)

13. 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 Public Works prior to approval of any plans. (Engineering)

14. The Improvement Plans shall include a complete set of Landscape Plans. The Landscape Plans shall be submitted with the second submittal of the Improvement Plans. The Landscape Plans shall be approved with the Improvement Plans. (Planning, Engineering, Fire, Environmental Utilities, Electric)

15. 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."* (Public Works)

16. Per the Development Agreement, Phase A shall be responsible for design and construction of the Class I bike bath from Woodcreek Oaks Boulevard to Street D as shown on the Tentative Map. The trail shall include signs, striping, fencing, and gates as needed and to City standards. (Alternative Transportation)

17. The project shall be constructed sequentially per the approved phasing plan. The Developer may construct the phases out of order with approval from the Development Services Engineering Division to ensure appropriate infrastructure and access is in place for the phase to be constructed. (Engineering)

18. All streets shall be designed and constructed as a Minor residential street except as identified below:

    a) Street C and Street E shall be constructed to the 54-foot road section as identified in the HP Campus Oaks Master Plan, Figure 3-10. The street structural section shall be designed to minor residential roadway standards.

    b) Street D shall be constructed to the 58-foot road section as identified in the HP Campus Oaks Master Plan, Figure 3-9, from Campus Parkway to Street E. The street structural section shall be designed to primary residential roadway standards.

    c) Campus Parkway shall be constructed to the Park Couplet road section as identified in the HP Campus Oaks Master Plan, Figure 3-8, from Crimson Ridge Drive to Street D. The street structural section shall be designed to primary residential roadway standards. (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 Stormwater Quality Design Manual. All stormwater 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 the 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 approval of the Improvement Plans, the project proponent shall provide proof of preparation and submittal of a Storm Water Pollution Prevention Plan (SWPPP) to the Regional Water Quality Control Board (RWQCB). Proof shall be in the form of the Waste Discharge Identification Number (WDID#), provided to the applicant from RWQCB, and placed on the coversheet of the improvement plans. Upon approval of the improvement plans, a copy of the improvement plan, a copy of the SWPPP shall be required onsite and available for viewing by City inspection staff upon request. (Engineering)

21. Site 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)

22. The applicant shall remove and reconstruct any 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)

23. Improvement plan shall show the Open Space boundary and label it as a protected area. The pre-construction meeting shall address the presence of the open space, the sensitive habitats present and minimization of disturbance to the open space. During grading and construction the open space area shall be avoided and shall not be used for parking, storage, or project staging. The contractor shall remove all trash blown into the open space from adjacent construction on a daily basis. After construction is complete, the temporary fencing shall be removed from the open space, along with all temporary erosion control measures (e.g. straw bales, straw waddles and stakes, silt fencing). (Engineering, Development Services, Planning)

24. Prior to construction within any phase of the project, high visibility temporary construction fencing shall be installed along the parcel adjacent to the open space. Fencing shall be maintained daily until permanent fencing is installed, at which time the temporary fencing shall be removed from the project site. (Engineering, Development Services, Planning)

25. With the exception of access required for maintenance and/or emergency vehicles, the project shall be designed to prevent vehicle access into the open space. Post and cable fencing or other improvement shall be utilized to meet this requirement.(Engineering, Development Services, Planning)

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 the Campus Oaks Amendment, to be reviewed and approved by the Transportation Commission. (Alternative Transportation)

28. Prior to the issuance of a grading permit and or approval of Improvement Plans, the grading plan shall clearly identify all existing water, sewer, and recycled water utilities within the boundaries of the project (including the 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)

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

30. 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)

31. 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)

32. 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)

33. 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)

34. This project shall be annexed into the Campus Oaks Public Services CFD for services related to neighborhood park and streetscape maintenance. (Parks, Recreation, and Libraries)

35. 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 OCCUPANY PERMITS

36. 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)

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

a) A 12.5-foot-wide public utilities easement along all road frontages, or as identified on the tentative map.

b) Water, sewer, and reclaimed water easements.

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

38. 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)

39. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)

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

41. 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)

42. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)

43. 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)

OTHER CONDITIONS OF APPROVAL

44. 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)

45. Following the installation of the landscaping, all landscape material shall be maintained in a healthy and weed-free conditions; 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)

46. 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)

47. 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)

48. 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)

49. 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)

50. The project is subject to the noise standards established by 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)

51. All residential units must install a Seasonal Energy Efficiency Rating ("SEER") of 2 points above the minimum, as defined by the State of California in the current Title 24 of the Code of California regulations, up to a total maximum of 16 points including the 2 point premium, an Energy Efficiency Ratio ("EER") of 12 or greater, and a thermal expansion valve "TXV"). The SEER rating of 2 points above the minimum, as defined by the current Title 24, up to a maximum of 16 points, and an EER rating of 12 or greater along with a TXV will be specified on building plans and Title 24 compliance certificates at the time building permits are requested. If Title 24 of the Code of California Regulations in effect at the time of request for building permits requires higher SEER or EER ratings, residential units in the Plan Area shall comply with such State requirements. The SEER and EER ratings will be verified with appropriate documentation. These requirements shall be utilized in the overall energy compliance calculations required for issuance of a building permit for any residential unit. Any variances must be approved by the Electric Department's Retail Energy Services Department. (Building, Electric)

CONDITIONS OF APPROVAL FOR LARGE LOT TENTATIVE SUBDIVISON MAP FILE #PL18-0192

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 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)

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. (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 shall include all applicable mitigation measures as notes on the grading plans. (All departments)

PRIOR TO RECORDATION OF THE FINAL MAP

6. The following easements shall be provided and shown on the Final Map or by separate instrument, unless otherwise provided for in these conditions:

    a) A 12.5-foot-wide public utilities easement along all road frontages or as identified on the tentative map;

    b) Water and sewer easements;

Easement widths shall comply with the City's Improvement Standards and Construction Standards. The easement documents shall be drafted for approval and acceptance by the City of Roseville and recorded at the Placer County Recorder's Office. (Environmental Utilities, Electric, Engineering)

7. All existing easement shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)

8. 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. (Alternative Transportation, Environmental Utilities, Electric, Engineering)

9. Lots A and B shall be dedicated as an Irrevocable Offer of Dedication (IOD) to the City for the purposes of Parks and Recreation. (Engineering)

10. The subject property shall be annexed into HP Campus Oaks CFDs 1, 2, 3 and 4 prior to approval of the Final Map. It is the applicant's responsibility to prepare the appropriate documentation for the annexation of this property into the CFD. In order to allow the CFD to be in place at the beginning of the fiscal year, the documentation shall be provided to the Finance Department not later than March 15 the year preceding the fiscal year in which this annexation will become effective. (Finance, Engineering)

11. The Final Map shall include an irrevocable offer to dedicate (IOD) public rights-of-way and public and/or private easements as required by the City. Lettered Lots/Parcels along major roads shall be dedicated as landscape/pedestrian/public utility easements and in fee to the City as open space. A construction and access easement for the construction of the roadway and utilities shall be placed over all IOD's for right of way. This easement will be to the benefit of all lots. (Engineering)

12. 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)

13. The Final Map shall be submitted per "the Digital Submittal of Cadastral Surveys". Submittal shall occur after Engineering approval but prior to Council approval. (Engineering)

14. 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)

15. 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 Lots/Parcels. (Environmental Utilities)

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

OTHER CONDITIONS OF APPROVAL

17. The applicant shall pay City's actual costs for providing plan check, installation and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Environmental Utilities, Engineering)

18. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)

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

20. 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 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)

21. All plant material shall be maintained under a 30 calendar day establishment period after initial planting. Upon completion of the establishment period, all plant material shall remain under warrantee for an additional 9 months minimum. Any plant material which does not survive during the establishment period shall be immediately replaced. Any trees or shrubs which do not survive during the warrantee period shall be replaced one month prior to the end of the warrantee period. Tree or shrub replacement made necessary due to acts of God, neglect, or vandalism shall be exempt from the warrantee. (Parks, Recreation, and Libraries)

22. The Tentative Subdivision Map shall not be deemed approved until the actions on the General Plan Amendment, Rezone, and Development Agreement Amendment are approved and become effective. (Planning)

CONDITIONS OF APPROVAL FOR SMALL LOT TENTATIVE SUBDIVISION MAP FILE #PL18-0192

1. The approval of a Tentative Map and 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. The Developer shall submit civil drawings to the Development Services – Engineering Division for review and approval. (Engineering)

2. 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)

3. The developer shall not commence with any on-site improvements 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)

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 the end of warranty or the Notice of Termination date for the SWPPP, whichever occurs later. (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 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. Landscape plans for all landscape corridors and all landscaped common areas shall be approved with the improvement plans. Landscaping shall be installed for Substantial Completion of the subdivision improvements. Landscape corridors shall also successfully complete the required establishment period. The landscape plan shall comply with the Campus Oaks Master Plan and the City of Roseville Water Efficient Landscape Ordinance. (Planning, Engineering, Parks, Fire, Environmental Utilities)

7. Prior to approval of the Improvement Plans, the project is required to install a post and cable fence around the perimeter of the proposed drainage basins for Parcel CO-61. (Planning, Engineering)

8. The grading and improvement plans shall be designed in accordance with the City's Improvement Standards and Construction Standards and shall reflect the following:

    a) Street improvements including, but not limited to, curb, gutter, sidewalk, pavement, drainage systems, traffic striping, signing, medians and markings, etc. along with all existing and proposed City streets, as required by Engineering.

    b) Grading shall comply with the City's Grading Ordinance. Erosion control devices (sediment traps, ditches, straw bales, etc.) shall be shown on the grading plans. All erosion control shall be installed prior to the onset of wet weather. Erosion control is installed to minimize silt discharge from the project site. It is incumbent upon the applicant to ensure that necessary measures are taken to minimize silt discharge from the site. Therefore, modification of the erosion control plan may be warranted during wet weather conditions.

    c) A rough grading permit may be approved by the Engineering Division prior to approval of the improvement plans.

    d) Standard Accessible ramps shall be installed at all curb returns per City Standards. (Engineering)

9. 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 the Engineering Division prior to approval of any plans. (Engineering)

10. The applicant shall apply for and obtain an encroachment permit from the Engineering Department prior to any work conducted within the City right-of-way. (Engineering)

11. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During site inspection, Engineering will designate the exact areas to be reconstructed. (Engineering)

12. All Lots/Parcels shall conform to Class 1 drainage, pursuant to the adopted City of Roseville Improvement Standards, except as shown on the tentative map or as approved in these conditions. (Engineering)

13. The following note shall be added to the Grading and/or Improvement Plans:

    To minimize dust/grading impacts during construction, the applicant shall:

    a. *Spray water on all exposed earth surfaces during clearing, grading, earth moving and other site preparation activities throughout the day.*

    b. *Use tarpaulins or other effective covers on all stockpiled earth material and on all haul trucks.*

    c. *Sweep the adjacent street frontages at least once a day or as needed to remove silt and other dirt which is evident from construction activities.*

    d. *Ensure that construction vehicles are cleaned prior to leaving the construction site to prevent dust and dirt from being tracked off site.*

    e. *The City shall have the authority to stop all grading operations, if in the opinion of City staff, inadequate dust control measures are being practiced or excessive wind conditions contribute to fugitive dust emissions. (Engineering)*

14. Prior to 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)

15. A note shall be added to the grading plans that states;

    "*Prior to the commencement of grading operations, the contractors 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 all approved grading plans. Haul routes to be used shall be specified."* (Engineering)

16. Per the Development Agreement, Phase A shall be responsible for design and construction of the Class 1 bike path from Woodcreek Oaks Boulevard to Street D as shown on the Tentative Map. The trail shall include signs, striping, fencing, and gates as needed and to City standards. (Alternative Transportation)

17. The project shall be constructed sequentially per the approved phasing plan. The Developer may construct the phases out of order with approval from the Development Services Engineering Division to ensure appropriate infrastructure and access is in place for the phase to be constructed. (Engineering)

18. All streets shall be designed and constructed as a minor residential street except as identified below:

    a) Street C and Street E shall be constructed to the 54-foot road section as identified in the HP Campus Oaks Master Plan, Figure 3-10. The street structural section shall be designed to minor residential roadway standards.

    b) Street D shall be constructed to the 58-foot road section as identified in the HP Campus Oaks Master Plan, Figure 3-9, from Campus Parkway to Street E. The street structural section shall be designed to primary residential roadway standards.

c) Campus Parkway shall be constructed to the Park Couplet road section as identified in the HP Campus Oaks Master Plan, Figure 3-8, from Crimson Ridge Drive to Street D. The street structural section shall be designed to primary residential roadway standards. (Engineering)

19. The grading plans for the site shall be accompanied with a shed map that defines the area tributary to this site. All drainage facilities shall be designed to accommodate the tributary flow. All on-site storm drainage shall be collected on site and shall be routed to the nearest existing storm drain stub of natural drainage course. (Engineering)

20. All storm drainage, including roof drains, shall be collected on site and treated with Best Management Practices (BMPs) per the City's Storm Water Quality Design Manual. All storm water shall be routed to the nearest existing storm drain system or natural drainage facility. Any 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 the site and all drainage facilities shall be designed to accommodate the tributary flow. If the subdivision becomes a private community, the storm drain system and proposed BMPs shall be privately owned and maintained by the Homeowner's Association (HOA). Prior to the issuance of any permits, the owner shall provide a plan for the maintenance of the proposed BMPs. (Engineering)

21. The grading plans shall be accompanied with engineered structural calculations for all retaining walls greater than 4 feet in height. All retaining walls shall be of either split faced masonry units, keystone type construction, or cast in place concrete with fascia treatment. (Engineering)

22. Sight distances for all driveways shall be clearly shown on the improvement plans to verify that the 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)

23. Improvement plans shall show the open space boundary and label it as a protected area. The Pre-Construction Meeting shall address the presence of the open space, the sensitive habitats present and minimization of disturbance to the open space. During grading and construction, the open space area shall be avoided and shall not be used for parking, storage, or project staging. The contractor shall remove all trash blown into the open space from adjacent construction on a daily basis. After construction is complete, the temporary fencing shall be removed from the open space, along with all temporary erosion control measures (e.g. straw bales, straw waddles and stakes, silt fencing). (Engineering, Development Services, Planning)

24. Prior to construction within any phase of the project, high visibility temporary construction fencing shall be installed along the parcel adjacent to the open space. Fencing shall be maintained daily until permanent fencing is installed, at which time the temporary fencing shall be removed from the project site. (Engineering, Development Services, Planning)

25. With the exception of access required for maintenance and/or emergency vehicles, the project shall be designed to prevent vehicle access into the open space. Post and cable or other improvements shall be utilized to meet this requirement. (Engineering, Development Services, Planning)

26. Landscaping adjacent to the open space shall be California native, drought-tolerant groundcover, shrubs, plants, and trees. (Development Services, Planning)

27. Prior to the approval of the Improvement Plans, the project proponent shall provide proof of preparation and submittal of a Storm Water Pollution Prevention Plan (SWPPP) to the Regional Water Quality Control Board (RWQCB). Proof shall be in the form of the Waste Discharge Identification Number

(WDID#) provided to the applicant from the RWQCB, placed on the coversheet of the improvement plans. Upon approval of the improvement plans, a copy of the SWPPP shall be required on site and available for viewing by City inspection staff upon request. (Engineering)

28. Prior to 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)

29. 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)

    e) 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. 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 be installed on a maximum of 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. (Environmental Utilities)

31. A note shall be added to the Improvement Plans stating that all water backflow devices shall be tested and approved by the Environmental Utilities Department prior to the Notice of Completion for the improvements. (Environmental Utilities)

32. 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 on street corners and entry points to a subdivision. (Fire)

33. Minimum fire flow is 1,500 gallons per minute with 20 pounds 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)

34. Testing of all fire systems shall be performed prior the sales office opening for business. (Fire)

35. Framing construction cannot commence until access roads and public fire hydrants are approved by the Fire Department. (Fire)

36. 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 roads 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)

37. 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's standards for access. This designation access road shall also maintain 20 feet of unobstructed width, and 13 feet, 6 inches vertical clearance. These provisions will be enforced at the time plans are submitted for review. Additional information can be found on the City's website www.roseville.ca.us, or contact the Fire and Life Safety Division of the City of Roseville Fire Department for more information. (Fire)

38. 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)

39. All Electric Department facilities, including street lights, where applicable, shall be designed and built to the "City of Roseville Specifications for Residential Trenching". (Electric)

40. 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)

41. All landscaping in areas containing electrical service equipment shall conform to the "Electric Department Landscape Design requirements" as outlined in Section 7.00 of the Electric Department's "Specifications for Residential Trenching". (Electric)

42. 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)

43. 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 THE FINAL MAP

44. The following easements shall be provided and shown on the Final Map or by separate instrument, unless otherwise provided for in these conditions;

    a) A 12.5-foot-wide public utility easement along all road frontages, or as identified on the tentative map;

b) Water and sewer easements; and

c) A public access easement over parcel CO-63 for the Class I Bikeway (Alternative Transportation, Engineering)

45. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)

46. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)

47. 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)

48. 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 Map. The CC&Rs shall include the following items:

a) 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.

b) A clause excluding any property owned by the City from the terms of the CC&Rs. (Attorney, Planning)

49. 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)

50. Street names shall be approved by the City of Roseville. (Engineering)

51. The Final Map shall include an irrevocable offer to dedicate public rights-of-way and public and/or private easements as required by the City. Lettered Lots/Parcels along major roads shall be dedicated as landscape/pedestrian/public utility easements and in fee to the City as open space. (Engineering)

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

53. The Final Map shall be submitted per "the Digital Submittal of Cadastral Surveys". Submittal shall occur after Engineering approval but prior to Council approval. (Engineering)

54. 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)

55. 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 parcels. (Environmental Utilities)

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

OTHER CONDITIONS OF APPROVAL

57. The applicant shall pay City's actual costs for providing plan check, installation and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Environmental Utilities, Engineering)

58. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)

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

60. 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)

61. 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. (Engineering)

62. 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 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)

63. All plant material shall be maintained under a 30 calendar day establishment period after initial planting. Upon completion of the establishment period, all plant material shall remain under warrantee for an additional 9 months minimum. Any plant material which does not survive during the establishment period shall be immediately replaced. Any trees or shrubs which do not survive during the warrantee period shall be replaced one month prior to the end of the warrantee period. Tree or shrub replacement made necessary due to acts of God, neglect or vandalism shall be exempt from the warrantee. (Parks, Recreation, and Libraries)

64. The Tentative Subdivision Map shall not be deemed approved until the actions on the General Plan Amendment, Rezone, and Development Agreement Amendment are approved and become effective. (Planning)

Attachments

1. Original Conditions of Approval for MPP Stage 1

Exhibits

A. Fourth Addendum to the Hewlett Packard Master Plan Environmental Impact Report
B. General Plan Amendment Exhibit
C. Rezone Exhibit
D. Large Lot Tentative Subdivision Map
E. Small Lot Tentative Subdivision Map
F. Preliminary Grading Plans
G. Preliminary Utility Plans
H. Overall Preliminary Phasing Plan
I. Architectural Elevations for CO-6
J. Development Standards
K. Campus Oaks Master Plan Change Pages
L. 9th Amendment of the HP Master Plan Development Agreement

Note to Applicant and/or Developer: 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.

DEVELOPMENT SERVICES – PLANNING DIVISION
311 Vernon Street
Roseville, CA 95678
(916) 774-5276

July 17, 2015

BBC Roseville Oaks, LLC
Attn: Stephen Des Jardins
130 Diamond Creek Pl
Roseville, CA 95747

Hewlett Packard
Attn: Frank Pedraza
8000 Foothills Bl
Roseville, CA 95747

Morton & Pitalo
Attn: Greg Bardini
75 Iron Point Cir., Ste. 120
Folsom, CA 95630

SUBJECT: Project Name – Hewlett Packard Campus Oaks Project
FILE #: **PL14-0373**
City Wide Job #: 150069

On **JULY 16, 2015,** the *Planning Commission* **RECOMMENDED APPROVAL** of a request for a **REZONE, GENERAL PLAN AMENDMENT, MASTER PLAN AMENDMENT, AND DEVELOPMENT AGREEMENT AMENDMENTS** for approximately 375 acres of land which includes 189 acres of undeveloped land proposed for a mixed used residential project, 45 acres of open space, and 140 acres of Hewlett Packard's existing property; and **APPROVED** the request for a **LARGE LOT TENTATIVE SUBDIVISION MAP** to create 28 lots and 8 lettered parcels for the project.

ADVISORY ACTION

The Planning Commission action on the **REZONE, GENERAL PLAN AMENDMENT, MASTER PLAN AMENDMENT, AND DEVELOPMENT AGREEMENT AMENDMENTS** is a recommendation and does not grant the applicant any entitlement. These items require action by the City Council. The City Council will consider these items at a later date.

EXPIRATION DATE

You have two (2) years from the date of the Planning Commission approval in which to record the final map, or else the **LARGE LOT TENTATIVE SUBDIVISION MAP** approval becomes null and void.

The expiration date of this request is **JULY 16, 2017.**

EXTENSION OF MAP

You may request that a map be extended for a period up to a maximum of six (6) years. An application for an extension shall be submitted to the Planning Department prior to the expiration date indicated above. No notice will be sent to you prior to the date of map expiration.

YOU WILL BE RESPONSIBLE FOR REQUESTING ANY EXTENSION.

FEE NOTIFICATION

Per Government Code Section 66000, et seq, this notice shall serve as notification that the 90 day appeal period has begun in which the applicant may protest the imposition of fees, dedications, reservations, or other exactions imposed under the provisions of Government Code Section 66020 to the City Council. The appeal shall be filed in writing or on a form provided by the City stating the reasons for the appeal as provided for in Government Code Section 66020. **The appeal shall be filed with the City Clerk**.

APPEAL PROCEDURE

The decision of the Planning Commission is final unless appealed. This decision must be appealed to the ***City Council*** by filing a written appeal and paying the required fee **within *ten (10)* calendar days of JULY 16, 2015. The appeal shall be filed with the *City Clerk*.**

You may be precluded from filing a lawsuit to challenge this decision unless you use this opportunity for administrative appeal and raise any issues you believe to be wrongly decided.

Persons wishing to commence a court case challenging this decision must do so within ninety (90) days of the final decision (after all administrative appeals are exhausted) pursuant to Code of Civil Procedures Section l094.6. (See Roseville City Council Resolution No. 82-8l).

CONDITIONS OF APPROVAL

1. The approval of this Large Lot Tentative Subdivision 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 future 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 Development Services Department. (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. (Engineering, Environmental Utilities, Finance)

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

5. Landscape Plans for all landscape corridors and all landscaped common areas shall be approved with the improvement plans. Landscaping shall be installed for Substantial Completion of the subdivision improvements. The landscape plan shall comply with the Hewlett Packard Campus Oaks Master Plan and the City of Roseville Water Efficient Landscape Ordinance (Ordinance 4786, adopted 11/04/2009). (Planning, Engineering, Parks, Fire, Environmental Utilities)

6. Per Section 5.4 of the Hewlett Packard Campus Oaks Master Plan, additional Design Guidelines for the Campus Oaks project must be prepared by the property owner prior to processing the first project level planning entitlements (e.g. small lot tentative subdivision map, Design Review for Residential Subdivision, Design Review Permit) to address design standards that are not covered by the Master Plan document as well as streetscape landscaping. At a minimum, these items will be required to meet the City's Community Design Guidelines. (Planning)

7. One 71 inch oak tree is located on the property, a tree permit must be secured prior to any grading within the protected zone radius of this oak tree. (Planning)

8. 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)

9. 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. (Environmental Utilities)

    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)

10. 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)

11. Property owner shall submit a layout plan of well site showing how all well facilities will fit on site. (Environmental Utilities)

12. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 500' on center. (Fire)

13. 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 Marshall, where the project utility lines will serve non-residential uses. (Fire)

14. 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)

15. All Electrical Department facilities, including street lights where applicable, shall be designed and built to the "City of Roseville Specifications for Residential Trenching". (Electric)

16. 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)

17. All landscaping in areas containing electrical service equipment shall conform with the "Electric Department Landscape Design Requirements" as outlined in Section 7.00 of the Electric Department's "Specifications for Residential Trenching" (Electric)

18. 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)

19. 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 LARGE LOT MAP

20. Access easements shall be provided to all parcels. Access easements shall be sized to accommodate the construction needs necessary to provide City services to each benefitting parcel and shall include the right to construct on, over, and across any portion of the easement to the benefit of that certain parcel. Additionally, an irrevocable offer of dedication (IOD) for future public right-of-way shall be made to the City for the right-of-way width as shown on the Tentative Subdivision Map. The City shall accept the offer to dedicate right-of-way, upon the acceptance and approval of completed improvements, (Engineering)

21. All Parcels created for public use such as the well pump site, the fire station, parks, open space, and paseos shall be dedicated as irrevocable offers of dedication (IOD's) to the City. The City shall accept the offers of dedication either prior to the City development of the site or the City acceptance of the completion of the site and until the subdivider fulfills the terms of the Development Agreement for said Parcel. (Engineering, Parks, Environmental Utilities)

22. A note shall be included on the Final Large Lot Map indicating that where Low Density or Medium Density Residential uses are adjacent to arterial roadways and or collector roadways wherein landscaped corridors adjacent to such uses will be maintained in the CFD within the Campus Oaks Project, such landscape corridors shall be irrevocable offered for dedication as right-of-way with the Final Small Lot Maps. (Engineering)

23. A standard bus shelter turnout and pad shall be installed in the following locations:

    a. Southbound HP Way south of Painted Desert (#293);
    b. Northbound HP Way south of Painted Desert (#294);
    c. Eastbound Blue Oaks Boulevard east of Woodcreek Oaks Boulevard (#283); and
    d. Northbound Woodcreek Oaks Boulevard north of Crimson Ridge Drive (#284). (Engineering)

24. The applicant shall dedicate a separate easement to the City of Roseville for the future bus stops in the following locations:

    a. Southbound HP Way south of Painted Desert (#293);
    b. Northbound HP Way north of Painted Desert (#294);
    c. Eastbound Blue Oaks Boulevard east of Woodcreek Oaks Boulevard (#283); and
    d. Northbound Woodcreek Oaks Boulevard north of Crimson Ridge Drive (#284). (Engineering)

    The easement documents shall be drafted for approval and acceptance by the City of Roseville, and recorded at the county Recorder's Office. (Alternative Transportation, Engineering)

25. The following easements shall be provided and shown on the Final/Parcel Map or by separate instrument, unless otherwise provided for in these conditions:

    a. Water and sewer easements.

26. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric)

27. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)

28. Lot/Parcel D and E shall be dedicated as an in fee to the City for the purposes of open space. (Engineering)

29. The street names shall be approved by the City of Roseville (Engineering, Planning)

30. 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)

31. The Final Map shall be submitted per, "The Digital Submittal of Cadastral Surveys". Submittal shall occur after Engineering approval but prior to Council approval. (Engineering)

32. Per the Development Agreement, the developer shall pay its fair share of transit and bikeway master plan fees in the total amount of $3,500. (Engineering, Alternative Transportation)

33. 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)

OTHER CONDITIONS OF APPROVAL

34. The Applicant has the option of forming a Community Facilities District – Public Facilities (CFD) for the purpose of financing the construction and/or acquisition of public infrastructure and facilities within the project area. (Finance)

35. A Community Facilities District – Public Services (Services CFD) shall be formed for the subject property prior to the issuance of the first residential building permit, excluding permits for model homes or certificates of occupancy for non-residential uses. This district is being formed in order to fund maintenance of landscaping, open space, trails, storm water management BMP's, and neighborhood parks. It is the applicant's responsibility to cooperate with the Finance Department in preparing the appropriate documentation for the formation of the Services CFD. In order to allow the CFD to be in place at the

beginning of the Levy cycle, the documentation shall be provided to the Finance Department not later than March 15 of the year preceding the Levy cycle in which the Services CFD will become effective. (Finance)

36. The subject property shall be annexed into Municipal Services District #3 (Muni CFD) prior to the issuance of the first residential building permit, excluding permits for model homes or certificates of occupancy for non-residential uses. This property is being added into this district in order to provide the funds required to offset the property's impact on City general fund resources available to pay for municipal services citywide, including the project area. It is the applicant's responsibility to cooperate with the Finance Department in preparing the appropriate documentation for the annexation of this property into the CFD. In order to allow the CFD to be in place at the beginning of the Levy cycle, the documentation shall be provided to the Finance Department not later than March 15 of the year preceding the Levy cycle in which the Muni CFD will become effective. (Finance)

37. The applicant shall pay City's actual costs for providing plan check, installation and inspection services. This may be a combination of staff costs and direct billing for contract professional services (Environmental Utilities, Engineering)

38. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)

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

40. Within 60-days of the recordation of the Large Lot Map or prior to the acceptance of the dedication of HP Way, whichever comes first, the Landowners of Lot 26 shall enter into a drainage maintenance agreement with the City to confirm Landowner's continued obligation to maintain such private drainage system serving the existing HP Way drainage system and to assign to the City a right of access necessary for the City to perform any and all required maintenance thereof, at Landowner's cost, in the event Landowner fails to adequately maintain such private drainage improvements. (Engineering)

41. Prior to additional building plan approval for new facility in excess of 20,000 square feet of construction upon either Lot 26 or Lot 27 a Flood Water Conservation Easement shall be dedicated to the City for that extent of the 100-year floodplain for the unnamed tributary to the South Branch of Pleasant Grove Creek that runs along the southern end of the site (referred to as the "HP Tributary"). The Landowner shall continue to be responsible for the maintenance of the floodplain with rights to the City to access and perform maintenance if needed at any time in the future. Landowner shall enter into a drainage maintenance agreement with the City to confirm Landowner's continued obligation to maintain such floodplain and to assign to the City a right of access necessary for the City to perform any and all required maintenance thereof, at Landowner's cost, in the event Landowner fails to adequately maintain such floodplain improvements. (Engineering)

42. 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 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)

43. Prior to approval of the CO-5 final small lot residential subdivision map containing lots for affordable purchase, the developer shall enter into City's current Affordable Housing Agreement (or other applicable City-approved form) for such residential purchase units affordable to middle-income housing (Housing)

44. An Affordable Housing Rental Agreement shall be executed prior to issues of building permits for CO-21 (Housing)

45. An Affordable Housing Rental Agreement shall be executed prior to issues of building permits for CO-22 (Housing)

46. An Affordable Housing Rental Agreement shall be executed prior to issues of building permits for CO-23 (Housing)

47. All plant material shall be maintained under a 90 calendar day establishment period after initial planting. Upon completion of the establishment period, all plant material shall remain under warrantee for an additional 9 months minimum. Any plant material which does not survive during the establishment period shall be immediately replaced. Any trees or shrubs which do not survive during the warrantee period shall be replaced one month prior to the end of the warrantee period. Tree or shrub replacement made necessary due to acts of God, neglect or vandalism shall be exempt from the warrantee. (Parks)

48. The landscape buffer as shown on the Tentative Subdivision Map for Lot 27 shall be 50 feet wide. (Planning)

49. The project shall comply with all applicable environmental mitigation measures identified in the Hewlett Packard Campus Oaks Master Plan Addendum and Mitigation and Monitoring Plan (Planning)

50. The Large Lot Tentative Subdivision/Parcel Map application shall not be deemed approved until the actions on the Rezoning, Development Agreement, Master Plan Amendment and General Plan Amendment are approved by the City Council and become effective. (Planning)

NOTICE TO PROJECT APPLICANT

All materials introduced at a public hearing or included with the project's staff report, including but not limited to exhibits, photographs, video or audio tapes, plan sets, architectural drawings, models, color and materials palettes, and maps must be retained by the Planning Division as a part of the public record for one year following the City's final action on the project. Official project file materials will be kept in conformance with the Division's adopted retention schedule. Color renderings and material boards will be disposed of after the project is built and the project receives a certificate of occupancy or at the end of one year, whichever is later.

PC EXHIBIT A

CITY OF ROSEVILLE CALIFORNIA

DEVELOPMENT SERVICES DEPARTMENT–PLANNING DIVISION
311 Vernon St, Roseville, CA 95678 (916) 774-5276

4th ADDENDUM TO THE HEWLETT PACKARD MASTER PLAN ENVIRONMENTAL IMPACT REPORT/INITIAL STUDY (SCH #95112022, CERTIFIED ON JUNE 5, 1996)

Project Title/File Number:	Third Amended Hewlett-Packard Campus Oaks Master Plan
Project Location:	Southeast corner of Blue Oaks Boulevard and Woodcreek Oaks Boulevard, westerly of existing Hewlett-Packard (HP) campus.
Project Description:	The applicant requests approval of a General Plan Amendment, Rezone, Major Project Permit Stage 1 Modification, Major Project Permit Stage 2, Large Lot Tentative Subdivision Map, Small Lot Tentative Subdivision Map, and a Development Agreement Amendment to modify the Campus Oaks Master Plan and create a phased, 242-lot subdivision with park, landscape, and stormwater facility lots. A General Plan Amendment and Rezone is requested to modify land use and zoning designations for 48.91 acres within the Campus Oaks Master Plan area for Parcels CO-1, 2, 6, 7, 12, 14, 24a, 24b, 61, 63, 64, and 65. As proposed, the land use designations will be modified from 27.36 acres Low Density Residential (LDR), 6.52 acres Medium Density Residential (MDR), 4.7 acres High Density Residential (HDR), and 10.33 acres Parks and Recreation (PR) to 26.11 acres LDR, 10.40 acres MDR, and 12.4 acres PR. The zoning designations will be modified from 33.88 acres Residential Small Lot/ Development Standards (RS/DS), 4.7 acres Attached Housing/Development Standards (R3/DS), and 10.33 acres Parks and Recreation (PR) to 36.51 acres RS/DS and 12.4 acres PR. A Major Project Permit Stage 1 Modification (MPP Stage 1 Mod) is requested to modify the acreage and unit allocation within the Campus Oaks Master Plan to reflect the proposed land use changes. Parks and Open Space acreage will increase from 10.33 acres to 12.4 acres. A Major Project Permit Stage 2 is requested to evaluate residential design on Parcel CO-6. A Large Lot Tentative Subdivision Map is requested to create four large lots, Lots A and B for future parks, and a remainder (Lot 5) for the future development of Parcel CO-3. A Small Lot Tentative Subdivision Map is requested to allow the phased development of 242 residential lots, including 70 lots on Parcel CO-7, 27 lots on Parcel CO-12, 86 lots on Parcel CO-6, and 59 lots on Parcel CO-2, as well as Lots A-D and right-of-way lots. A Development Agreement Amendment is requested to amend the Development Agreement by and between the City of Roseville and BBC Roseville Oaks, LLC relative to the Campus Oaks property within the HP Campus Oaks Master Plan.
Project Applicant/Owner:	Stephen Des Jardins, BBC Roseville Oaks, LLC
Lead Agency Contact:	Shelby Vockel, Associate Planner, 916-746-1347

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.

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PROJECT DESCRIPTION

Project Location and Planning Context

In 1996, the City of Roseville approved the Hewlett-Packard Roseville Campus Master Plan (1996 HPMP), which allowed for a mix of land uses, including commercial, industrial, and open space, within an approximately 492-acre project site located within the City of Roseville's North Industrial Area. The HPMP project site is bounded by Blue Oaks Boulevard to the north, Foothills Boulevard to the east, and Woodcreek Oaks Boulevard to the west (**Figure 1**).

In 2015, the City of Roseville approved the Hewlett-Packard Campus Oaks Amendment (2015 HPCO Amendment), which changed the 1996 HPMP to allow for the mixed-use Campus Oaks development on the western half of the site. The HPCO Amendment created a master plan for approximately 375.73 acres of the HPMP area. The HPCO Master Plan was organized into two integrally connected planning sub-areas: the Hewlett-Packard Campus and Campus Oaks (**Figure 2**):

- Hewlett-Packard Campus. Covering 141.2 acres in the southeastern corner of the Master Plan site, this sub-area currently includes Hewlett-Packard's facilities and associated businesses. The Hewlett-Packard Campus is planned for continued light industrial, recreation, and related development.

- Campus Oaks. Covering the western 234.5 acres of the HPCO Master Plan site, portions of this sub-area are under development, with the southern portion established as the Woodcreek Oaks Preserve, a 45-acre open space/wetland preserve. Campus Oaks is approved for a mix of residential, commercial, tech/business park, public, and park uses.

The proposed project analyzed in this Addendum would amend portions of the Campus Oaks sub-area of the HPCO Master Plan area (see **Figure 2**) and does not include amendments to the Hewlett-Packard Campus or other portions of the HPMP area.

Environmental Setting

The approximately 234.5-acre Campus Oaks portion of the HPCO Master Plan site is located within the City of Roseville's North Industrial Area. With the exception of the developed portions noted below, the site is predominantly under development or vacant. The site was disced regularly after the 1996 HPMP was approved and wetland mitigation was implemented. The southern portion of the project site comprises the Woodcreek Oaks Preserve, a 45-acre open space/wetland preserve. After the approval of the HPCO Master Plan, various projects consistent with the Master Plan were approved and constructed within portions of the project site approved for development. 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 Drive and Crimson Ridge Drive, which extend through the project site, the Campus Oaks Apartments complex in the east-central portion of the project site, and mass grading of the project site and surrounding areas.

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. Land uses to the west of the project site include residential, commercial, and open space. Land uses to the east of the project site and north of Roseville Parkway include office, industrial, and mass graded undeveloped land. Land uses to the east of the project site and south of Roseville Parkway include office and light industrial uses within the HPCO Master Plan area, including the Hewlett-Packard Campus. Land uses to the south of the project site include the Woodcreek Golf club, open space, and residential uses.

Figure 1
Hewlett-Packard Master Plan (HPMP) Area Location

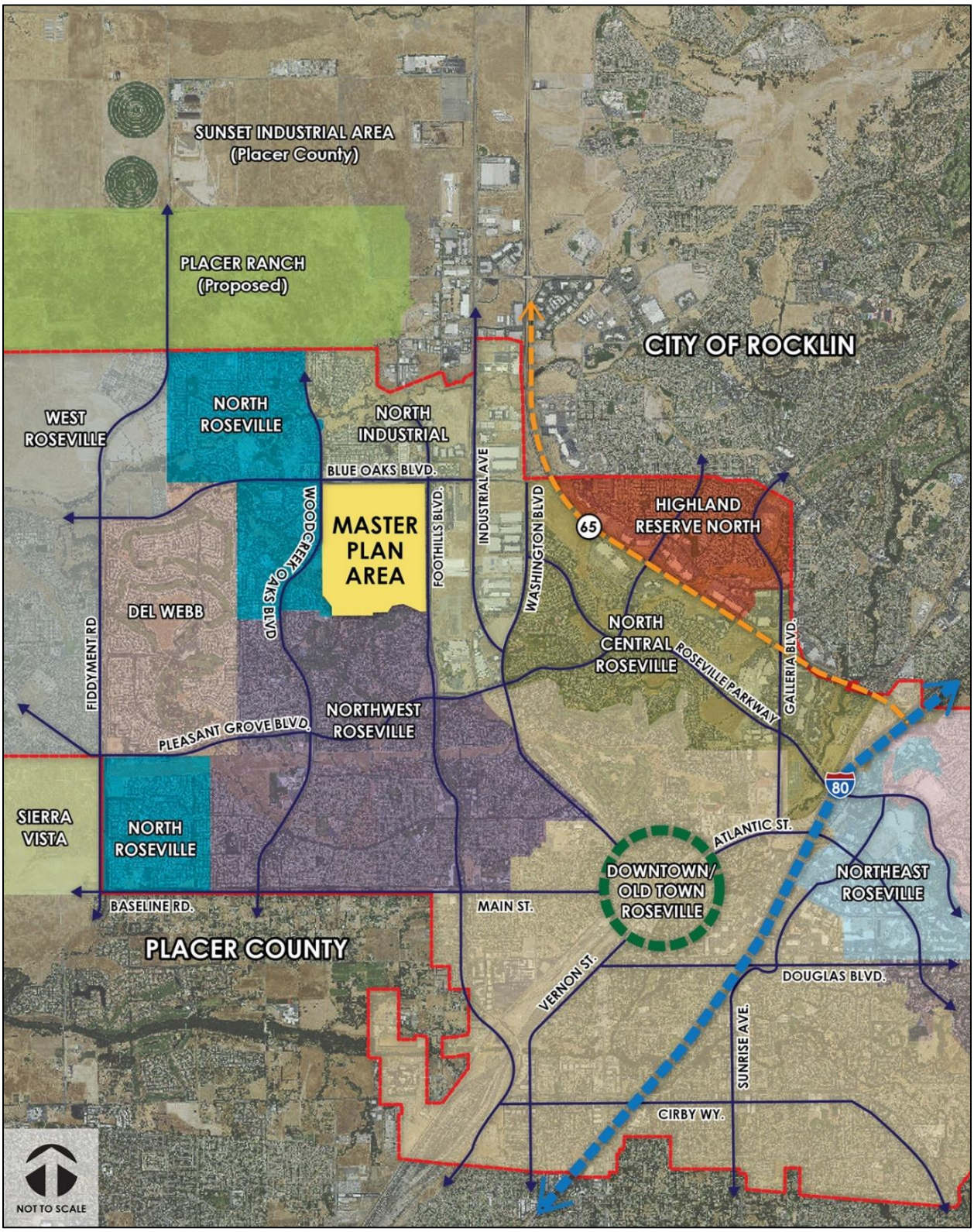
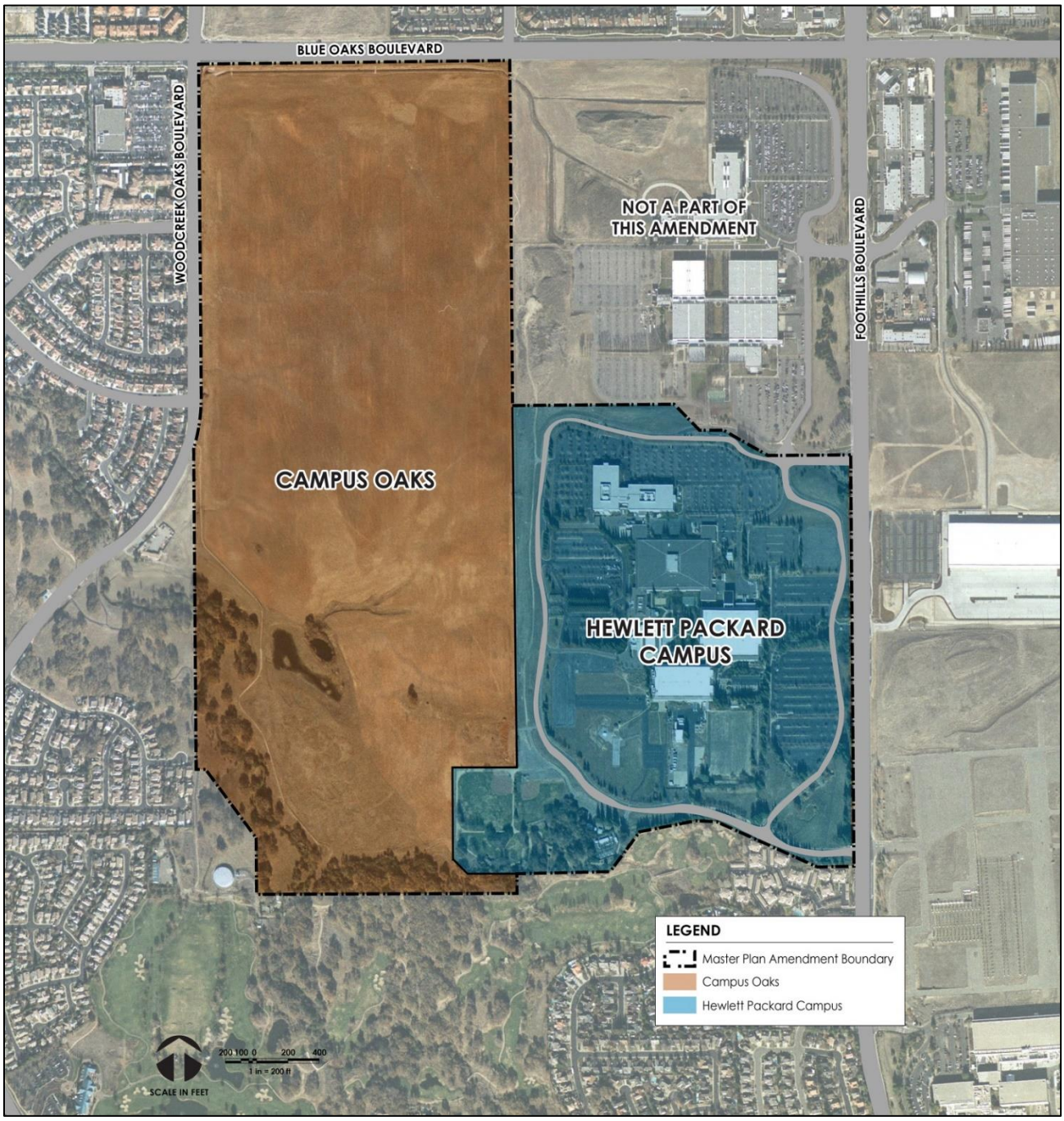


Figure 2
Hewlett-Packard Campus Oaks (HPCO) Amendment Area



Project 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 Hewlett-Packard 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 area. Figure 2 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.

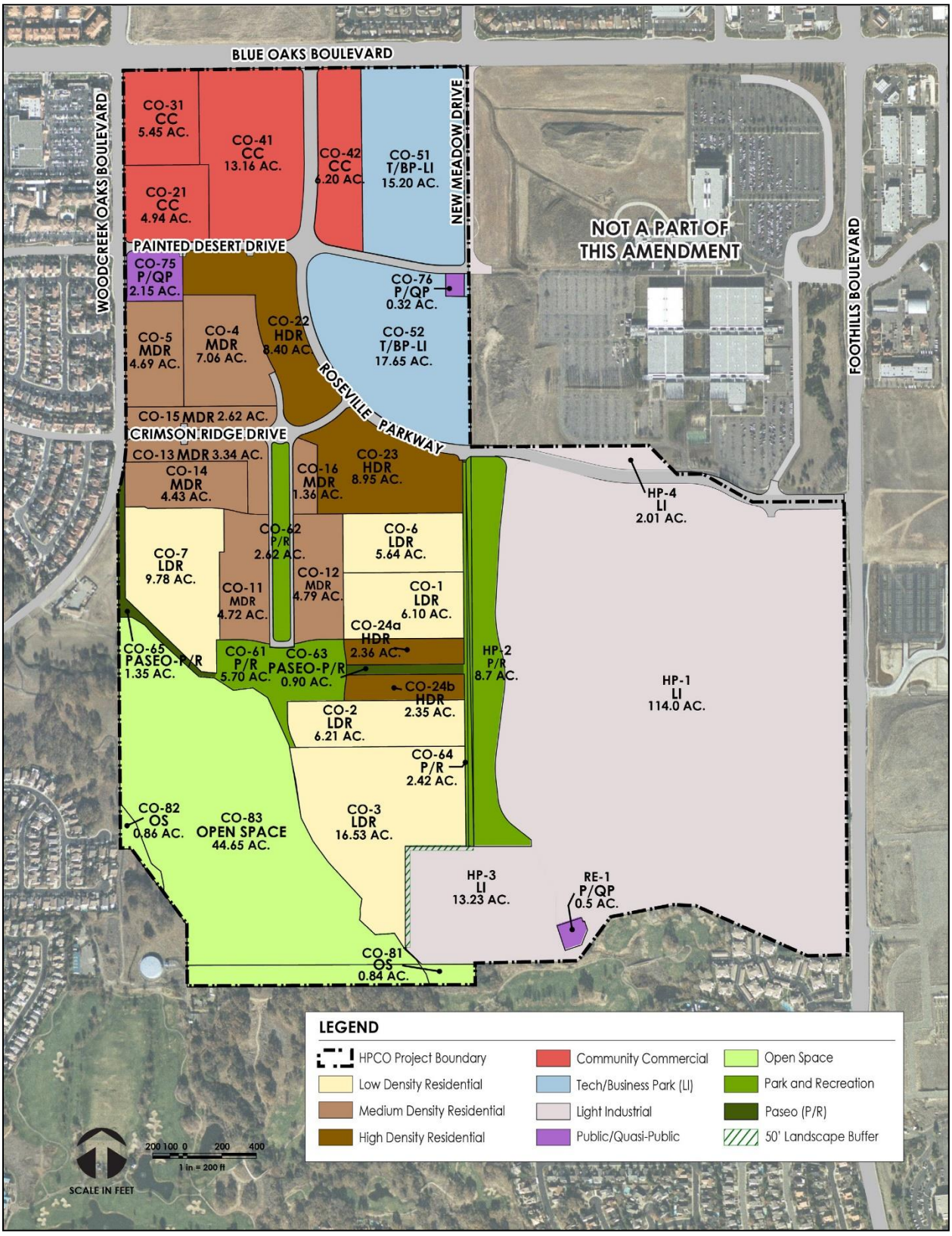
Compared to the 1996 HPMP, the HPCO Master Plan project resulted in an increase of 948 new residential units, 300,000 square feet of tech/business park, 60,000 square feet of office, and 170,000 square feet of commercial and a reduction of approximately 1,517,000 square feet of light industrial uses 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 designation of Business Professional but did not 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 second amendment to the HPCO Master Plan was approved in 2018. This amendment redesignated Parcels CO-21 and CO-31 within the Campus Oaks portion of the HPCO Master Plan area from Business Professional to Community Commercial. To assess the impacts of this change in uses, a third Addendum to the Hewlett-Packard Master Plan EIR (2018 Addendum) was prepared and considered. The project received final approval in December of 2018. **Figure 3** shows the HPCO Master Plan land use diagram as approved under the second amendment in 2018.

Following the approval of the second amendment of the HPCO Master Plan, several projects were approved that resulted in Administrative Density Transfers. These projects included Campus Oaks Residential on Parcels CO-4, 5, and 15 (File # PL18-0147); Campus Oaks Residential 2 on Parcels CO-11, 13, 14, and 16 (File # PL18-0175); and Phase 1 of Parcel CO-12 (File # PL19-0177). These Administrative Density Transfers complied with the requirements of the HPCO Master Plan and were found to be consistent with the prior Addenda. The current project application was submitted prior to approval of the Administrative Density Transfers, and the analysis in this document will rely upon the unit allocation evaluated by the previous Addendum as the baseline for comparison.

Figure 3
Approved 2018 HPCO Land Use Diagram



The current proposal (hereafter referred to as the "project" or "proposed project") would modify existing residential lotting/density and park areas within the Campus Oaks portion of the HPCO Master Plan area. The proposed changes comprise land use modifications, residential unit transfers, and density adjustments. While the density and distribution of residential uses would be modified under the proposed project, there would be no net change in the number of residential units proposed. Refer to the "Proposed Project" section below for a detailed project description.

Campus Oaks – 2018 Approved Residential and Parks and Open Space Land Uses

Table 1 below shows residential and parks and open space uses for the Campus Oaks portion of the HPCO Master Plan area as approved in 2018.

TABLE 1
CAMPUS OAKS DEVELOPMENT
APPROVED 2018 RESIDENTIAL AND PARKS AND OPEN SPACE USES

Parcel	Land Use	Zoning	Gross Area (acres)	Dwelling Units (du)	
				Density (du/ac)	DU's (units)
RESIDENTIAL					
LOW DENSITY RESIDENTIAL (0.5-6.9 du/ac)					
CO-1	LDR	RS/DS	6.10	5.9	36
CO-2	LDR	RS/DS	6.21	5.8	36
CO-3	LDR	R1/DS	16.53	3.9	64
CO-6	LDR	RS/DS	5.64	6.4	36
CO-7	LDR	RS/DS	9.78	5.9	58
Sub-Total:			**44.26**	**5.2**	**230**
MEDIUM DENSITY RESIDENTIAL (7.0-12.9 du/ac)					
CO-4	MDR	RS/DS	7.06	8.5	60
CO-5	MDR	RS/DS	4.69	9.8	46
CO-11	MDR	RS/DS	4.72	7.2	34
CO-12	MDR	RS/DS	4.79	7.1	34
CO-13	MDR	RS/DS	3.34	7.2	24
CO-14	MDR	RS/DS	4.43	7.7	34
CO-15	MDR	RS/DS	2.62	7.3	19
CO-16	MDR	RS/DS	1.36	7.4	10
Sub-Total:			**33.01**	**7.9**	**261**
HIGH DENSITY RESIDENTIAL (13.0 and above, Attached or Detached du/ac)					
CO-22	HDR	R3/DS	8.40	25.0	210
CO-23	HDR	R3/DS	8.95	20.7	185
CO-24a	HDR	R3/DS	2.35	13.1	31
CO-24b	HDR	R3/DS	2.35	13.2	31
Sub-Total:			**22.06**	**20.7**	**457**
Residential Total:			**99.33**	**9.5**	**948**

TABLE 1
CAMPUS OAKS DEVELOPMENT
APPROVED 2018 RESIDENTIAL AND PARKS AND OPEN SPACE USES

Parcel	Land Use	Zoning	Gross Area (acres)	Dwelling Units (du)	
				Density (du/ac)	DU's (units)
PARKS AND OPEN SPACE					
CO-61	P/R	PR	5.70		
CO-62	P/R	PR	2.62		
CO-63	P/R (Paseo)	PR (Paseo)	0.9		
CO-64	P/R	PR	2.42		
CO-65	P/R (Paseo)	PR (Paseo)	1.35		
HP-2	P/R	PR	8.7		
CO-81	OS	OS	0.84		
CO-82	OS	OS	0.86		
CO-83	OS	OS	44.65		
Parks and Open Space Total:			**68.04**		

SOURCE: Morton & Pitalo, Inc., 2020.

Proposed Project

The proposed project would modify existing residential lotting/density and park areas within the Campus Oaks portion of the HPCO Master Plan area. The proposed changes comprise land use modifications, residential unit transfers, and density adjustments. While the density and distribution of residential uses would be modified under the proposed amendment, there would be no net change in the number of residential units proposed in comparison to the initially adopted 2015 HPCO Master Plan. In summary, the proposed changes include the following:

- Low Density Residential: Increase of 3 units (from 230 to 233)
- Medium Density Residential: Increase of 58 units (from 261 to 319)
- High Density Residential: Decrease of 61 units (from 457 to 396)
- Parks: There would be a net increase in park area of 1.8 acres

Table 2 below shows residential and parks and open space uses for the Campus Oaks portion of the HPCO Master Plan area as proposed under the current project.

TABLE 2
CAMPUS OAKS DEVELOPMENT
PROPOSED RESIDENTIAL AND PARKS AND OPEN SPACE USES

Parcel	Land Use	Zoning	Gross Area (Acres)	Dwelling Units (du)	
				Density (Du/Ac)	DU's (Units)
RESIDENTIAL					
LOW DENSITY RESIDENTIAL (0.5-6.9 du/ac)					
CO-1	LDR	RS/DS	0.00	0.0	0
CO-2	LDR	RS/DS	9.52	6.2	59
CO-3	LDR	R1/DS	16.53	3.8	62
CO-6	LDR	RS/DS	0.00	0.0	0
CO-7	LDR	RS/DS	10.33	6.8	70
CO-12	LDR	RS/DS	6.26	6.7	42
Sub-Total:			**42.64**	**5.5**	**233**
MEDIUM DENSITY RESIDENTIAL (7.0-12.9 du/ac)					
CO-4	MDR	RS/DS	13.79	9.6	132
CO-5	MDR	RS/DS	0.00	0.0	0
CO-6	MDR	RS/DS	10.40	8.3	86
CO-11	MDR	RS/DS	4.29	8.9	38
CO-12	MDR	RS/DS	0.00	0.0	0
CO-13	MDR	RS/DS	6.09	8.4	51
CO-14	MDR	RS/DS	0.00	0.0	0
CO-15	MDR	RS/DS	0.00	0.0	0
CO-16	MDR	RS/DS	1.44	0.0	12
Sub-Total:			**36.01**	**8.9**	**319**
HIGH DENSITY RESIDENTIAL (13.0 and above, Attached or Detached du/ac)					
CO-21	HDR	R3/DS	0.00	0.0	0
CO-22	HDR	R3/DS	8.89	23.6	210
CO-23	HDR	R3/DS	8.95	20.8	186
CO-24a	HDR	R3/DS	0.00	0.0	0
CO-24b	HDR	R3/DS	0.00	0.0	0
Sub-Total:			**17.84**	**22.2**	**396**
Residential Total:			**96.49**	**9.8**	**948**
PARKS AND OPEN SPACE					
CO-61	P/R	PR	6.27		
CO-62	P/R	PR	2.39		
CO-63	P/R (Paseo)	PR (Paseo)	0.94		
CO-64	P/R	PR	2.46		
CO-65	P/R (Paseo)	PR (Paseo)	2.73		
HP-2	P/R	PR	8.7		
CO-81	OS	OS	0.84		
CO-82	OS	OS	0.86		
CO-83	OS	OS	44.65		
Parks and Open Space Total:			**69.84**		

Source: Morton & Pitalo, Inc., 2020.

Requested Entitlements

In order to process these proposed changes to the approved land use plan, the applicant requests the following entitlements:

General Plan Amendment and Rezone: to modify land use and zoning designations for 48.91 acres within the Campus Oaks Master Plan area for Parcels CO-1, 2, 6, 7, 12, 14, 24a, 24b, 61, 63, 64, and 65. As proposed, the land use designations will be modified from 27.36 acres Low Density Residential (LDR), 6.52 acres Medium Density Residential (MDR), 4.7 acres High Density Residential (HDR), and 10.33 acres Parks and Recreation (PR) to 26.11 acres LDR, 10.40 acres MDR, and 12.4 acres PR. The zoning designations will be modified from 33.88 acres Residential Small Lot/Development Standards (RS/DS), 4.7 acres Attached Housing/Development Standards (R3/DS), and 10.33 acres Parks and Recreation (PR) to 36.51 acres RS/DS and 12.4 acres PR.

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

Major Project Permit Stage 1 Modification: To amend the HPCO Master Plan text and figures consistent with the proposed land use changes.

Major Project Permit Stage 2 Modification: To evaluate residential design on Parcel CO-6.

Large Lot Tentative Subdivision Map: To create four large lots, Lots A and B for future parks, and a remainder (Lot 5) for the future development of Parcel CO-3.

Small Lot Tentative Subdivision Map: To allow the phased development of 242 residential lots, including 70 lots on Parcel CO-7 (Phase A), 27 lots on Parcel CO-12 (Phase B), 86 lots on Parcel CO-6 (Phase C), and 59 lots on Parcel CO-2 (Phase D), as well as Lots A-D and right-of-way lots.

In addition to the above, the Campus Oaks Design Guidelines will be revised to be consistent with the amendment to the HPCO Master Plan.

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 Sections 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 Section 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 Hewlett-Packard Roseville Campus Master Plan (HPMP). The HPMP and its accompanying EIR were approved by the City of Roseville in 1996. The EIR evaluated the HPMP, 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 subsequent revisions to the HPCO Master Plan were approved in 2016 and 2018, each of which included an Addendum to the 1996 EIR. The 2015, 2016, and 2018 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. The 1996 EIR and the 2015, 2016, and 2018 Addendums are available online at: 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 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 No. 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 in June of 1996. The 2015 Addendum to the EIR was considered by City Council and the HPCO Master Plan was approved on August 5, 2015. The 2016 Addendum was considered by City Council and the first HPCO Master Plan amendment approved on September 7, 2016. The 2018 Addendum was considered by City Council and the second HPCO Master Plan was amendment approved on December 19, 2018.

The 1996 EIR and its Addendums are referenced and utilized in the evaluation of the currently proposed 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 NOx, ROG, SO2 and CO;
- Increases of CO concentrations at intersections;
- 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.

[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.).

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 and 2018 Addendums did not include any new mitigation measures. As explained earlier, consistent with the requirements of Section 15162 of the 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, 2016, and 2018 Addendums. This "plan to plan" analysis reflects the analytical approach mandated by the applicable sections of the CEQA Guidelines (Sections 15162 through 15164) and comprehensively reviews and compares the effects of the proposed project to those disclosed in the 1996 EIR and 2015, 2016, and 2018 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 proposed project, the development footprint, roadway networks, and other major supporting infrastructure remain unchanged from the current approved HPCO Master Plan. The project consists of land use modifications, residential unit transfers, and density adjustments.

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 2018 Addendum pp 9-10	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 2018 Addendum pp 9-10	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 2018 Addendum pp 9-10	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 five 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.

	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.
The 2018 Addendum reached the same conclusion as the 2016 Addendum. The 2018 project involved conversion of approximately 10 acres of business professional uses to commercial uses, and an increase in square footage by 10,000 square feet. The analysis noted that, 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, the 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 included detailed elevations and site planning, which allowed review of the elevations for conformity with the Design Guidelines. The elevations were reviewed by City staff and were 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 analysis concluded that the proposed commercial uses would be consistent and compatible with the existing surrounding development, which is commercial and high density residential. The analysis concluded that the lighting and photometric plan prepared for the project demonstrated that there would be no off-site spill-over of lighting. The proposed project would modify previously approved residential lotting/density and park areas within the Campus Oaks portion of the HPCO Master Plan area. The proposed changes comprise land use modifications, residential unit transfers, and density adjustments. While the density and distribution of residential uses would be modified under the proposed amendment, there would be no net change in the number of residential units proposed. There would be a net increase in park area of 1.8 acres. In terms of visual impacts, the proposed land use modifications, residential unit transfers, and density adjustments would not alter the overall development footprint or character of site development. 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. Consequently, the proposed project would not result in impacts to visual character not previously analyzed and disclosed. The proposed land use modifications, residential unit transfers, and density adjustments would not result in new or substantially more severe light or glare impacts than were previously analyzed and disclosed. 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 2018 Addendum pp 11-12	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 2018 Addendum pp 11-12	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 2018 Addendum pp 11-12	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 2018 Addendum pp 11-12	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 2018 Addendum pp 11-12	No	No	No	Yes

	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.

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 and 2018 Addendums stated that the proposed land use changes had no effect on prior analysis.

The proposed project would modify previously approved residential lotting/density and park areas within the Campus Oaks portion of the HPCO Master Plan area. The proposed project does not change the development footprint previously analyzed in the 1996 EIR or its subsequent Addendums. The proposed project would not result in previously unidentified or more severe impacts to agricultural resources and would 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 2018 Addendum pp 13-15	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 2015 Addendum pp 48-68 2016 Addendum pp 18-20 2018 Addendum pp 13-15	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 2015 Addendum pp 48-68 2016 Addendum pp 18-20 2018 Addendum pp 13-15	No	No	No	Yes
d) Expose sensitive receptors to substantial pollutant concentrations?	1996 EIR p 4.10-2 2015 Addendum pp 48-68 2016 Addendum pp 18-20 2018 Addendum pp 13-15	No	No	No	Yes
e) Create objectionable odors affecting a substantial number of people?	1996 EIR p 4.10-22 2015 Addendum pp 48-68 2016 Addendum pp 18-20 2018 Addendum pp 13-15	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.

	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.
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 and 2018 Addendums reached the same conclusion, indicating that the project changes would result in no changes to prior analyses. The proposed project would modify previously approved residential lotting/density and park areas within the Campus Oaks portion of the HPCO Master Plan area. The proposed changes comprise land use modifications, residential unit transfers, and density adjustments. While the density and distribution of residential uses would be modified under the proposed amendment, there would be no net change in the number of residential units proposed. The proposed project does not change the development footprint of the project area or 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 1.8-acre net increase in park acreage 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 park acreage by 1.8 would not extend the duration of construction and will not increase the maximum daily emissions. As discussed later in this Addendum, in the Transportation/Traffic section, the project would not result in an increase in vehicular trips or vehicle miles traveled, nor will it affect intersection levels of service as compared to prior analyses. The project would therefore not result in any significant increase in operational air quality impacts. 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 2018 Addendum pp 15-17	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 2018 Addendum pp 15-17	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 2018 Addendum pp 15-17	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 2018 Addendum pp 15-17	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 2018 Addendum pp 15-17	No	No	No	Yes

	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.
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 2018 Addendum pp 15-17	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 and 2018 Addendums indicated that no changes to prior analyses were needed, because the proposed changes had no effect on the impact area for biological resources.

The proposed project would modify previously approved residential lotting/density and park areas within the Campus Oaks portion of the HPCO Master Plan area. There would be a net increase in park area of 1.8 acres. The proposed project does not change the development footprint or impact area for biological resources previously analyzed in the 1996 EIR or its subsequent Addendums. Therefore, the proposed project would not result in impacts to biological resources not previously addressed 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 2018 Addendum pp 18-19	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 2018 Addendum pp 18-19	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 2018 Addendum pp 18-19	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 2018 Addendum pp 18-19	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 and 2018 Addendums noted that the development footprint would be unchanged, and that therefore the previous analysis and mitigation measures would continue to apply.

The proposed project would modify previously approved residential lotting/density and park areas within the Campus Oaks portion of the HPCO Master Plan area. There would be a net increase in park area of 1.8 acres. The proposed project does not change the development footprint or impact area for cultural, archeological, or paleontological resources previously analyzed in the 1996 EIR or its subsequent Addendums. Previous

	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.
analysis and mitigation measures would continue to apply to the proposed project. Therefore, the proposed project would not result in impacts to cultural, archeological, or paleontological resources not previously addressed 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. Energy

	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 potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	N/A	No	No	No	Yes
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	N/A	No	No	No	Yes

	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.

Discussion: The 1996 EIR and its subsequent Addendums did not include an analysis of energy impacts, as recommended under the current CEQA Guidelines. While the 1996 EIR and its subsequent Addendums did not evaluate impacts related to energy, the potential environmental impact of energy usage was known or could have been known at the time of the certification of the 1996 EIR.

The proposed project would modify previously approved residential lotting/density and park areas within the Campus Oaks portion of the HPCO Master Plan area, and there would be a net increase in park area of 1.8 acres.

The approved HPCO Master Plan project does not include uses or construction plans that would be more energy-intensive than is normal for typical mixed-use developments. The approved HPCO Master Plan would be developed under currently applicable California Building Code (CBC) energy efficiency standards, which include an increasingly more stringent array of energy efficiency requirements with each successive iteration. The current CBC energy efficiency standards implement a more stringent set of energy efficiency design standards than were in place when the HPCO Master Plan project was originally approved in 2015. For this reason, the HPCO Master Plan would have greater energy efficiency than was anticipated to have been included in when the HPCO Master Plan project was originally approved in 2015.

Roseville Electric supplies electricity to the HPCO Master Plan area. Additional electricity resources needed to serve the plan area, including state and federal mandated renewable electricity resources, would be purchased from outside sources or generated by City-owned facilities at the Roseville Energy Park. As required by State regulations, Roseville Electric uses cost-efficient energy efficiency, load management and renewable resources programs to meet electricity demand before acquiring new electricity sources. As articulated in the Campus Oaks Master Plan, it is a goal within the Campus Oaks development 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.

Consequently, the HPCO Master Plan project and the currently proposed modifications to the project would not be anticipated to result in the wasteful, inefficient, or unnecessary consumption of energy resources.

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 Consequently, the HPCO Master Plan project is largely consistent with SACOG's Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS), which achieves California Air Resources Board targets for GHG reductions. Therefore, the HPCO Master Plan and the currently proposed project's modifications to the plan would have a less-than-significant impact related to the implementation of energy efficiency plans.

VII. 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:	1996 EIR pp 4.3-4 to 4.3-7 2015 Addendum pp 87-89 2016 Addendum pp 24-25 2018 Addendum pp 19-20	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.)					
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 2018 Addendum pp 19-20	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 2018 Addendum pp 19-20	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 2018 Addendum pp 19-20	No	No	No	Yes

	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.
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 2018 Addendum pp 19-20	No	No	No	None

Discussion: The 1996 EIR anticipated development of the Master Plan area and included 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 and 2018 Addendums indicated that no additional land would be disturbed and that the geotechnical evaluation from July 2014 continued to be applicable. The project site was not found to be in a seismically sensitive area—though an earthquake event remains possible—or on unstable or expansive soil, but noted that all buildings would be required to conform to applicable State and local codes and standards for seismic safety and structural stability. The project does not include the use of septic systems or alternative wastewater disposal.

The proposed project would modify previously approved residential lotting/density and park areas within the Campus Oaks portion of the HPCO Master Plan area. There would be a net increase in park area of 1.8 acres. The proposed project 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, and does not propose septic or alternative wastewater systems. Development of the project 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.

VIII. 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 2018 Addendum pp 21-23	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 2018 Addendum pp 21-23	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 *Citizens for Responsible Equitable Environmental Development (CREED) v. City of San Diego* (2011) 196 Cal. App. 4th 515, *Concerned Dublin Citizens v. City of Dublin* (2013) 214 Cal.App.4th 1301, and *Citizens Against Airport Pollution v. City of San Jose* (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 percent 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 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.

The 2018 project involved conversion of approximately 10 acres of business professional uses to commercial uses and increases in square footage by 10,000 square feet. The 2018 Addendum determined, based on the traffic study prepared to support the Addendum, that the project would not result in a substantial increase in daily or peak hour trips. The Addendum determined that the proposed additional 10,000 square feet of building

	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.
area did not contribute significant additional emissions, as it represented a less than 1 percent increase in non-residential square footage in the HPCO Master Plan area. Additionally, as discussed in the Utilities and Service Systems section of the 2018 Addendum, utility planning—including electricity demand—is based on acreage of land use, not anticipated square footage of building area. The 2018 Addendum determined that the project analyzed in Addendum fell within the scope of the 2015 Addendum analysis, which found the HPCO Master Plan would reduce overall emissions by nearly 22 percent compared to the 1996 Hewlett Packard plan and that no further analysis was required. The proposed project would modify previously approved residential lotting/density and park areas within the Campus Oaks portion of the HPCO Master Plan area. The proposed changes comprise land use modifications, residential unit transfers, and density adjustments. While the density and distribution of residential uses would be modified under the proposed amendment, there would be no net change in the number of residential units proposed. The proposed project does not change the development footprint of the project area or 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 1.8-acre net increase in park acreage to be constructed, but this increase is minor and has no effect on construction emissions. 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 park acreage by 1.8 acres would not extend the duration of construction and will not increase the maximum daily GHG emissions. As discussed later in this Addendum, in the Transportation/Traffic section, the project would not result in an increase in vehicular trips or vehicle miles traveled, nor will it affect intersection levels of service as compared to prior analyses. The project would therefore not result in any significant increase in operational GHG emissions. 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. 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 2018 Addendum pp 23-24	No	No	No	None
b) Create a significant hazard to the public or the environment though 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 2018 Addendum pp 23-24	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 2018 Addendum pp 23-24	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 2018 Addendum pp 23-25	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 2018 Addendum pp 23-25	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 2018 Addendum pp 23-25	No	No	No	None

	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.
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 2018 Addendum pp 23-25	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 2018 Addendum pp 23-25	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 potential environmental effects. 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, storage, 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, 2016, and 2018 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 Campus Oaks portion of the HPCO Master Plan area 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 would remain less than significant.

	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.
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. 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 2018 Addendum pp 26-28	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 2018 Addendum pp 26-28	No	No	No	None

	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.
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 2018 Addendum pp 26-28	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 2018 Addendum pp 26-28	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 2018 Addendum pp 26-28	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 2018 Addendum pp 26-28	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 2018 Addendum pp 26-28	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 2018 Addendum pp 26-28	No	No	No	None

	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.
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 2018 Addendum pp 26-28	No	No	No	None
j) Inundation by seiche, tsunami, or mudflow?	2015 Addendum pp 105-111 2016 Addendum pp 30-32 2018 Addendum pp 26-28	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.

The proposed project would modify previously approved residential lotting/density and park areas within the Campus Oaks portion of the HPCO Master Plan area. The proposed changes comprise land use modifications, residential unit transfers, and density adjustments. While the density and distribution of residential uses would be modified under the proposed amendment, there would be no net change in the number of residential units proposed.

As noted in the drainage analysis included in the technical memorandum prepared for the proposed project (see page 10 of Attachment 1 to this Addendum) no significant change to the previously determined drainage flows are anticipated with the proposed project. A slightly higher impervious residential lot percentage is calculated for High Density Residential over Medium Density Residential and Low Density Residential lotting. With the decrease in High Density Residential units, the impervious residential lot percentage would decrease. As there would be only minor changes to the generated drainage flows, the technical memorandum concludes that the Hewlett-Packard/Campus Oaks Master Plan Drainage Report, dated May 4, 2016, is still valid.

	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.
The proposed project does not involve new or unanticipated development areas, 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.					

XI. 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 2018 Addendum pp 29-30	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 2018 Addendum pp 29-30	No	No	No	None

	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.
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	2015 Addendum pp 112-117 2016 Addendum pp 32-33 2018 Addendum pp 29-30	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, 2016, and 2018 Addendums found that since the amount of land to be developed with urban uses would not change and was consistent with the General Plan, impacts related to land use conversion would be unchanged from the 1996 EIR. The 2015, 2016, and 2018 Addendums found conflicts with adjacent uses would remain less than significant. 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 proposed project would modify previously approved residential lotting/density and park areas within the Campus Oaks portion of the HPCO Master Plan area. The proposed changes comprise land use modifications, residential unit transfers, and density adjustments. While the density and distribution of residential uses would be modified under the proposed amendment, there would be no net change in the number of residential units proposed. The proposed project does not involve new or unanticipated development areas or new uses not previously analyzed. The proposed project would not result in placement of incompatible uses adjacent to one another (such as light industrial and residential) or modify HPCO Master Plan buffers between potential incompatible uses. No new land use impacts would result from the proposed 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.

XII. 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 2018 Addendum p 31	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 2018 Addendum p 31	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, 2016, and 2018 Addendums reiterated that conclusion. The conclusion remains appropriate for the proposed 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.

XIII. 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 2018 Addendum pp 32-35	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 2018 Addendum pp 32-35	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 2018 Addendum pp 32-35	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 2018 Addendum pp 32-35	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 2018 Addendum pp 32-35	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 2018 Addendum pp 32-35	No	No	No	None

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

	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.

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 2018 Addendum determined that the proposed changes from business professional to community commercial did 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. Project impacts remained less than significant.

The proposed project would modify previously approved residential lotting/density and park areas within the Campus Oaks portion of the HPCO Master Plan area. The proposed changes comprise land use modifications, residential unit transfers, and density adjustments. While the density and distribution of residential uses would be modified under the proposed amendment, there would be no net change in the number of residential units proposed. The proposed project does not involve new or unanticipated development areas or new uses not previously analyzed. Construction would continue to adhere to the City Noise Ordinance as it relates to construction noise. As discussed later in this Addendum, in the Transportation/ Traffic section, the project would not result in an increase in vehicular trips and would therefore not result in any significant increase in operational vehicular noise impacts. Development under the proposed project would continue to be required to adhere previously adopted mitigation measures and City noise standards. No new noise or vibration impacts would result from the proposed 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

	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.
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. 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 2018 Addendum pp 35-36	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 2018 Addendum pp 35-36	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 2018 Addendum pp 35-36	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. The 2018 Addendum determined that the conclusions of the 2015 and 2016 Addendums remained valid for the proposed redesignation of Parcels CO-21 and CO-31 within the Campus Oaks portion of the HPCO Master Plan area from Business Professional to Community Commercial.					

	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.
The proposed project would modify previously approved residential lotting/density and park areas within the Campus Oaks portion of the HPCO Master Plan area. The proposed changes comprise land use modifications, residential unit transfers, and density adjustments. While the density and distribution of residential uses would be modified under the proposed amendment, there would be no net change in the number of residential units proposed. Consequently, the proposed project would not result in new impacts related to population and housing. 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. 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 2018 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 2018 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 2018 Addendum pp 37-38	No	No	No	None
d) Parks?	2015 Addendum pp 142-151 2016 Addendum pp 37-38 2018 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 2018 Addendum pp 37-38	No	No	No	None

	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.

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 2016 and 2018 Addendums found that the proposed project would not generate a demand for additional public services beyond that previously analyzed.

The proposed project would modify previously approved residential lotting/density and park areas within the Campus Oaks portion of the HPCO Master Plan area. While the density and distribution of residential uses would be modified under the proposed amendment, there would be no net change in the number of residential units proposed. Consequently, the proposed project would not be expected to generate a demand for additional public services beyond that previously analyzed.

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. 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 2018 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 2018 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 and 2018 revisions did not change the total dwelling units, the 2016 and 2018 Addendums also concluded impacts would be less than significant. The proposed project would not change in the number of residential units proposed and therefore would not generate additional demand for park and recreation facilities. The proposed project would increase the amount of park acreage approved in 2018 by 1.8 acres, which would result in additional park acreage for the community.

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. 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 2018 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 2018 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 2018 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 2018 Addendum pp 40-42	No	No	No	None
e) Result in inadequate emergency access?	Addendum pp 155-182 2016 Addendum pp 40-42 2018 Addendum pp 40-42	No	No	No	None

	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.
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 2018 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 & 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 by Kittelson & Associates to support the 2018 Addendum. 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 and determined that none of the conclusions of the prior environmental analysis would change. While the Kittelson & Associates technical memorandum focused 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 & Peers. 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. 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 determined that the final design plans conformed to City standards and addressed the issues identified in the Fehr & Peers technical memorandum.

As described in the transportation analysis included in the technical memorandum prepared for the proposed project (see page 3 of Attachment 1 to this Addendum) no changes to the HPCO Master Plan circulation patterns are proposed, and the proposed project would result in no net change in the number of residential units. The proposed residential changes include the following:

- Low Density Residential: Increase of 3 units (from 230 to 233)
- Medium Density Residential: Increase of 58 units (from 261 to 319)
- High Density Residential: Decrease of 61 units (from 457 to 396)

	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.
The daily trip and PM peak hour generation rates for Low Density Residential and Medium Density Residential are the same (9.52 trips per day and 1.0 PM peak hour trips per dwelling unit). The daily trip and PM peak hour generation rates for High Density Residential is 6.65 trips per day and 0.62 PM peak hour trips per dwelling unit. With the increase of 61 Low Density Residential and Medium Density Residential units from High Density Residential, there would be an increase of 175 average daily trips and 23 peak hour trips traffic with implementation of proposed project. However, the original project approvals consisted of 396 HDR units, so there would be no additional trips compared to the original approval. Consequently, the proposed project would not result in new or more severe impacts than were previously analyzed and disclosed. 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. 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 2018 Addendum pp 42-44	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.	N/A	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. 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.

XIX. 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 2018 Addendum pp 44-46	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 2018 Addendum pp 44-46	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 2018 Addendum pp 44-46	No	No	No	Yes

	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.
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 2018 Addendum pp 44-46	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 2018 Addendum pp 44-46	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 2018 Addendum pp 44-46	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
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 2018 Addendum pp 44-46	No	No	No	None
h) 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 2018 Addendum pp 44-46	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.

	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.

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 2018 Addendum determined that the proposed changes from business professional to community commercial did 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 did an additional 10,000 square feet of non-residential uses in the plan area (a less than 1 percent 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.

The proposed project would modify previously approved residential lotting/density and park areas within the Campus Oaks portion of the HPCO Master Plan area. While the density and distribution of residential uses would be modified under the proposed amendment, there would be no net change in the number of residential units proposed.

As described in the utilities and services analysis included in the technical memorandum prepared for the proposed project and summarized below (see page 3 through 10 of Attachment 1 to this Addendum), the proposed project would not result in new or substantially more severe significant impacts to utilities and Service Systems previously analyzed and disclosed

Wastewater

The analysis conducted in the technical memorandum prepared for the proposed project determined that there would not be a substantial change in the estimated sewer demand generated by the proposed project. The current approval estimated 0.306 million gallons per day of maximum daily flow (MGD), while the proposed project would result in an estimated 0.313 MGD. This represents a 2 percent increase in the anticipated sewer demand.

Solid Waste

In 2015 Municipal Consulting Group, LLP completed a *Solid Waste Generation and Impact Analysis on Western Placer Waste Management Facilities* as it relates to the Hewlett-Packard Campus Oaks Master Plan. The analysis found that under current (2015) conditions, the Western

	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.

Regional Sanitary Landfill (WRSL) has a projected useful life of 2058 and the waste generated from the HPCO Master Plan would not reduce the life of the landfill because the Master Plan is an infill project included in the current 2025 General Plan. While the density and distribution of residential uses would be modified under the proposed amendment, there would be no net change in the number of residential units proposed, no net impacts to the WRSL operation are anticipated with the proposed changes.

Water Supply

The analysis conducted in the technical memorandum concluded that, based on the land use and density changes proposed under the proposed project, there would be a net decrease the annual water demand from 420.14 acre feet per year (AFY) to 396.58 AFY. This represents a 5.6 percent decrease in the anticipated residential water demand.

The proposed project assumes utilization of recycled water provided by the City of Roseville for irrigating non-residential landscaping, as well as publicly landscaped areas (including roadway landscape corridors and medians). While there would be changes to the lotting layout based on the proposed modifications, changes to the overall frontage areas within the residential project area is anticipated to remain relatively unchanged. Accordingly, no significant changes to the recycled water use within the residential project areas are anticipated.

Other Utilities

Because there would be no net change in the number of residential units proposed, the proposed project would not result in a substantial increase in demand upon existing sources of energy or require the development of new sources of energy or result in an increased need for new, or substantial alteration to, electricity, natural gas, or communications systems beyond what was previously analyzed.

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.

XX. 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 2018 Addendum pp 47-49	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 2018 Addendum pp 47-49	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 2018 Addendum pp 47-49	No	No	No	Yes

	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.
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 proposed 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:

_____

Shelby Vockel, Associate Planner
City of Roseville, Development Services–Planning Division

Attachments:

1. Morton & Pitalo, Inc., HPCO Master Plan- General Plan Amendment #3 (Traffic, Water, Recycled Water, Sewer, Drainage, and Solid Waste Technical Memo

Attachment 1

Morton & Pitalo, Inc., HPCO Master Plan-General Plan Amendment #3 (Traffic, Water, Recycled Water, Sewer, Drainage, and Solid Waste) Technical Memo

mortonpitalo
Civil Engineering
Land Surveying
Land Planning
Landscape Architecture
Traffic Engineering

Morton & Pitalo, Inc.
75 Iron Point Circle, Suite 120
Folsom, CA 95630
ph: (916) 984-7621
fax: (916) 984-9617
engr@mpengr.com
www.mpengr.com

Memorandum

Date: March 11, 2020

To: City of Roseville, Planning Department

Cc: Stephen L. Des Jardins

From: Scott Pedersen

RE: HPCO Master plan- General Plan Amendment #3 (Traffic, Water, Recycled Water, Sewer, Drainage and Solid Waste

PROJECT DESCRIPTION

In 1996, after preparing a project-level Environmental Impact Report (EIR), the City of Roseville approved the Hewlett-Packard Master Plan (1996 HPMP) to guide residential development on the approximately 500 acre site. Residential lotting was established to provide a balance of Low/Medium/High density units.

On August 5, 2015 the Roseville City Council approved the 2015 HPCO Master Plan which would construct 948 dwelling units for an anticipated population of 2,475 new residents. The approved 2015 HPCO also included 60,000 square feet of professional office area on 5.53 acres; 170,000 square feet of commercial use on 19.33 acres; 300,000 square feet of tech/business park development on 32.82 acres; 1,200 square feet of light industrial on 129.24 acres; and, 71.01 acres of parks, open space, and public uses. These totals include the entire project site, including the existing buildings on the eastern half of the site.

On August 17, 2016 the Roseville City Council approved a General Plan Amendment (text and Land Use), Rezone, Master Plan Amendment and Lot Line Adjustment to the Campus Oaks portion of the Hewlett-Packard Campus Oaks Master Plan area to convert the five (5) acre CO-21 parcel from High Density Residential (HDR) to Business Professional (BP) land use, increasing the number of HDR units by 61, decreasing the number of Medium Density Residential (MDR) units by 49, and decreasing the number of Low Density Residential (LDR) units by 12.

In 2018 BBC Roseville, LLC proposed a General Plan Amendment, Rezone and revisions to the 2016 HPCO Master Plan for the purpose of facilitating the development of 245,775 SF of commercial uses on the Campus Oaks portion of the Master Plan area. The result was a change in land use on parcels CO-21 & CO 31 from Business Profession (BP) to Community Commercial.

The current GPA#3 proposes modification to existing residential lotting/density and park areas within the Campus Oaks Master Plan Area. The proposed changes address land use modifications, residential unit transfers and density adjustments.

This memorandum analyzes the proposed changes in residential lotting and parks. A summary of the residential and park land use changes are shown in the Tables below.

HEWLETT-PACKARD | CAMPUS OAKS MASTER PLAN AMENDMENT

LAND USE SUMMARY - Up to GPA#2

PARCEL	LAND USE	ZONING	GROSS AREA (acres)	Dwelling Units (du) DENSITY (du/ac)	DU's (units)
RESIDENTIAL					
LOW DENSITY RESIDENTIAL (0.5-6.9 du/ac)					
CO-1	LDR	RS/DS	6.10	5.9	36
CO-2	LDR	RS/DS	6.21	5.8	36
CO-3	LDR	R1/DS	16.53	3.9	64
CO-6	LDR	RS/DS	5.64	6.4	36
CO-7	LDR	RS/DS	9.78	5.9	58
Sub-Total:			**44.26**	**5.2**	**230**
MEDIUM DENSITY RESIDENTIAL (7.0-12.9 du/ac)					
CO-4	MDR	RS/DS	7.06	8.5	60
CO-5	MDR	RS/DS	4.69	9.8	46
CO-11	MDR	RS/DS	4.72	7.2	34
CO-12	MDR	RS/DS	4.79	7.1	34
CO-13	MDR	RS/DS	3.34	7.2	24
CO-14	MDR	RS/DS	4.43	7.7	34
CO-15	MDR	RS/DS	2.62	7.3	19
CO-16	MDR	RS/DS	1.36	7.4	10
Sub-Total:			**33.01**	**7.9**	**261**
HIGH DENSITY RESIDENTIAL (13.0 and above, Attached or Detached du/ac)					
CO-22	HDR	R3/DS	8.40	25.0	210
CO-23	HDR	R3/DS	8.95	20.7	185
CO-24a	HDR	R3/DS	2.36	13.1	31
CO-24b	HDR	R3/DS	2.35	13.2	31
Sub-Total:			**22.06**	**20.7**	**457**
Residential Total:			**99.33**	**9.5**	**948**
PARKS AND OPEN SPACE					
CO-61	P/R	PR	5.70		
CO-62	P/R	PR	2.62		
CO-63	P/R (Paseo)	PR (Paseo)	0.9		
CO-64	P/R	PR	2.42		
CO-65	P/R (Paseo)	PR (Paseo)	1.35		
HP-2	P/R	PR	8.7		
CO-81	OS	OS	0.84		
CO-82	OS	OS	0.86		
CO-83	OS	OS	44.65		
Parks and Open Space Total:			**68.04**		

HEWLETT-PACKARD | CAMPUS OAKS MASTER PLAN AMENDMENT

LAND USE SUMMARY - GPA #3

PARCEL	LAND USE	ZONING	GROSS AREA (acres)	Dwelling Units (du) DENSITY (du/ac)	DU's (units)
RESIDENTIAL					
LOW DENSITY RESIDENTIAL (0.5-6.9 du/ac)					
CO-1	LDR	RS/DS	0.00	0.0	0
CO-2	LDR	RS/DS	9.52	6.2	59
CO-3	LDR	R1/DS	16.53	3.8	62
CO-6	LDR	RS/DS	0.00	0.0	0
CO-7	LDR	RS/DS	10.33	6.8	70
CO-12	LDR	RS/DS	6.26	6.7	42
Sub-Total:			**42.64**	**5.5**	**233**
MEDIUM DENSITY RESIDENTIAL (7.0-12.9 du/ac)					
CO-4	MDR	RS/DS	13.79	9.6	132
CO-5	MDR	RS/DS	0.00	0.0	0
CO-6	MDR	RS/DS	10.40	8.3	86
CO-11	MDR	RS/DS	4.29	8.9	38
CO-12	MDR	RS/DS	0.00	0.0	0
CO-13	MDR	RS/DS	6.09	8.4	51
CO-14	MDR	RS/DS	0.00	0.0	0
CO-15	MDR	RS/DS	0.00	0.0	0
CO-16	MDR	RS/DS	1.44	0.0	12
Sub-Total:			**36.01**	**8.9**	**319**
HIGH DENSITY RESIDENTIAL (13.0 and above, Attached or Detached du/ac)					
CO-21	HDR	R3/DS	0.00	0.0	0
CO-22	HDR	R3/DS	8.89	23.6	210
CO-23	HDR	R3/DS	8.95	20.8	186
CO-24a	HDR	R3/DS	0.00	0.0	0
CO-24b	HDR	R3/DS	0.00	0.0	0
Sub-Total:			**17.84**	**22.2**	**396**
Residential Total:			**96.49**	**9.8**	**948**
PARKS AND OPEN SPACE					
CO-61	P/R	PR	6.27		
CO-62	P/R	PR	2.39		
CO-63	P/R (Paseo)	PR (Paseo)	0.94		
CO-64	P/R	PR	2.46		
CO-65	P/R (Paseo)	PR (Paseo)	2.73		
HP-2	P/R	PR	8.7		
CO-81	OS	OS	0.84		
CO-82	OS	OS	0.86		
CO-83	OS	OS	44.65		
Parks and Open Space Total:			**69.84**		

While the density and distribution has changed, there is no net change in the number of residential units proposed. In general, the proposed changes include:

- LDR: Increase of 3 units (from 230 to 233)
- MDR: Increase of 58 units (from 261 to 319)
- HDR: Decrease of 61 units (from 457 to 396)
- Parks: There is a net increase in park are of 1.80 acres

Traffic Impacts

No changes to the HPCO Master Plan Circulation patterns are proposed with this Amendment.

As stated previously there is no net change in the number of residential units proposed. The proposed residential changes are:

- LDR: Increase of 3 units (from 230 to 233)
- MDR: Increase of 58 units (from 261 to 319)
- HDR: Decrease of 61 units (from 457 to 396)

The Daily Trip and PM Peak Hour generation rates are the same for LDR and MDR at 9.52 trips per day and 1.0 PM peak hour trips per dwelling unit, respectively. The Daily Trip and PM Peak Hour generation rates for HDR is 6.65 trips per day and 0.62 PM peak hour trips per dwelling unit. With the increase of 61 LDR/MDR units from HDR, there would be an increase of 175 Average Daily Trips and 23 Peak Hour traffic generation by the proposed project. The original project approvals consisted of 396 HDR units, so there is no additional trips compared to the original approval. The trip rate is based on Trip Generation, 9th Edition (Institute of Transportation Engineers, 2012) and as shown on Table 16-2 of the Addendum to the EIR for the Hewlett-Packard Campus Oaks Master Plan.

Water Demand

Per the City of Roseville 2019 Design Standards Section 8-6, the Average Day Unit Water Demand Factors (ADUWDF) for residential lotting are as follows:

- LDR (6.0-8.0 DU/ac): 430 gpd/DU
- MDR (8.0-12.0 DU/ac): 323 gpd/DU
- HDR (>12.0 DU/ac): 288 gpd/DU
- HDR (>16.0 DU/ac): 177 gpd/DU
- Park/Recreation: 2,988 gpd/ac

Land Use Category		Average Day Unit Water Demand Factors
Residential	LDR (<3.5 DU's/Ac)	***728 gpd/DU***
	LDR (3.5 to 5.0 DU's/Ac)	***600 gpd/DU***
	LMDR (>5.0 to 6.0 DU's/Ac)	***521 gpd/DU***
	LMDR (>6.0 to 8.0 DU's/Ac)	***430 gpd/DU***
	MDR (>8.0 to 12.0 DU's/Ac)	***323 gpd/DU***
	HDR (>12.0 to 16.0 DU's/Ac	***288 gpd/DU***
	HDR (>16.0 DU's/Ac)	***177 gpd/DU***
Commercial/Other	Commercial/Retail	***2,598 gpd/ac***
	Business Professional	***2,598 gpd/ac***
	Light Industrial	***2,598 gpd/ac***
	Industrial	***2,562 gpd/ac***
	Railroad Yard	***109 gpd/ac***
	Elementary Schools	***3,454 gpd/ac***
	High Schools	***4,068 gpd/ac***
	Public (Fire Station, etc)	***1,780 gpd/ac***
	Park/Recreation	***2,988 gpd/ac***
	Open Space/Major ROW	-
	Vacant/Unassigned	-

City of Roseville Design Standards- Domestic Water Supply System Design
gpd/ DU = Gallons per day per dwelling unit
gpd / AC -Gallons per day per acre

The proposed project water demands were reviewed against the existing Master Plan residential lotting based on the table above. The results are as follows:

Water demands current approval:

HEWLETT-PACKARD | CAMPUS OAKS MASTER PLAN AMENDMENT									
LAND USE SUMMARY - Up to GPA#2						Water Demands			
				Dwelling Units (du)		Water Demands Rates	Ave. Daily Water Demands (gpd)	Max. Daily Water Demands (mgd) 2 x ADF	Annual Demand (AFY)
PARCEL	LAND USE	ZONING	GROSS AREA (acres)	DENSITY (du/ac)	DU's (units)				
RESIDENTIAL									
LOW DENSITY RESIDENTIAL (0.5-6.9 du/ac)									
CO-1	LDR	RS/DS	6.10	5.9	36	521	18,756	0.038	
CO-2	LDR	RS/DS	6.21	5.8	36	521	18,756	0.038	
CO-3	LDR	R1/DS	16.53	3.9	64	600	38,400	0.077	
CO-6	LDR	RS/DS	5.64	6.4	36	430	15,480	0.031	
CO-7	LDR	RS/DS	9.78	5.9	58	521	30,218	0.060	
Sub-Total:			**44.26**	**5.2**	**230**		**121,610**	**0.243**	**136.22**
MEDIUM DENSITY RESIDENTIAL (7.0-12.9 du/ac)									
CO-4	MDR	RS/DS	7.06	8.5	60	323	19,380	0.039	
CO-5	MDR	RS/DS	4.69	9.8	46	323	14,858	0.030	
CO-11	MDR	RS/DS	4.72	7.2	34	430	14,620	0.029	
CO-12	MDR	RS/DS	4.79	7.1	34	430	14,620	0.029	
CO-13	MDR	RS/DS	3.34	7.2	24	430	10,320	0.021	
CO-14	MDR	RS/DS	4.43	7.7	34	430	14,620	0.029	
CO-15	MDR	RS/DS	2.62	7.3	19	430	8,170	0.016	
CO-16	MDR	RS/DS	1.36	7.4	10	430	4,300	0.009	
Sub-Total:			**33.01**	**7.9**	**261**		**100,888**	**0.202**	**113.01**
HIGH DENSITY RESIDENTIAL (13.0 and above, Attached or Detached du/ac)									
CO-22	HDR	R3/DS	8.40	25.0	210	177	37,170	0.074	
CO-23	HDR	R3/DS	8.95	20.7	185	177	32,745	0.065	
CO-24a	HDR	R3/DS	2.36	13.1	31	288	8,928	0.018	
CO-24b	HDR	R3/DS	2.35	13.2	31	288	8,928	0.018	
Sub-Total:			**22.06**	**20.7**	**457**		**87,771**	**0.176**	**98.32**
Residential Total:			**99.33**	**9.5**	**948**				**347.55**
PARKS AND OPEN SPACE									
CO-61	P/R	PR	5.70			2988	17,032	0.034	
CO-62	P/R	PR	2.62			2988	7,829	0.016	
CO-63	P/R (Paseo)	PR (Paseo)	0.9			2988	2,689	0.005	
CO-64	P/R	PR	2.42			2988	7,231	0.014	
CO-65	P/R (Paseo)	PR (Paseo)	1.35			2988	4,034	0.008	
HP-2	P/R	PR	8.7			2988	25,996	0.052	
CO-81	OS	OS	0.84			0			
CO-82	OS	OS	0.86			0			
CO-83	OS	OS	44.65			0			
Parks and Open Space Total:			**68.04**				**64,810**	**0.130**	**72.60**
									420.14

Based on the current approvals, water demand for residential and park areas was identified at 420.14 AFY.

Water demands proposed with GPA #3:

HEWLETT-PACKARD | CAMPUS OAKS MASTER PLAN AMENDMENT									
LAND USE SUMMARY - GPA #3						Water Demands			
				Dwelling Units (du)		Water Demands Rates	Ave. Daily Water Demands (gpd)	Max. Daily Water Demands (mgd) 2 x ADF	Annual Demand (AFY)
PARCEL	LAND USE	ZONING	GROSS AREA (acres)	DENSITY (du/ac)	DU's (units)				
RESIDENTIAL									
LOW DENSITY RESIDENTIAL (0.5-6.9 du/ac)									
CO-1	LDR	RS/DS	0.00	0.0	0	0	-	0.000	
CO-2	LDR	RS/DS	9.52	6.2	59	430	25,370	0.051	
CO-3	LDR	R1/DS	16.53	3.8	62	600	37,200	0.074	
CO-6	LDR	RS/DS	0.00	0.0	0	0	-	0.000	
CO-7	LDR	RS/DS	10.33	6.8	70	430	30,100	0.060	
CO-12	LDR	RS/DS	6.26	6.7	42	430	18,060	0.036	
Sub-Total:			**42.64**	**5.5**	**233**		**110,730**	**0.221**	**124.03**
MEDIUM DENSITY RESIDENTIAL (7.0-12.9 du/ac)									
CO-4	MDR	RS/DS	13.79	9.6	132	323	42,636	0.085	
CO-5	MDR	RS/DS	0.00	0.0	0	0	-	0.000	
CO-6	MDR	RS/DS	10.40	8.3	86	323	27,778	0.056	
CO-11	MDR	RS/DS	4.29	8.9	38	323	12,274	0.025	
CO-12	MDR	RS/DS	0.00	0.0	0	0	-	0.000	
CO-13	MDR	RS/DS	6.09	8.4	51	323	16,473	0.033	
CO-14	MDR	RS/DS	0.00	0.0	0	0	-	0.000	
CO-15	MDR	RS/DS	0.00	0.0	0	0	-	0.000	
CO-16	MDR	RS/DS	1.44	0.0	12	323	3,876	0.008	
Sub-Total:			**36.01**	**8.9**	**319**		**103,037**	**0.206**	**115.42**
HIGH DENSITY RESIDENTIAL (13.0 and above, Attached or Detached du/ac)									
CO-21	HDR	R3/DS	0.00	0.0	0	0	-	0.000	
CO-22	HDR	R3/DS	8.89	23.6	210	177	37,170	0.074	
CO-23	HDR	R3/DS	8.95	20.8	186	177	32,922	0.066	
CO-24a	HDR	R3/DS	0.00	0.0	0	0	-	0.000	
CO-24b	HDR	R3/DS	0.00	0.0	0	0	-	0.000	
Sub-Total:			**17.84**	**22.2**	**396**		**70,092**	**0.140**	**78.51**
Residential Total:			**96.49**	**9.8**	**948**				**317.96**
PARKS AND OPEN SPACE									
CO-61	P/R	PR	6.27			2988	18,735	0.037	
CO-62	P/R	PR	2.39			2988	7,141	0.014	
CO-63	P/R (Paseo)	PR (Paseo)	0.94			2988	2,809	0.006	
CO-64	P/R	PR	2.46			2988	7,350	0.015	
CO-65	P/R (Paseo)	PR (Paseo)	2.73			2988	8,157	0.016	
HP-2	P/R	PR	8.7			2988	25,996	0.052	
CO-81	OS	OS	0.84			0			
CO-82	OS	OS	0.86			0			
CO-83	OS	OS	44.65			0			
Parks and Open Space Total:			**69.84**				**70,188**	**0.140**	**78.62**
									396.58

Per the proposed GPA #3 modifications, water demand for residential and park areas was identified at 396.58 AFY.

Based on the land use and density changes proposed with GPA#3 there is a net decrease the Annual Water Demand from 420.14 AFY to 396.58 AFY. This represents a 5.6% decrease in the anticipated residential water demand.

Sewer Demand

Per the City of Roseville 2019 Design Standards Section 9-2, the Average Dry Weather Flow (ADWF) for residential land use is as follows:

- LDR (6.0-8.0 DU/ac): 190 gpd/unit
- MDR (8.0-12.0 DU/ac): 190 gpd/unit
- HDR (>12.0 DU/ac): 130 gpd/unit
- Parks (> 10 ac): 10 gpd/ac

Table 1 – Average Dry Weather Unit Flow Factors

Land Use Designation	Units	Flow Factor (gpd/unit)[1,3]
Commercial	gpd per acre	850
Heavy Industrial	gpd per acre	850
Light Industrial	gpd per acre	850
Mixed Use	gpd per acre	2,300
Public/Quasi-Public	gpd per acre	660
Schools	gpd per acre	170
Residential 1 DU	gpd per DU	190
Residential 2 DU	gpd per DU	190
Residential 3 DU	gpd per DU	190
Residential Multiple DU[2]	gpd per acre Or gpd per DU	2,040 Or 130
Open Space	gpd per acre	0
Parks> 10 Acres	gpd per acre	10
Vacant	gpd per acre	0

[1]Includes allowances for dry season groundwater infiltration (GWI)
[2]Future development projects should use the factor that results in the highest flow.
[3]factor flow assumes a 30% F.A.R. 50% for senior living

The proposed project sewer demands were reviewed against the existing Master Plan residential lotting based on the table above. Results are shown on the following tables:

Sewer demands per current approvals:

HEWLETT-PACKARD | CAMPUS OAKS MASTER PLAN AMENDMENT								
LAND USE SUMMARY - Up to GPA#2						Sewer Demands		
				Dwelling Units (du)		Sewer Demands Rates	Ave. Daily Sewer Demands (gpd)	Max. Daily Flow (mgd) 2.3 x ADF
PARCEL	LAND USE	ZONING	GROSS AREA (acres)	DENSITY (du/ac)	DU's (units)			
RESIDENTIAL								
LOW DENSITY RESIDENTIAL (0.5-6.9 du/ac)								
CO-1	LDR	RS/DS	6.10	5.9	36	190	6840	0.014
CO-2	LDR	RS/DS	6.21	5.8	36	190	6840	0.014
CO-3	LDR	R1/DS	16.53	3.9	64	190	12160	0.024
CO-6	LDR	RS/DS	5.64	6.4	36	190	6840	0.014
CO-7	LDR	RS/DS	9.78	5.9	58	190	11020	0.022
Sub-Total:			**44.26**	**5.2**	**230**		**43,700**	**0.087**
MEDIUM DENSITY RESIDENTIAL (7.0-12.9 du/ac)								
CO-4	MDR	RS/DS	7.06	8.5	60	190	11400	0.023
CO-5	MDR	RS/DS	4.69	9.8	46	190	8740	0.017
CO-11	MDR	RS/DS	4.72	7.2	34	190	6460	0.013
CO-12	MDR	RS/DS	4.79	7.1	34	190	6460	0.013
CO-13	MDR	RS/DS	3.34	7.2	24	190	4560	0.009
CO-14	MDR	RS/DS	4.43	7.7	34	190	6460	0.013
CO-15	MDR	RS/DS	2.62	7.3	19	190	3610	0.007
CO-16	MDR	RS/DS	1.36	7.4	10	190	1900	0.004
Sub-Total:			**33.01**	**7.9**	**261**		**49,590**	**0.099**
HIGH DENSITY RESIDENTIAL (13.0 and above, Attached or Detached du/ac)								
CO-22	HDR	R3/DS	8.40	25.0	210	130	27300	0.055
CO-23	HDR	R3/DS	8.95	20.7	185	130	24050	0.048
CO-24a	HDR	R3/DS	2.36	13.1	31	130	4030	0.008
CO-24b	HDR	R3/DS	2.35	13.2	31	130	4030	0.008
Sub-Total:			**22.06**	**20.7**	**457**		**59,410**	**0.119**
Residential Total:			**99.33**	**9.5**	**948**			**0.305**
PARKS AND OPEN SPACE								
CO-61	P/R	PR	5.70			10	57	0.000
CO-62	P/R	PR	2.62			10	26.2	0.000
CO-63	P/R (Paseo)	PR (Paseo)	0.9			10	9	0.000
CO-64	P/R	PR	2.42			10	24.2	0.000
CO-65	P/R (Paseo)	PR (Paseo)	1.35			10	13.5	0.000
HP-2	P/R	PR	8.7			10	87	0.000
CO-81	OS	OS	0.84					
CO-82	OS	OS	0.86					
CO-83	OS	OS	44.65					
Parks and Open Space Total:			**68.04**				**216.9**	**0.0004**
								0.3058

PC EXHIBIT B

Campus Oaks

MASTER PLAN AMENDMENT

HEWLETT-PACKARD ROSEVILLE CAMPUS OAKS MASTER PLAN

GENERAL PLAN AMENDMENT

FEBRUARY 4, 2020 - GPA#3

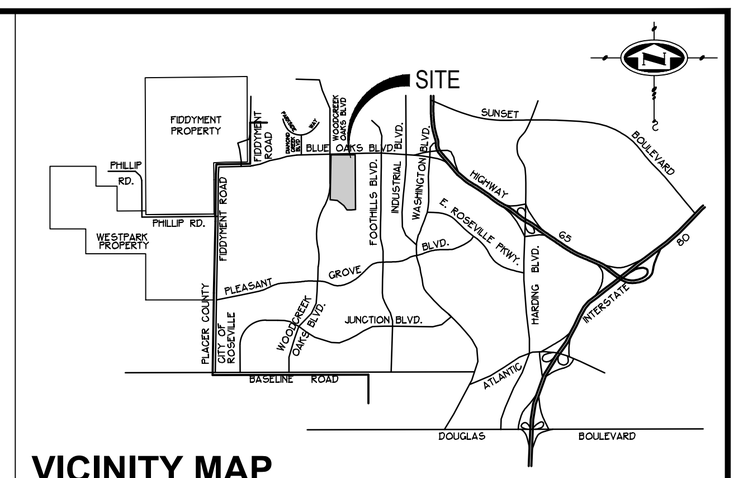
SITE ADDRESS:
1485 BLUE OAKS BLVD.
ROSEVILLE, CA 95747

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
481-270-003, 004, 011, 012, 013, 014, 015, 016, 032, 043 & 045

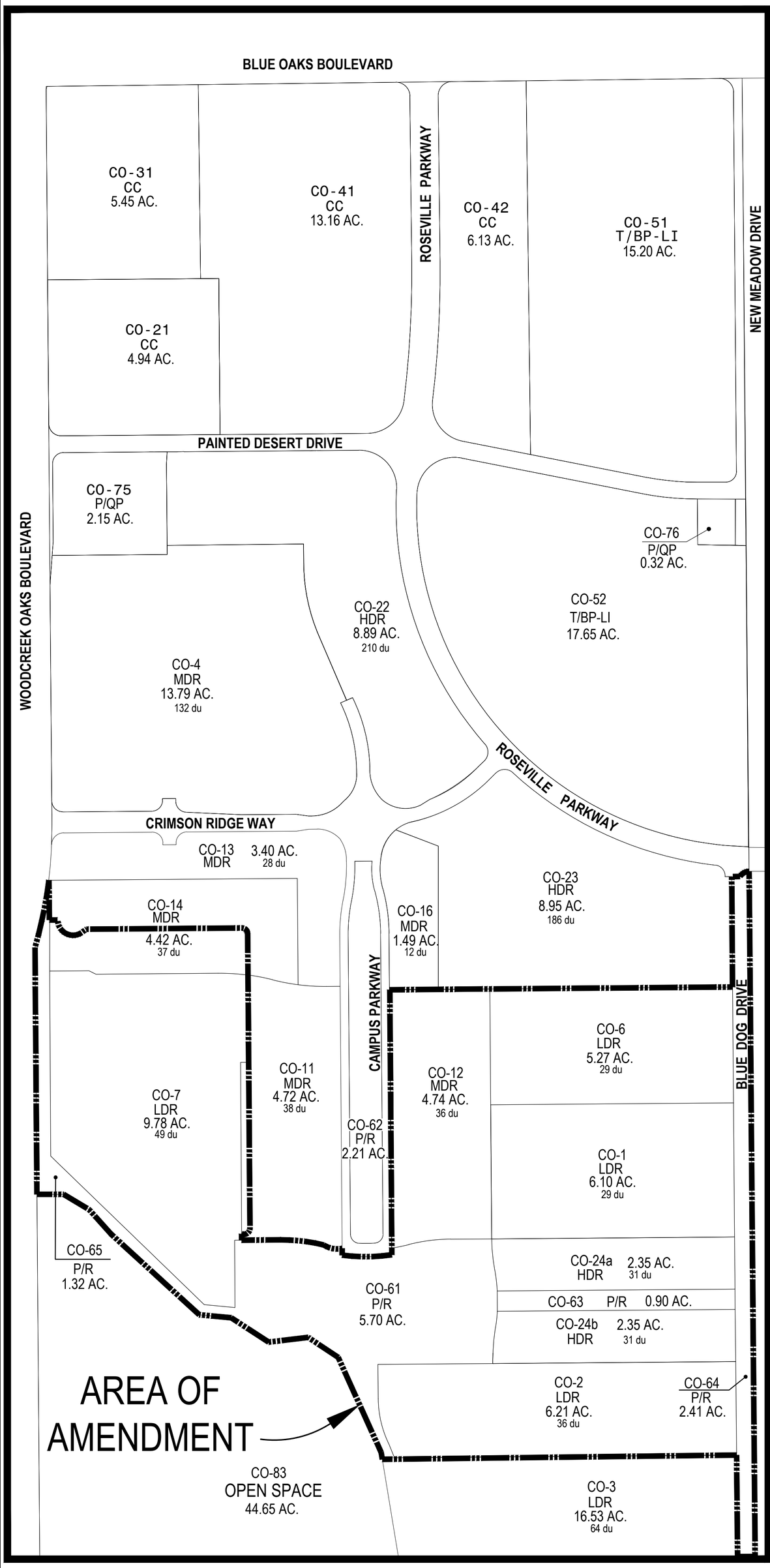
AREA
48.91 ± AC.



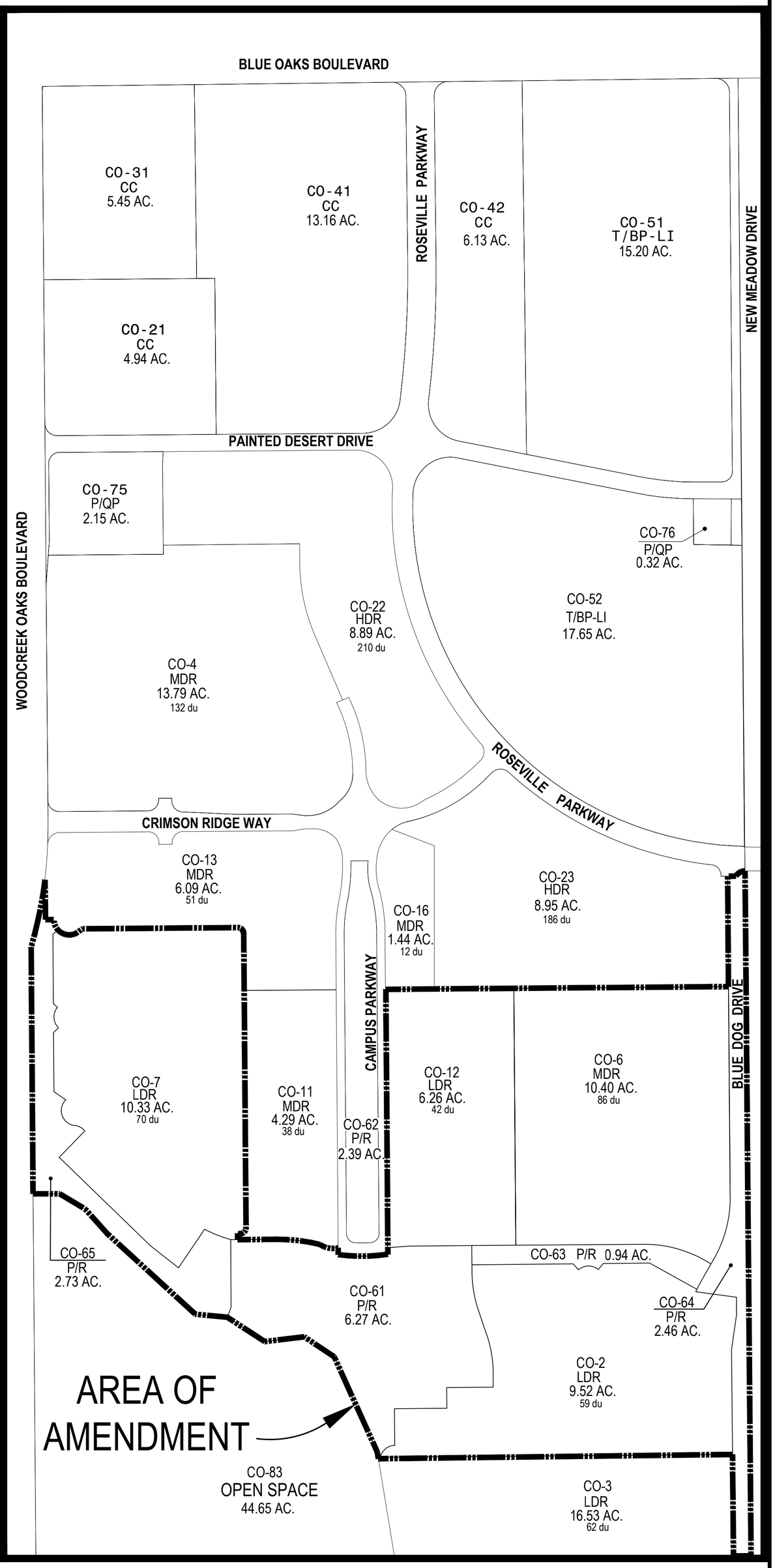
VICINITY MAP

GRAPHIC SCALE
200 100 0 200 400
1 in = 200 ft

EXISTING GENERAL PLAN



PROPOSED GENERAL PLAN



Legend

LDR	LOW DENSITY RESIDENTIAL
	0.5 - 6.9 Attached or Detached Units per Acre
MDR	MEDIUM DENSITY RESIDENTIAL
	7.0 - 12.9 Attached or Detached Units per Acre
HDR	HIGH DENSITY RESIDENTIAL
	13.0 and Above Attached or Detached Units per Acre

Legend

CC	COMMUNITY COMMERCIAL
BP	BUSINESS PROFESSIONAL
LI	LIGHT INDUSTRIAL
T/BP (LI)	LIGHT INDUSTRIAL (TECH/BUSINESS PARK)
P/QP	PUBLIC/QUASI PUBLIC
PR	PARKS AND RECREATION
OS	OPEN SPACE

Dwg: Y:\2013\13-0076-00\DWG\PLAN\WORKING\GPA-3\130076-GPA3-GPA01COPY(2).DWG | Saved: 06-11-19 02:39pm SBRYSON

Campus Oaks

MASTER PLAN AMENDMENT

HEWLETT-PACKARD ROSEVILLE CAMPUS OAKS MASTER PLAN

REZONE EXHIBIT

FEBRUARY 4, 2020 - GPA#3

SITE ADDRESS:
1485 BLUE OAKS BLVD.
ROSEVILLE, CA 95747

OWNER:
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130 DIAMOND CREEK PLACE
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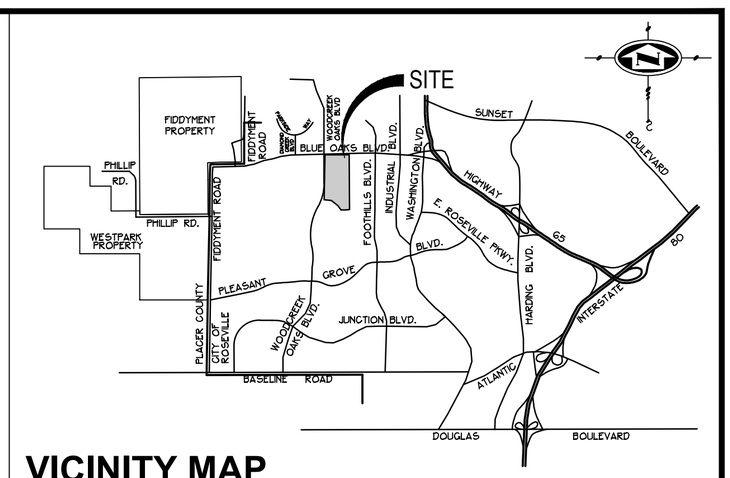
CONTACTS: GREG BARDINI

APN
481-270-003, 004, 011, 012, 013, 014, 015, 016, 032, 043 & 045

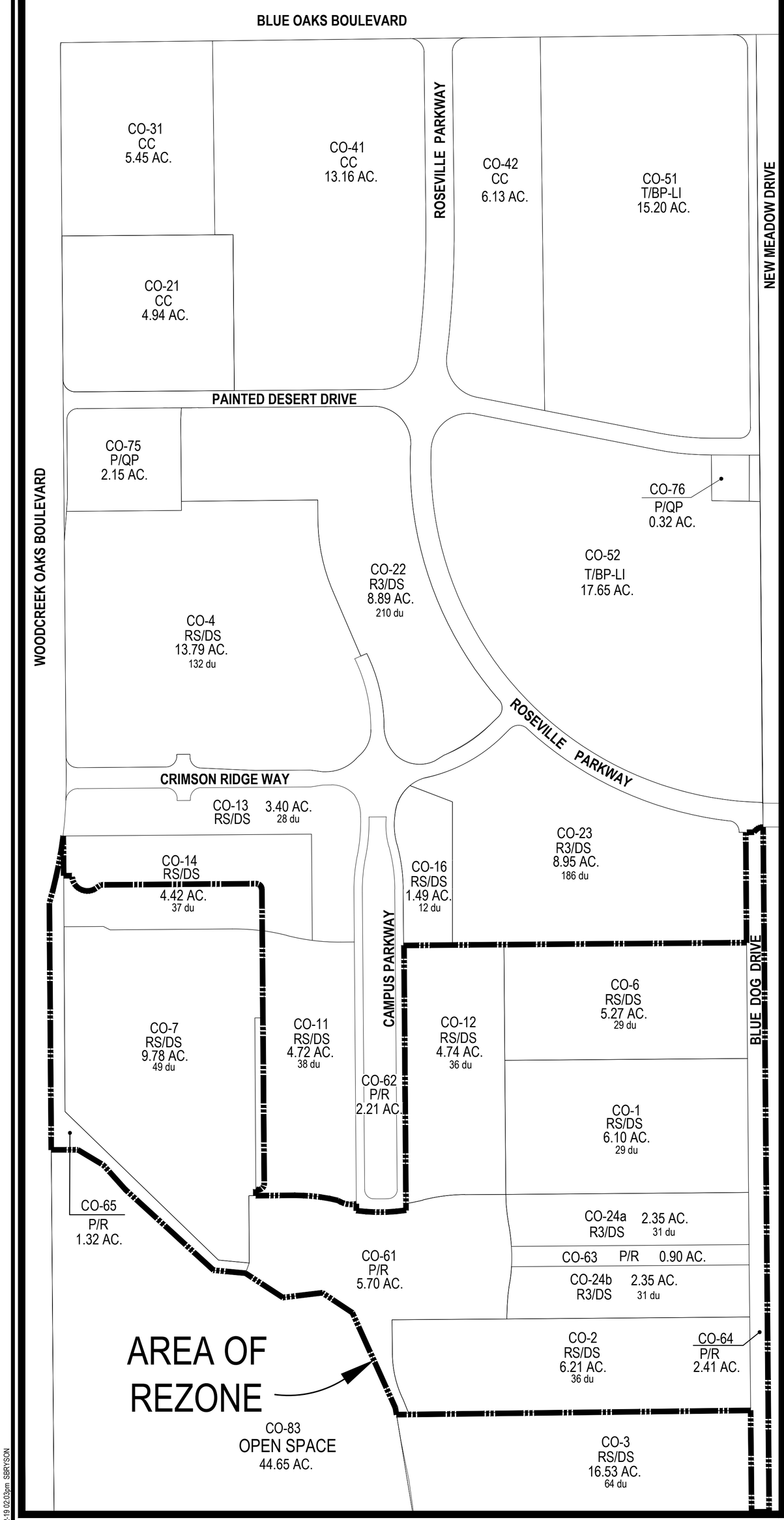
AREA
48.91 ± AC.



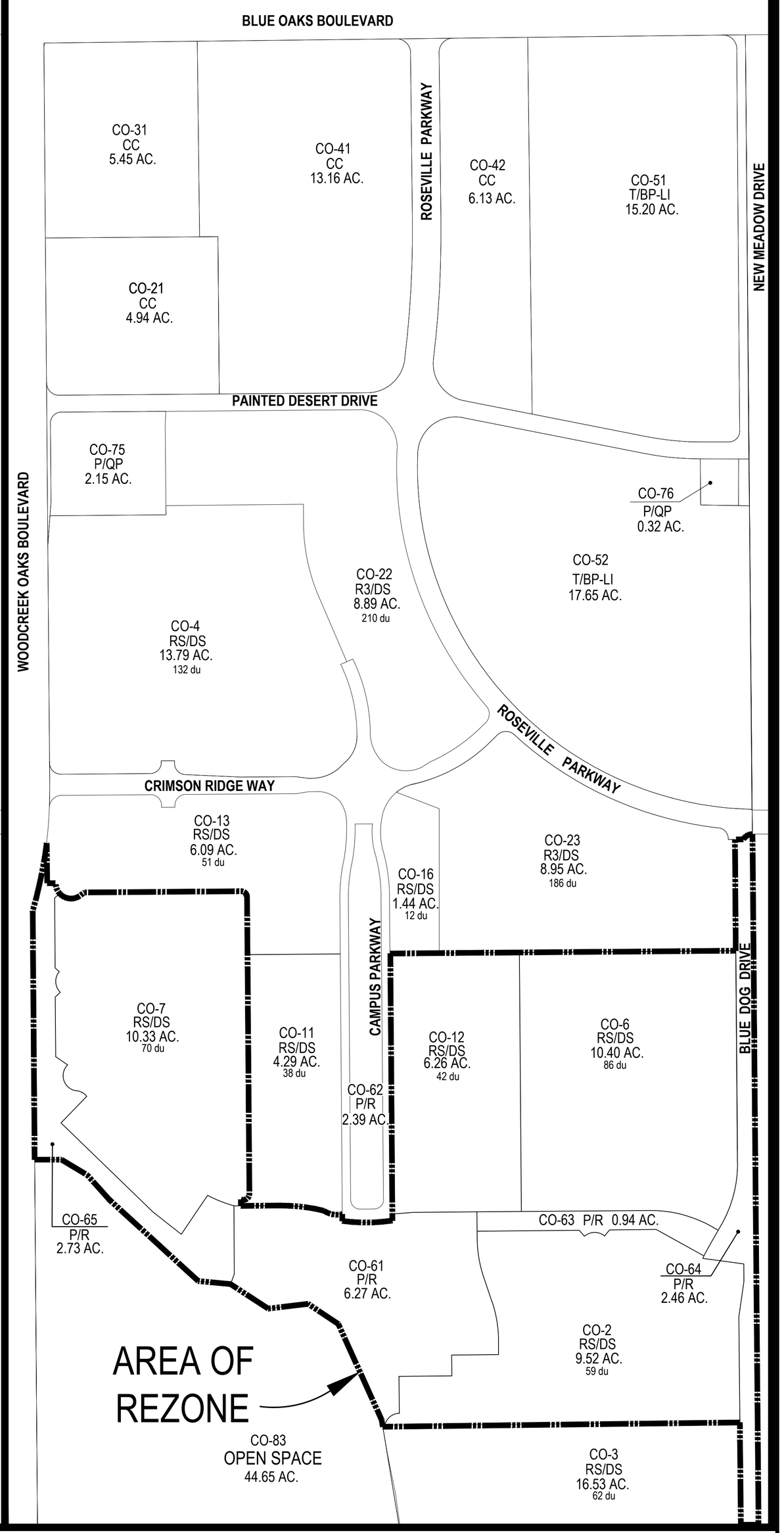
VICINITY MAP

GRAPHIC SCALE
200 100 0 200 400
1 in = 200 ft

EXISTING ZONING



PROPOSED ZONING



Legend

Residential Zones

R1	Single-Family Residential
RS	Small Lot Residential
R3	Attached Housing

Commercial Zones

BP	Business Professional
CC	Community Commercial

Overlay/Special Purpose Zones

/SA	Special Area
/DS	Development Standards

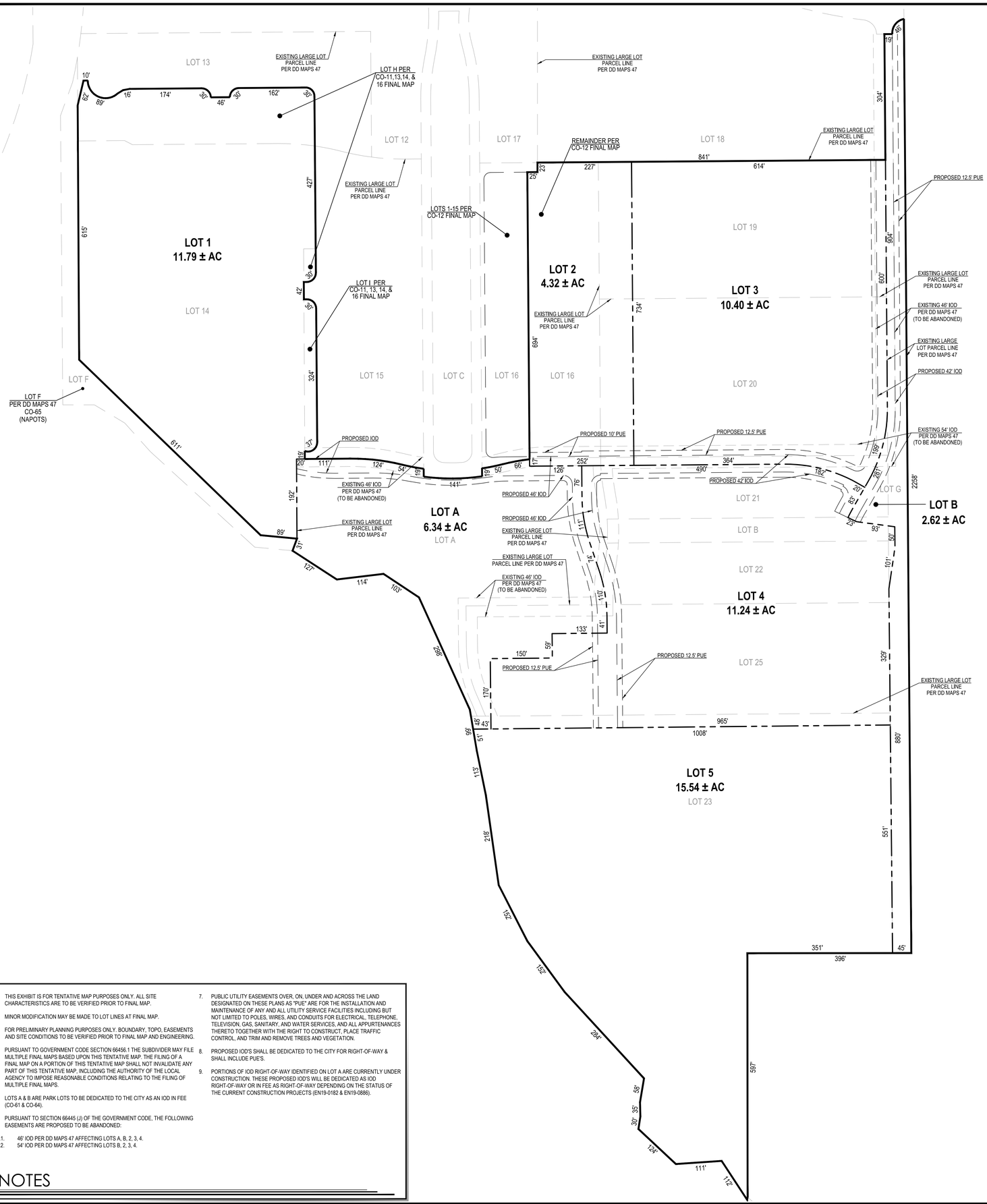
Industrial/Manufacturing Zones

MP	Industrial/Business Park
M1	Light Industrial

Civic and Resource Protection Zones

PR	Park and Recreation
OS	Open Space
P/QP	Public/Quasi-Public

Dwg: Y:\2013\13-0076-00\DWG\PLANNING\GPA-3\130076-GPA3-RZ01COPY(2).DWG | Saved: 06-12-19 02:03pm SBRYSON


LOT 13
LOT 12
LOT 17
LOT 18
LOT 14
LOT 15
LOT C
LOT 16
LOT 16
LOT 19
LOT 20
LOT 21
LOT B
LOT 22
LOT 25
LOT A
LOT A
LOT F
LOT G
LOT 1
11.79 ± AC
LOT 2
4.32 ± AC
LOT 3
10.40 ± AC
LOT 4
11.24 ± AC
LOT 5
15.54 ± AC
LOT 23
LOT B
2.62 ± AC
EXISTING LARGE LOT PARCEL LINE PER DD MAPS 47
LOT H PER CO-11,13,14, & 16 FINAL MAP
LOT I PER CO-11, 13, 14, & 16 FINAL MAP
REMAINDER PER CO-12 FINAL MAP
LOTS 1-15 PER CO-12 FINAL MAP
LOT F PER DD MAPS 47 CO-65 (NAPOTS)
PROPOSED 12.5' PUE
PROPOSED 10' PUE
PROPOSED IOD
PROPOSED 42' IOD
PROPOSED 46' IOD
EXISTING 46' IOD PER DD MAPS 47 (TO BE ABANDONED)
EXISTING 54' IOD PER DD MAPS 47 (TO BE ABANDONED)
EXISTING LARGE LOT PARCEL LINE PER DD MAPS 47
EXISTING LARGE LOT PARCEL LINE PER DD MAPS 47
EXISTING 46' IOD PER DD MAPS 47 (TO BE ABANDONED)
EXISTING LARGE LOT PARCEL LINE PER DD MAPS 47
EXISTING LARGE LOT PARCEL LINE PER DD MAPS 47
PROPOSED 12.5' PUE
PROPOSED 12.5' PUE
EXISTING LARGE LOT PARCEL LINE PER DD MAPS 47
EXISTING 46' IOD PER DD MAPS 47 (TO BE ABANDONED)
EXISTING LARGE LOT PARCEL LINE PER DD MAPS 47

PC EXHIBIT E

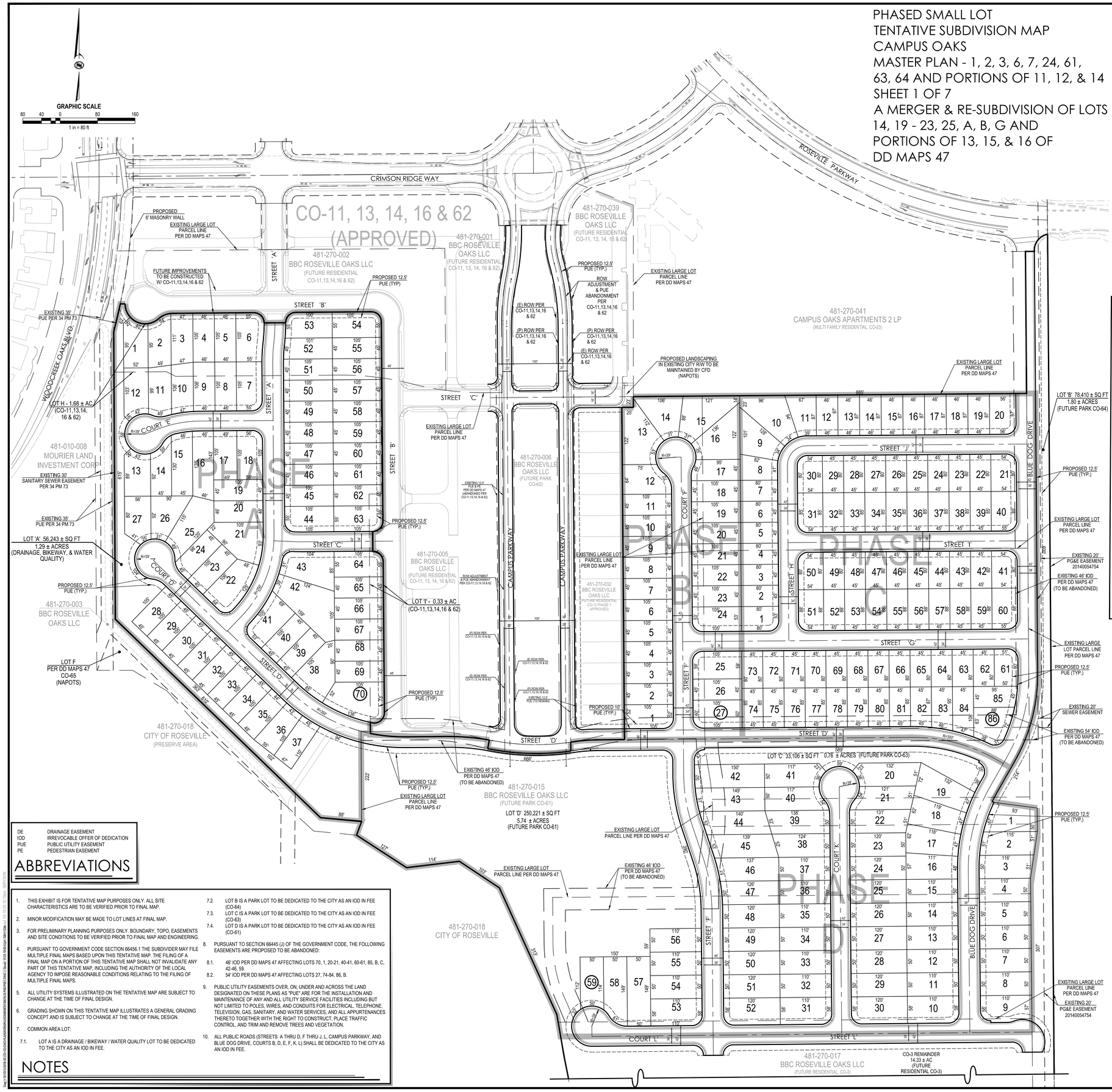
PHASED SMALL LOT TENTATIVE SUBDIVISION MAP CAMPUS OAKS

MASTER PLAN - 1, 2, 3, 6, 7, 24, 61, 63, 64 AND PORTIONS OF 11, 12, & 14

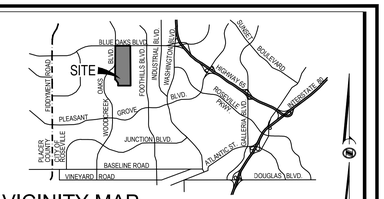
SHEET 1 OF 7

A MERGER & RE-SUBDIVISION OF LOTS 14, 19 - 23, 25, A, B, G AND PORTIONS OF 13, 15, & 16 OF DD MAPS 47

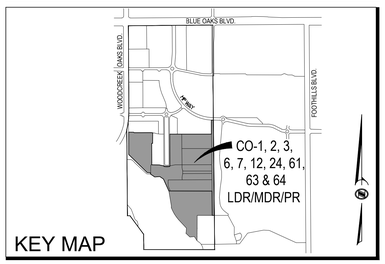
GRAPHIC SCALE
80 40 0 80 160
1 in = 80 ft



VICINITY MAP



KEY MAP



OWNER / APPLICANT

BBC ROSEVILLE OAKS, LLC
CONTACT: STEPHEN DES JARDINS
130 DIAMOND CREEK PLACE
ROSEVILLE, CA 95747
PHONE: (916) 786-8158

PLANNER / ENGINEER

MORTON PITALO, INC.
2870 GATEWAY OAKS DR., SUITE #120
SACRAMENTO, CA 95833
CONTACT: KEN TOPPER / SCOTT PEDERSEN
PHONE: (916) 496-8781
EMAIL: KTOPPER@MPENGR.COM
SPEDERSEN@MPENGR.COM

UTILITY PROVIDERS

WATER:	CITY OF ROSEVILLE
WATES:	CITY OF ROSEVILLE
GAS:	PG&E
ELECTRIC:	ROSEVILLE ELECTRIC
TELEPHONE:	ROSEVILLE TELEPHONE
CABLE TV:	COMCAST

SERVICE PROVIDERS

SCHOOL DISTRICT:	ROSEVILLE JOINT UNION HIGH SCHOOL DISTRICT ROSEVILLE CITY SCHOOL DISTRICT
FIRE PROTECTION :	CITY OF ROSEVILLE
POLICE PROTECTION:	CITY OF ROSEVILLE
STORM DRAINAGE:	CITY OF ROSEVILLE
SOLID WASTE:	CITY OF ROSEVILLE

PROJECT INFORMATION

ASSESSOR PARCEL NUMBERS	481-270-004-011, 016, 017, 032, 043, 045 & PORTIONS OF 481-270-002 & 005
USE:	VACANT
EXISTING ZONING:	RS/DS, R3/DS, PR
PROPOSED ZONING:	RS/DS, PR
EXISTING GENERAL PLAN:	LDR, MDR, HDR, PARK
PROPOSED GENERAL PLAN:	LDR, MDR, PARK

EXISTING	#	ACRES
EXISTING NUMBER OF PARCELS	11	62.25 ± AC

PROPOSED	#	TYPE
PROPOSED NUMBER OF LOTS	242	RESIDENTIAL LOTS
	1	DRAINAGE / BIKEWAY / WATER QUALITY (CITY)
	3	PARK LOTS (CITY)
	1	REMAINDER LOT (FUTURE RESIDENTIAL CO-3)

LOTTING

PHASE A

LOTS:	AREA	LAND USE
A	1.29 ± AC (56,243 ± SF)	DRAINAGE / BIKEWAY / WATER QUALITY (CITY)
LOTS	8.56 ± AC	RESIDENTIAL (70 LOTS)
STREET R/W	1.94 ± AC	PUBLIC R/W (CITY)
SUBTOTAL AREA:	11.79 ± AC	

PHASE B

LOTS:	AREA	LAND USE
LOTS	3.39 ± AC	RESIDENTIAL (27 LOTS)
STREET R/W	0.93 ± AC	PUBLIC R/W (CITY)
SUBTOTAL AREA	4.32 ± AC	

PHASE C

LOTS:	AREA	LAND USE
B	1.80 ± AC (78,410 ± SF)	PARK, CO-64 (CITY)
LOTS	7.91 ± AC	RESIDENTIAL (86 LOTS)
STREET R/W	3.26 ± AC	PUBLIC R/W (CITY)
SUBTOTAL AREA:	12.97 ± AC	

PHASE D

LOTS:	AREA	LAND USE
C	0.76 ± AC (33,106 ± SF)	PARK, CO-63 (CITY)
D	5.74 ± AC (250,221 ± SF)	PARK, CO-61 (CITY)
LOTS	8.23 ± AC	RESIDENTIAL (59 LOTS)
STREET R/W	2.90 ± AC	PUBLIC R/W (CITY)
SUBTOTAL AREA:	17.63 ± AC	

OPEN SPACE

LOTS:	AREA	LAND USE
NAPOTS	1.32 ± AC	PARK, CO-65 (NAPOTS)
SUBTOTAL AREA:	1.32 ± AC	

FUTURE (CO-3)

LOTS:	AREA	LAND USE
REMAINDER	14.33 ± AC	
STREET R/W	1.21 ± AC	PUBLIC R/W (CITY)
SUBTOTAL AREA:	15.54 ± AC	
TOTAL AREA:	63.57 ± AC	

DE	DRAINAGE EASEMENT
IOD	IRREVOCABLE OFFER OF DEDICATION
PUE	PUBLIC UTILITY EASEMENT
PE	PEDESTRIAN EASEMENT

ABBREVIATIONS

1. THIS EXHIBIT IS FOR TENTATIVE MAP PURPOSES ONLY. ALL SITE CHARACTERISTICS ARE TO BE VERIFIED PRIOR TO FINAL MAP.
2. MINOR MODIFICATION MAY BE MADE TO LOT LINES AT FINAL MAP.
3. FOR PRELIMINARY PLANNING PURPOSES ONLY. BOUNDARY, TOPO, EASEMENTS AND SITE CONDITIONS TO BE VERIFIED PRIOR TO FINAL MAP AND ENGINEERING.
4. PURSUANT TO GOVERNMENT CODE SECTION 66456.1 THE SUBDIVIDER MAY FILE MULTIPLE FINAL MAPS BASED UPON THIS TENTATIVE MAP. THE FILING OF A FINAL MAP ON A PORTION OF THIS TENTATIVE MAP SHALL NOT INVALIDATE ANY PART OF THIS TENTATIVE MAP, INCLUDING THE AUTHORITY OF THE LOCAL AGENCY TO IMPOSE REASONABLE CONDITIONS RELATING TO THE FILING OF MULTIPLE FINAL MAPS.
5. ALL UTILITY SYSTEMS ILLUSTRATED ON THE TENTATIVE MAP ARE SUBJECT TO CHANGE AT THE TIME OF FINAL DESIGN.
6. GRADING SHOWN ON THIS TENTATIVE MAP ILLUSTRATES A GENERAL GRADING CONCEPT AND IS SUBJECT TO CHANGE AT THE TIME OF FINAL DESIGN.
7. COMMON AREA LOT:
   - 7.1. LOT A IS A DRAINAGE / BIKEWAY / WATER QUALITY LOT TO BE DEDICATED TO THE CITY AS AN IOD IN FEE.
   - 7.2. LOT B IS A PARK LOT TO BE DEDICATED TO THE CITY AS AN IOD IN FEE (CO-64)
   - 7.3. LOT C IS A PARK LOT TO BE DEDICATED TO THE CITY AS AN IOD IN FEE (CO-63)
   - 7.4. LOT D IS A PARK LOT TO BE DEDICATED TO THE CITY AS AN IOD IN FEE (CO-61)
8. PURSUANT TO SECTION 66445 (J) OF THE GOVERNMENT CODE, THE FOLLOWING EASEMENTS ARE PROPOSED TO BE ABANDONED:
   - 8.1. 46' IOD PER DD MAPS 47 AFFECTING LOTS 70, 1, 20-21, 40-41, 60-61, 85, B, C, 42-46, 59.
   - 8.2. 54' IOD PER DD MAPS 47 AFFECTING LOTS 27, 74-84, 86, B.
9. PUBLIC UTILITY EASEMENTS OVER, ON, UNDER AND ACROSS THE LAND DESIGNATED ON THESE PLANS AS "PUE" ARE 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.
10. ALL PUBLIC ROADS (STREETS A THRU D, F THRU J, L, CAMPUS PARKWAY, AND BLUE DOG DRIVE, COURTS B, D, E, F, K, L) SHALL BE DEDICATED TO THE CITY AS AN IOD IN FEE.

NOTES

City of Roseville Approval

MORTON & PITALO, INC.
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
Folsom • Fresno
75 Iron Point Circle, Suite #120
Folsom, CA 95630
phone: (916) 984-7621
web: www.mpengr.com

CONSULTANT

APPROVALS

NO	DATE	DESCRIPTION

REVISIONS

BENCH MARK

ELEV = 112.83

3-1/4" BRASS DISC STAMED LS5614, TOP OF CURB
WEST SIDE OF DI @ SE CORNER OF WASHINGTON BLVD. & ROSEVILLE PARKWAY @ NE END OF CURB RETURN

COMPUTED BY

DESIGNED BY GJB

DRAWN BY

PROJECT ENGINEER GJB

PROJECT

ENTITLEMENT DRAWINGS FOR

CAMPUS OAKS MASTER PLAN
CO-1, 2, 3, 6, 7, 24, 61, 63 & 64 AND PORTIONS OF 11, 12, & 14

ROSEVILLE, CA

DRAWING

TENTATIVE SUBDIVISION MAP

DATE	SHEET
MARCH 11, 2020	1
SCALE 1"=80'	OF 7
JOB NUMBER 13-0076-03	

NOT FOR CONSTRUCTION

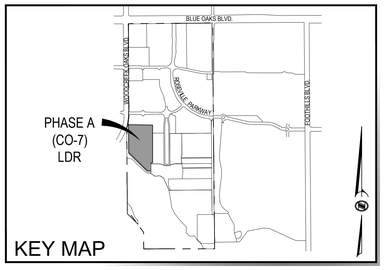
PC EXHIBIT F

MORTON & PITALO, INC.
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
Folsom • Fresno
75 Iron Point Circle, Suite #120
Folsom, CA 95630
phone: (916) 984-7621
web: www.mpengr.com

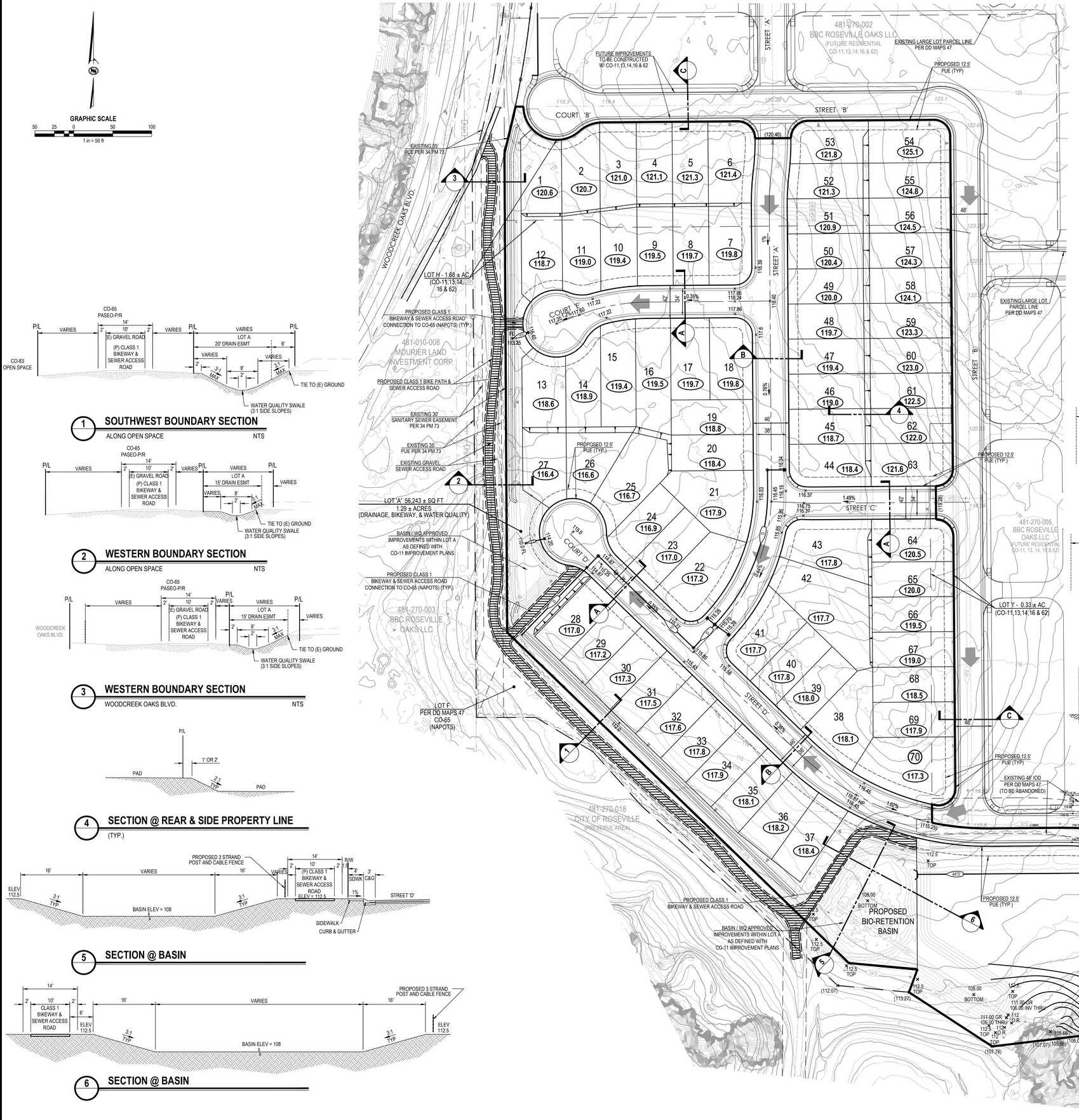
CONSULTANT

APPROVALS

GRAPHIC SCALE
50 25 0 50 100
1 in = 50 ft



PRELIMINARY GRADING PLAN
CAMPUS OAKS
MASTER PLAN - 1, 2, 3, 6, 7, 24, 61, 63, 64 AND PORTIONS OF 11,12, & 14
PHASE A
SHEET 2 OF 7



1 SOUTHWEST BOUNDARY SECTION
ALONG OPEN SPACE — NTS

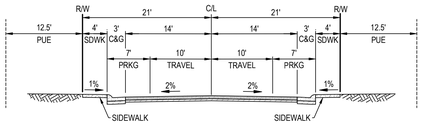
2 WESTERN BOUNDARY SECTION
ALONG OPEN SPACE — NTS

3 WESTERN BOUNDARY SECTION
WOODCREEK OAKS BLVD. — NTS

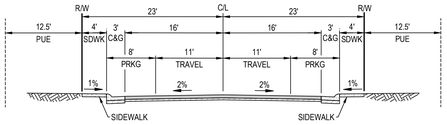
4 SECTION @ REAR & SIDE PROPERTY LINE
(TYP.)

5 SECTION @ BASIN

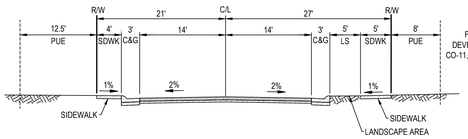
6 SECTION @ BASIN



A 42' ROAD SECTION (MINOR, 34' BOC/BOC)
STREET 'C', 'COURTS 'D' & 'E' — NTS



B 46' ROAD SECTION (PRIMARY, 38' BOC/BOC)
STREETS 'A' & 'D' — NTS



C 48' ROAD SECTION (MINOR, 34' BOC/BOC)
STREET 'B' & COURT 'B' — NTS

LEGEND

OVERLAND RELEASE

EARTHWORK:	
CUT:	38,000
FILL:	38,000
NET:	0

IOD	IRREVOCABLE OFFER OF DEDICATION
PUE	PUBLIC UTILITY EASEMENT
EVA	EMERGENCY VEHICLE ACCESS

ABBREVIATIONS

City of Roseville Approval

NO	DATE	DESCRIPTION

REVISIONS

BENCH MARK

ELEV = 112.83

3-1/4" BRASS DISC STAMED LS5614, TOP OF CURB WEST SIDE OF DI @ SE CORNER OF WASHINGTON BLVD. & ROSEVILLE PARKWAY @ NE END OF CURB RETURN

COMPUTED BY

DESIGNED BY
GJB

DRAWN BY

PROJECT ENGINEER
GJB

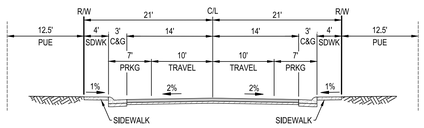
PROJECT
ENTITLEMENT DRAWINGS FOR
CAMPUS OAKS MASTER PLAN
CO-1, 2, 3, 6, 7, 24, 61, 63 & 64 AND PORTIONS OF 11, 12, & 14
PHASE A
ROSEVILLE, CA

DRAWING
PRELIMINARY GRADING PLAN

DATE	SHEET
MARCH 11, 2020	2
SCALE: 1"=50'	OF 7
JOB NUMBER: 13-0076-03	

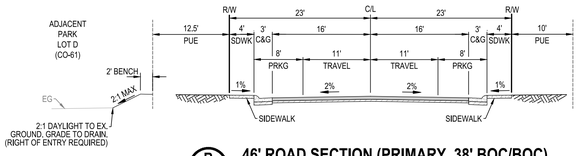
NOT FOR CONSTRUCTION

Plot: 3/9/2020 8:58:56 AM C:\2013\13-0076-03 CAMPUS OAKS\MASTER PLAN\GRADING\PRELIMINARY GRADING PLAN\13-0076-03 PRELIMINARY GRADING PLAN SHEET 2.dwg



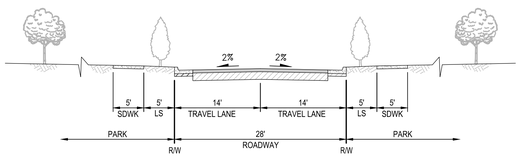
A 42' ROAD SECTION (MINOR, 34' BOC/BOC)

STREET 'F ', COURT 'F' NTS



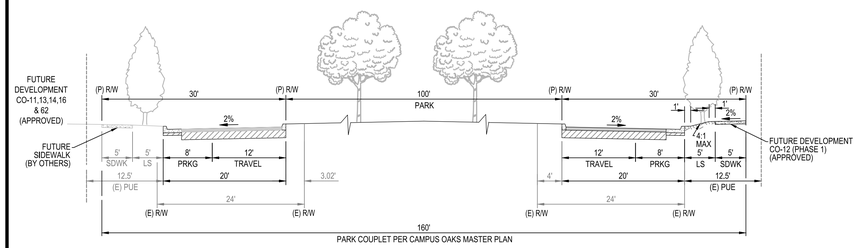
B 46' ROAD SECTION (PRIMARY, 38' BOC/BOC)

STREETS 'D' & 'F' NTS



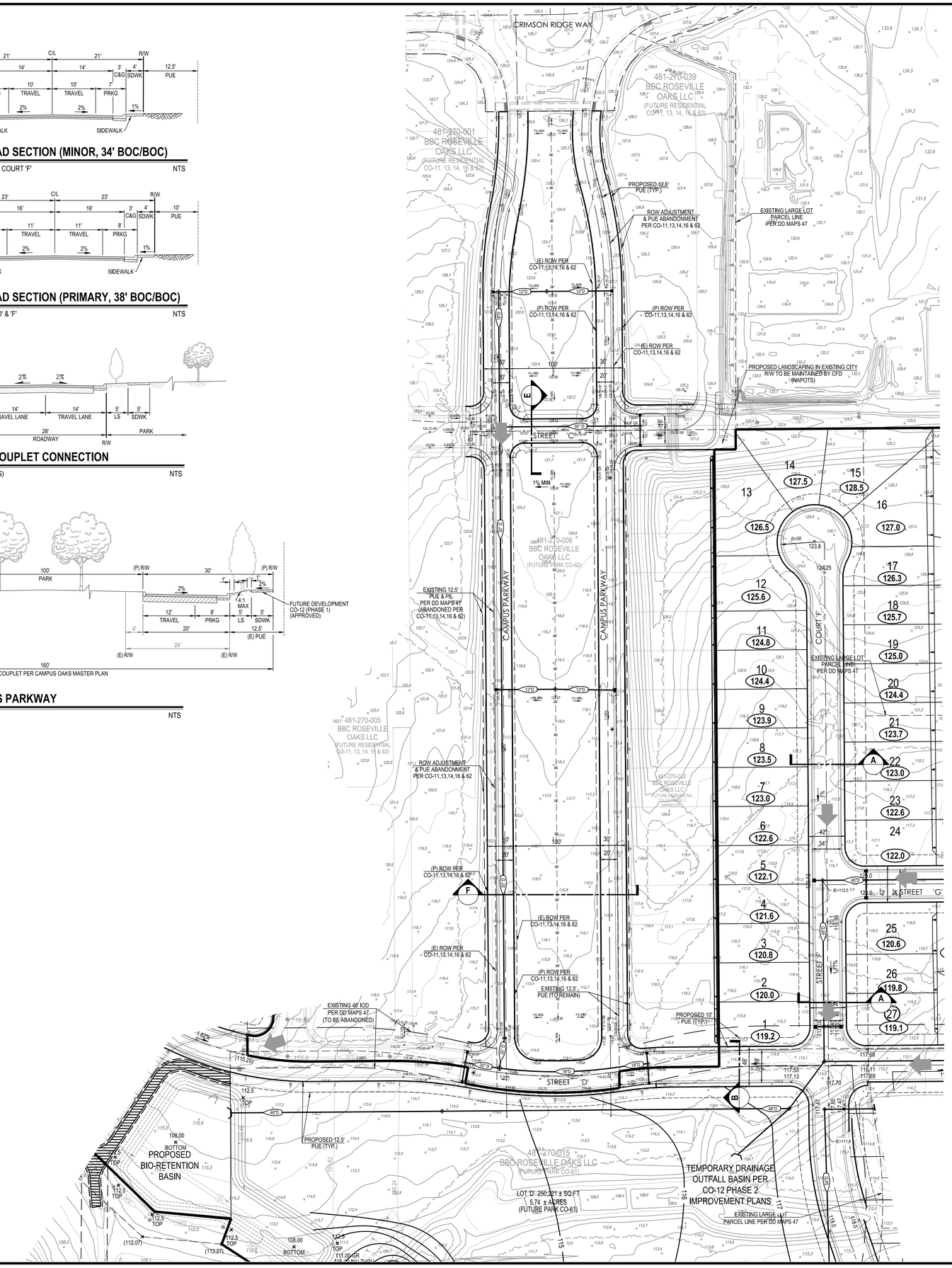
E PARK COUPLET CONNECTION

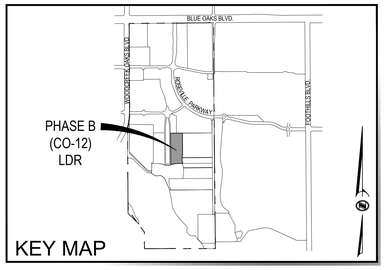
(NO PARKING) NTS



F CAMPUS PARKWAY

NTS





PRELIMINARY GRADING PLAN
CAMPUS OAKS
MASTER PLAN - 1, 2, 3, 6, 7, 24, 61, 63, 64 AND PORTIONS OF 11, 12, & 14
PHASE B
SHEET 3 OF 7

GRAPHIC SCALE
50 25 0 50 100
1 in = 50 ft

LEGEND

OVERLAND RELEASE

EARTHWORK:	
CUT:	13,939
FILL:	13,939
NET:	0

City of Roseville Approval

MORTON & PITALO, INC.
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
Folsom • Fresno
75 Iron Point Circle, Suite #120
Folsom, CA 95630
phone: (916) 984-7621
web: www.mpengr.com

CONSULTANT

APPROVALS

NO	DATE	DESCRIPTION

REVISIONS

BENCH MARK

ELEV = 112.83

3-1/4" BRASS DISC STAMED LS5614, TOP OF CURB WEST SIDE OF DI @ SE CORNER OF WASHINGTON BLVD. & ROSEVILLE PARKWAY @ NE END OF CURB RETURN

COMPUTED BY

DESIGNED BY GJB

DRAWN BY

PROJECT ENGINEER GJB

PROJECT

ENTITLEMENT DRAWINGS FOR

CAMPUS OAKS MASTER PLAN

CO-1, 2, 3, 6, 7, 24, 61, 63 & 64 AND PORTIONS OF 11, 12, & 14

PHASE B

ROSEVILLE, CA

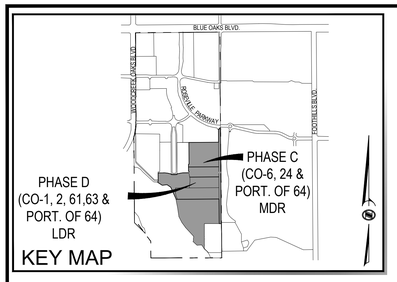
DRAWING

PRELIMINARY GRADING PLAN

DATE	SHEET
MARCH 11, 2020	3
SCALE 1"=50'	OF 7
JOB NUMBER 13-0076-03	

NOT FOR CONSTRUCTION

Bug: N:\0076\03\Exhibits\Grading\Campus Oaks Master Plan Grading Exhibit.dwg Layout: 03-14-20 10:51 am GBP\PGN



PRELIMINARY GRADING PLAN
CAMPUS OAKS
MASTER PLAN - 1, 2, 3, 6, 7, 24, 61, 63, 64
AND PORTIONS OF 11, 12, & 14
PHASES C & D
SHEET 4 OF 7

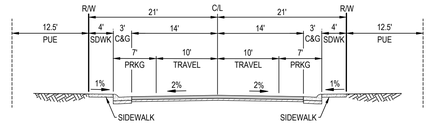
EARTHWORK: PHASE C	
CUT:	41,850
FILL:	41,850
NET:	0

EARTHWORK: PHASE D	
CUT:	53,530
FILL:	53,530
NET:	0

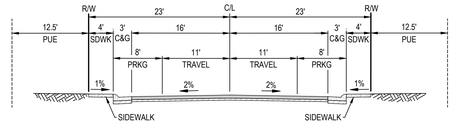
LEGEND

OVERLAND RELEASE

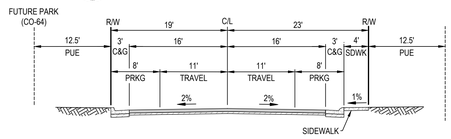
GRAPHIC SCALE
50 25 0 50 100
1 in = 50 ft



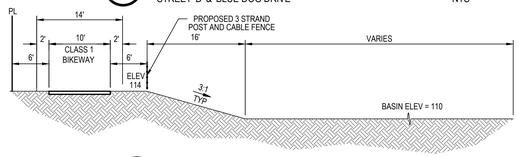
A **42' ROAD SECTION (MINOR, 34' BOC/BOC)**
STREETS 'G-J' & 'L', 'COURT 'K' NTS



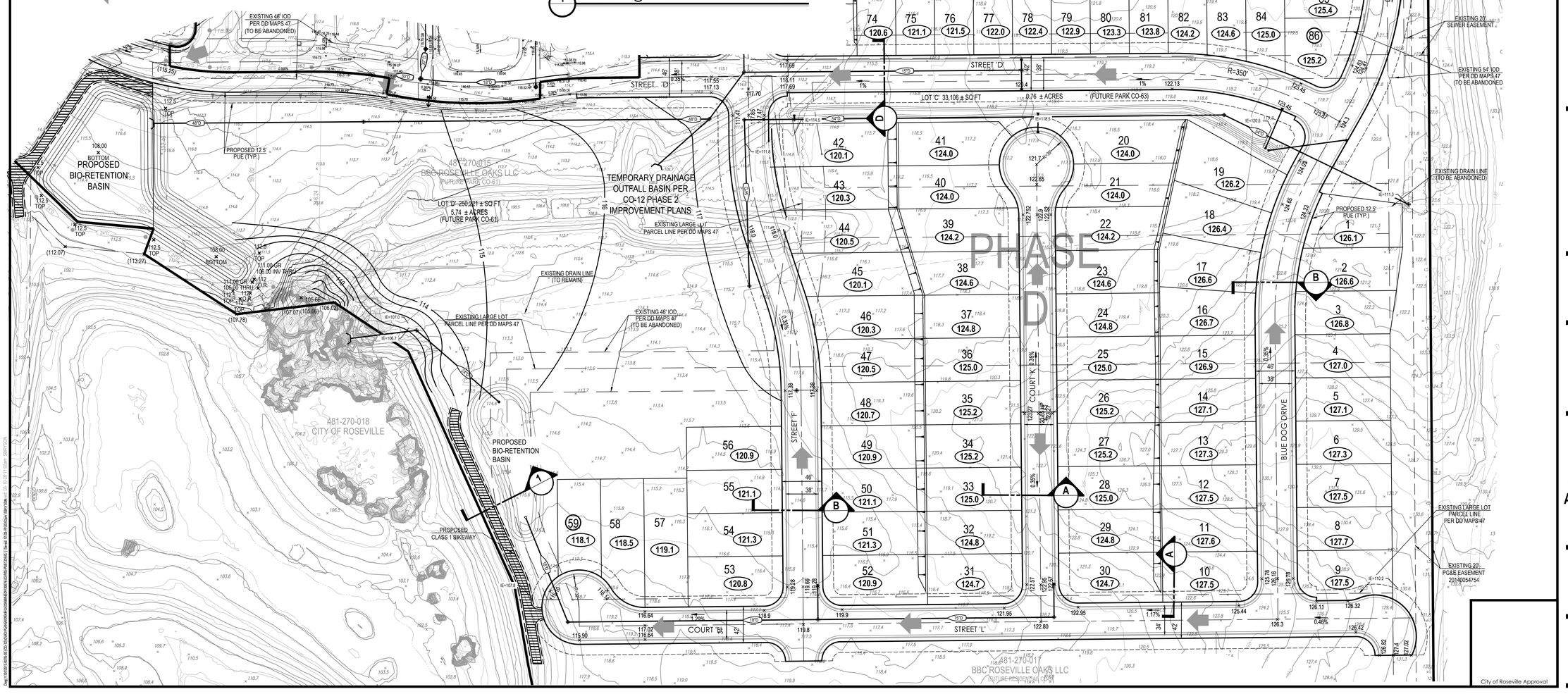
B **46' ROAD SECTION (PRIMARY, 38' BOC/BOC)**
'BLUE DOG DRIVE' & STREET 'F' NTS



D **42' ROAD SECTION (PRIMARY, 38' BOC/BOC)**
STREET 'D' & 'BLUE DOG DRIVE' NTS



1 **SECTION @ BASIN**



MORTON & PITALO, INC.
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Folsom • Fresno
75 Iron Point Circle, Suite #120
Folsom, CA 95630
phone: (916) 984-7621
web: www.mpengr.com

CONSULTANT

APPROVALS

NO	DATE	DESCRIPTION

REVISIONS

BENCH MARK
ELEV = 112.83
3-1/4" BRASS DISC STAMED LS5614, TOP OF CURB WEST SIDE OF DI @ SE CORNER OF WASHINGTON BLVD. & ROSEVILLE PARKWAY @ NE END OF CURB RETURN

COMPUTED BY

DESIGNED BY GJB

DRAWN BY

PROJECT ENGINEER GJB

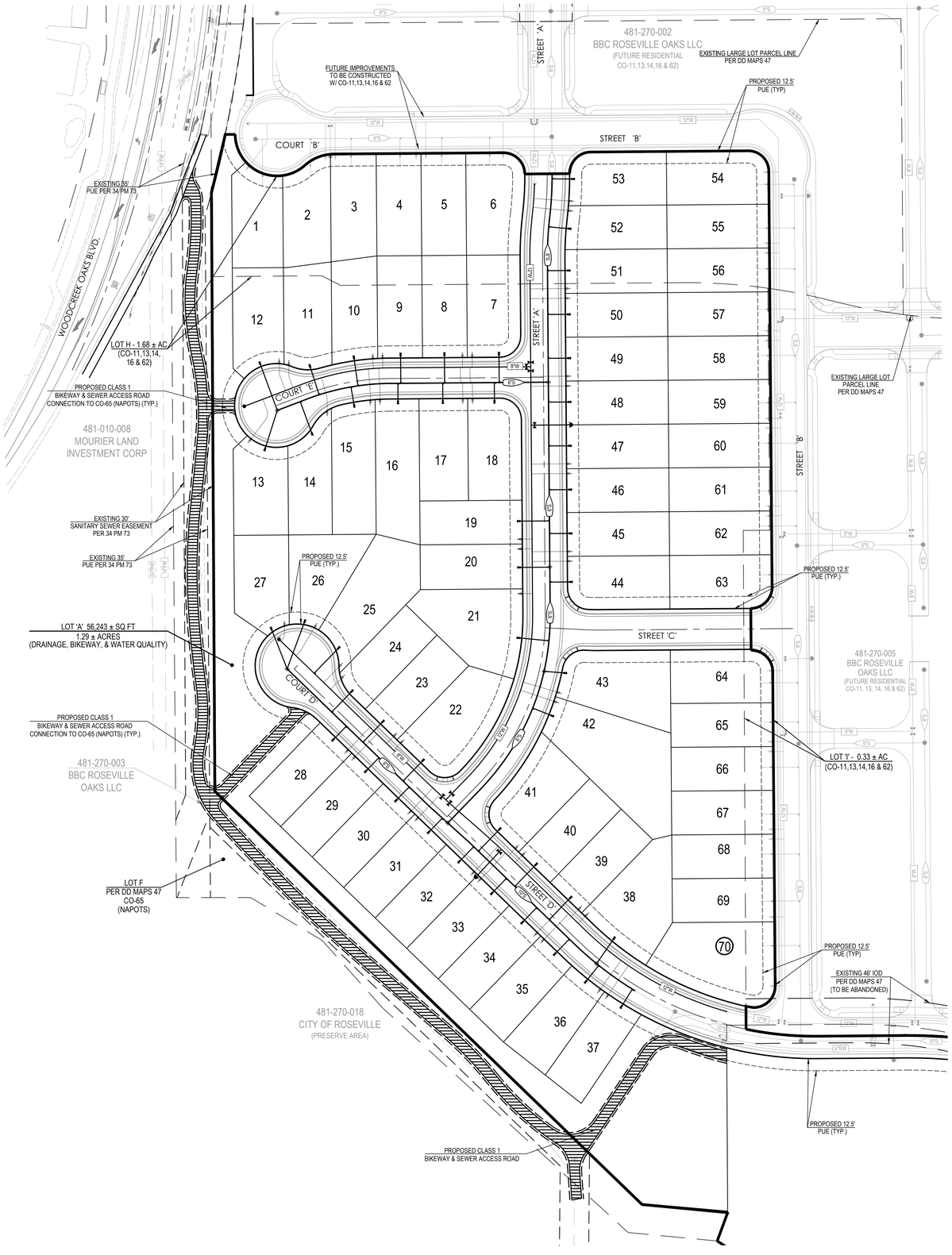
PROJECT
ENTITLEMENT DRAWINGS FOR
CAMPUS OAKS MASTER PLAN
CO-1, 2, 3, 6, 7, 24, 61, 63 & 64 AND PORTIONS OF 11, 12, & 14
PHASES C & D
ROSEVILLE, CA

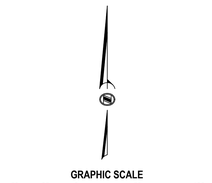
DRAWING
PRELIMINARY GRADING PLAN

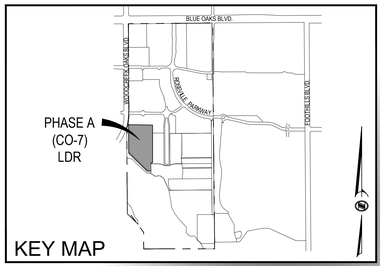
DATE	SHEET
MARCH 11, 2020	4
SCALE 1"=50'	OF 7
JOB NUMBER 13-0076-03	

NOT FOR CONSTRUCTION

PC EXHIBIT G







PRELIMINARY UTILITY PLAN
CAMPUS OAKS
MASTER PLAN -1, 2, 3, 6, 7, 24, 61,
63, 64 AND PORTIONS OF 11, 12, & 14
PHASE A
SHEET 5 OF 7

IOD	IRREVOCABLE OFFER OF DEDICATION
PUE	PUBLIC UTILITY EASEMENT
EVA	EMERGENCY VEHICLE ACCESS

ABBREVIATIONS

EXISTING	PROPOSED	DESCRIPTION
6"S	6"S	SANITARY SEWER PIPE & SIZE
8"W	8"W	DOMESTIC WATER PIPE & SIZE
		SANITARY SEWER MANHOLE
		GATE VALVE
		FIRE HYDRANT
		BLOW OFF VALVE
		AIR RELIEF VALVE
		WATER SERVICE
		SEWER SERVICE

SYMBOLS

City of Roseville Approval

MORTON & PITALO, INC.
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
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Folsom, CA 95630
phone: (916) 984-7621
web: www.mpengr.com

CONSULTANT

APPROVALS

NO	DATE	DESCRIPTION

REVISIONS

BENCH MARK

ELEV = 112.83

3-1/4" BRASS DISC STAMED LS5614, TOP OF CURB
WEST SIDE OF DI @ SE CORNER OF WASHINGTON BLVD. &
ROSEVILLE PARKWAY @ NE END OF CURB RETURN

COMPUTED BY

DESIGNED BY
GJB

DRAWN BY

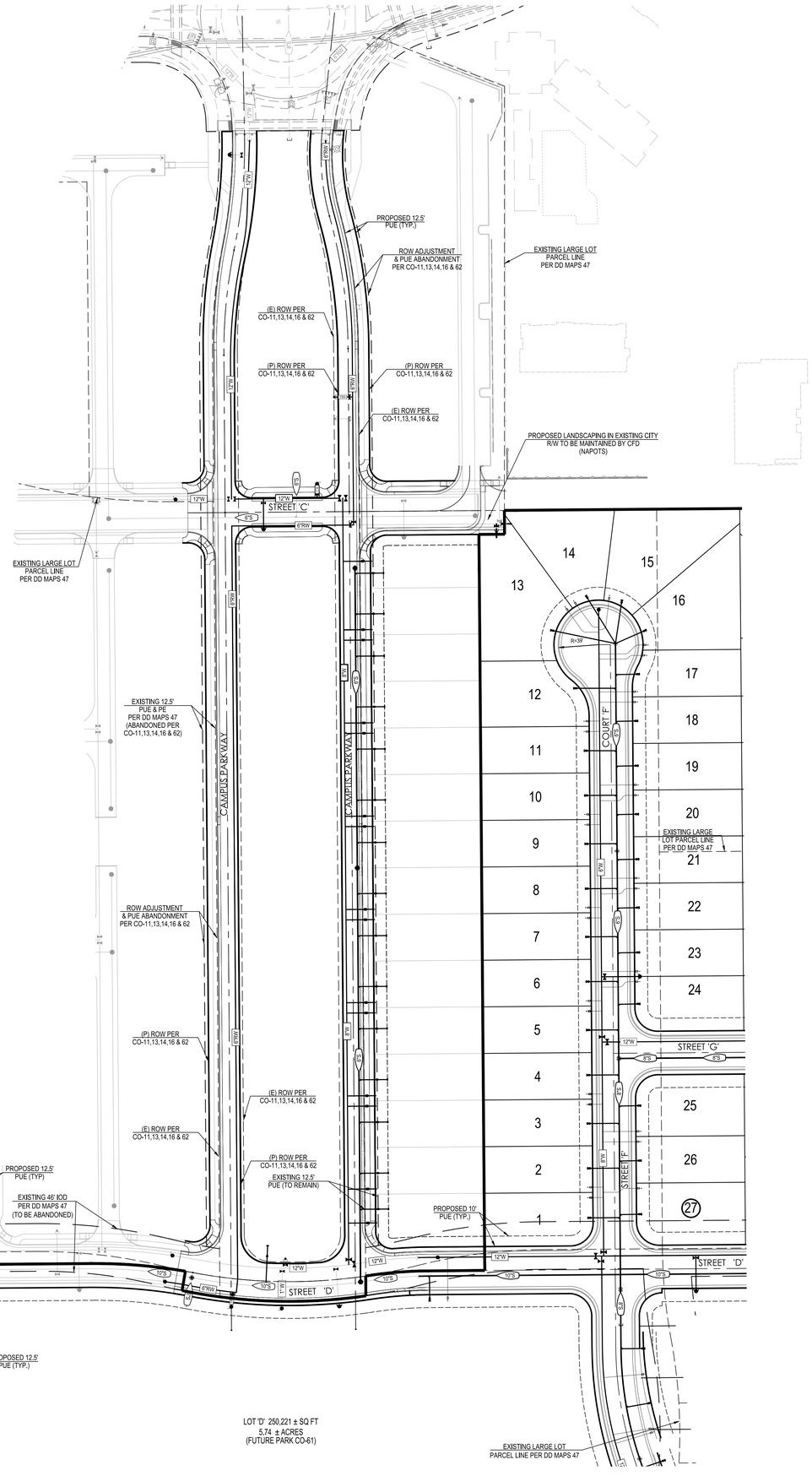
PROJECT ENGINEER
GJB

PROJECT
ENTITLEMENT DRAWINGS FOR
CAMPUS OAKS MASTER PLAN
CO-1, 2, 3, 6, 7, 24, 61, 63 & 64 AND PORTIONS OF 11, 12, & 14
PHASE A
ROSEVILLE, CA

DRAWING
PRELIMINARY UTILITY PLAN

DATE	SHEET
MARCH 11, 2020	5
SCALE: 1"=50'	OF 7
JOB NUMBER: 13-0076-03	

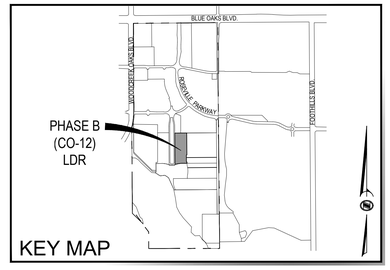
NOT FOR CONSTRUCTION



GRAPHIC SCALE

50 25 0 50 100

1 in = 50 ft



PRELIMINARY UTILITY PLAN
CAMPUS OAKS
MASTER PLAN - 1, 2, 3, 6, 7, 24, 61, 63, 64 AND PORTIONS OF 11, 12, & 14
PHASE B
SHEET 6 OF 7

EXISTING	PROPOSED	DESCRIPTION
8"S	8"S	SANITARY SEWER PIPE & SIZE
8"W	8"W	DOMESTIC WATER PIPE & SIZE
		SANITARY SEWER MANHOLE
		GATE VALVE
		FIRE HYDRANT
		BLOW OFF VALVE
		AIR RELIEF VALVE
		WATER SERVICE
		SEWER SERVICE

SYMBOLS

City of Roseville Approval

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CONSULTANT

APPROVALS

NO	DATE	DESCRIPTION

REVISIONS

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COMPUTED BY

DESIGNED BY GJB

DRAWN BY

PROJECT ENGINEER GJB

PROJECT

ENTITLEMENT DRAWINGS FOR

CAMPUS OAKS MASTER PLAN
CO-1, 2, 3, 6, 7, 24, 61, 63 & 64 AND PORTIONS OF 11, 12, & 14
PHASE B

ROSEVILLE, CA

DRAWING

PRELIMINARY UTILITY PLAN

DATE MARCH 11, 2020

SCALE 1"= 50'

JOB NUMBER 13-0076-03

SHEET 6

OF 7

NOT FOR CONSTRUCTION

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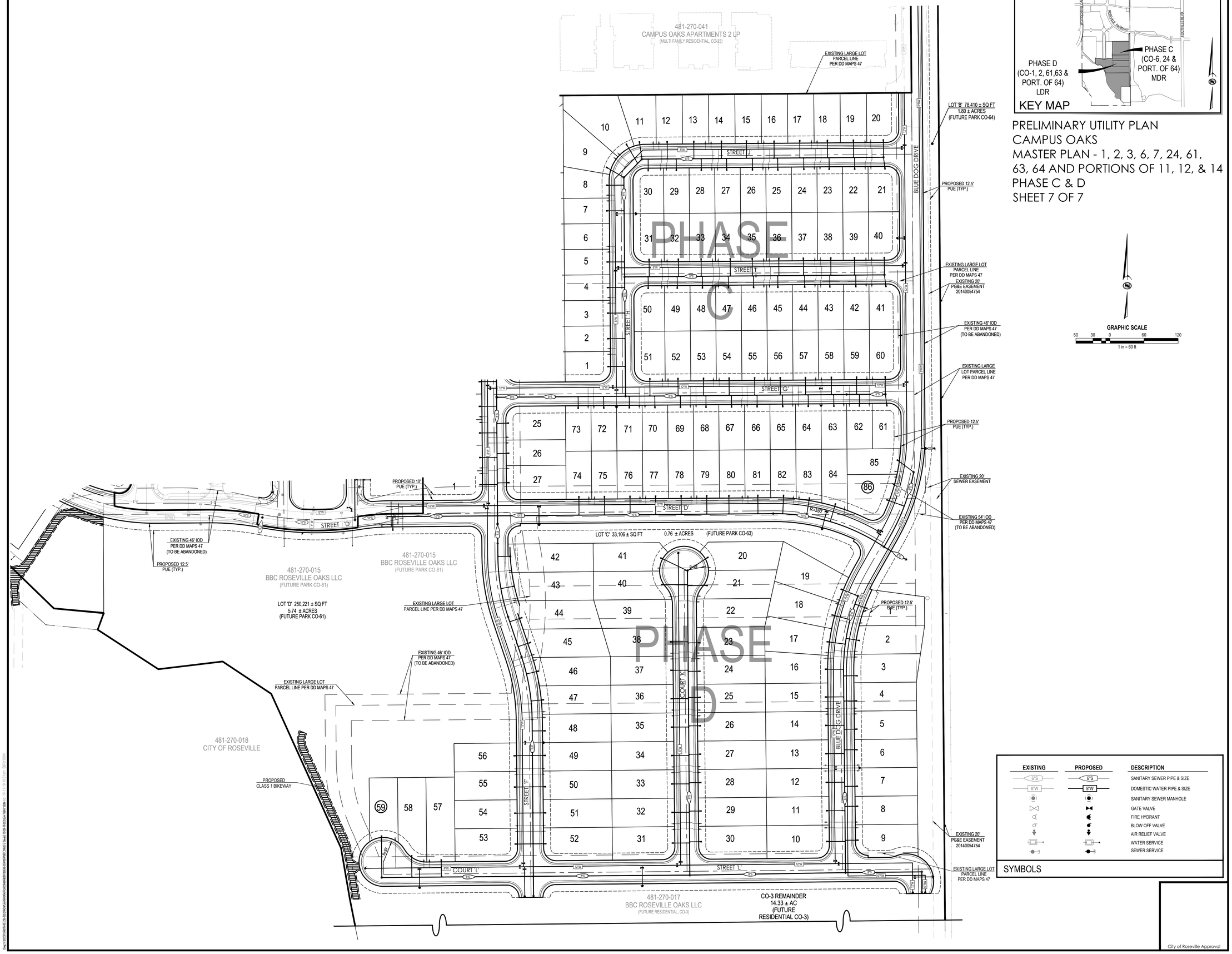

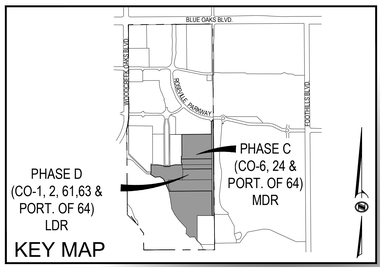

PRELIMINARY UTILITY PLAN
CAMPUS OAKS
MASTER PLAN - 1, 2, 3, 6, 7, 24, 61, 63, 64 AND PORTIONS OF 11, 12, & 14
PHASE C & D
SHEET 7 OF 7

GRAPHIC SCALE
60 30 0 60 120
1 in = 60 ft

EXISTING	PROPOSED	DESCRIPTION
6"S	6"S	SANITARY SEWER PIPE & SIZE
8"W	8"W	DOMESTIC WATER PIPE & SIZE
		SANITARY SEWER MANHOLE
		GATE VALVE
		FIRE HYDRANT
		BLOW OFF VALVE
		AIR RELIEF VALVE
		WATER SERVICE
		SEWER SERVICE

SYMBOLS

City of Roseville Approval

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APPROVALS

NO	DATE	DESCRIPTION

REVISIONS

BENCH MARK

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3-1/4" BRASS DISC STAMED LS5614, TOP OF CURB WEST SIDE OF DI @ SE CORNER OF WASHINGTON BLVD. & ROSEVILLE PARKWAY @ NE END OF CURB RETURN

COMPUTED BY

DESIGNED BY GJB

DRAWN BY

PROJECT ENGINEER GJB

PROJECT

ENTITLEMENT DRAWINGS FOR
CAMPUS OAKS MASTER PLAN
CO-1, 2, 3, 6, 7, 24, 61, 63 & 64 AND PORTIONS OF 11, 12, & 14
PHASE C & D
ROSEVILLE, CA

DRAWING

PRELIMINARY UTILITY PLAN

DATE MARCH 11, 2020
SCALE 1"=60'
JOB NUMBER 13-0076-03
SHEET 7
OF 7

NOT FOR CONSTRUCTION

PC EHXIBIT H

PHASED SMALL LOT TENTATIVE SUBDIVISION MAP CAMPUS OAKS

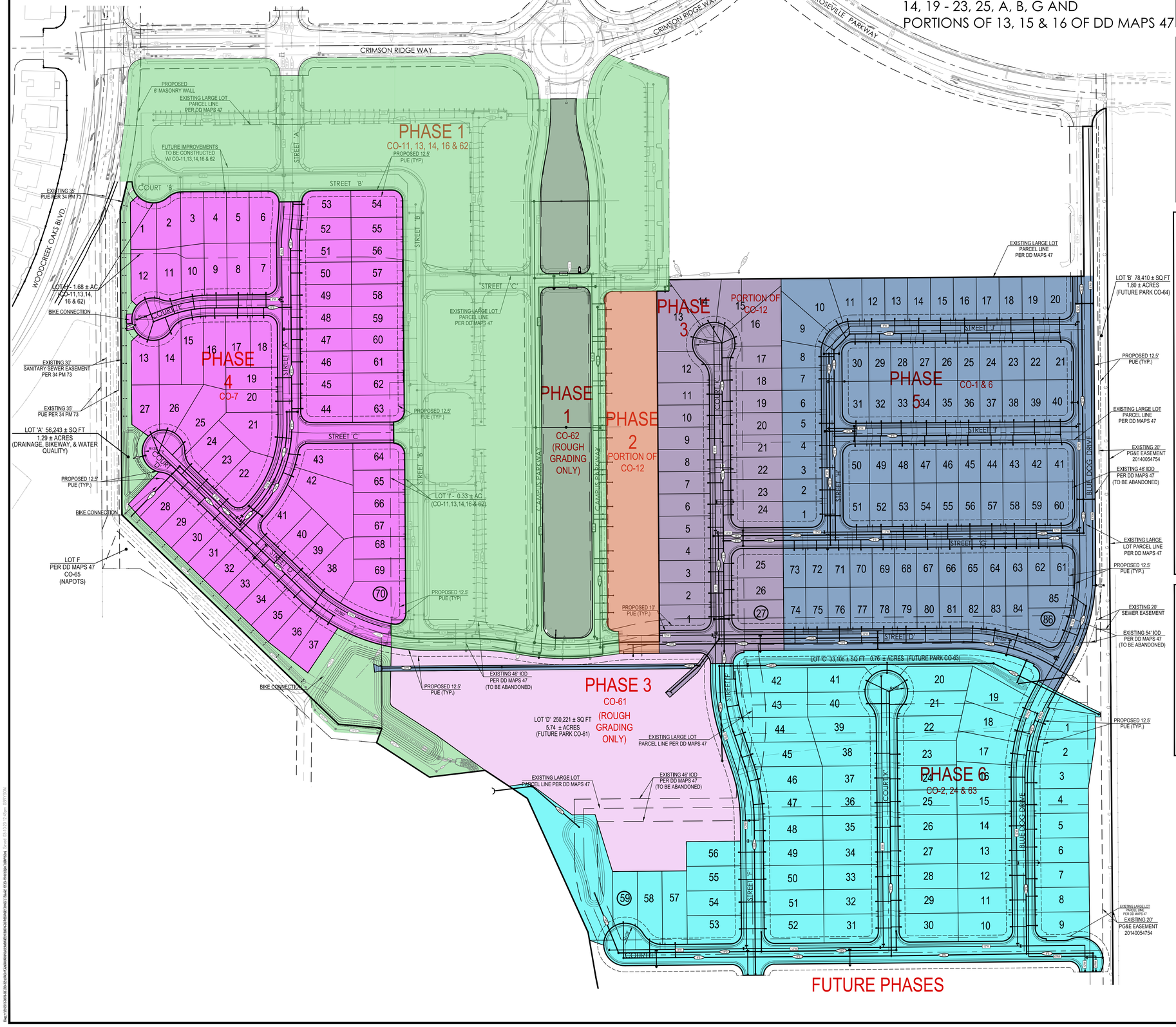
MASTER PLAN - 1, 2, 3, 6, 7, 24, 61, 63, 64 AND PORTIONS OF 11, 12, & 14

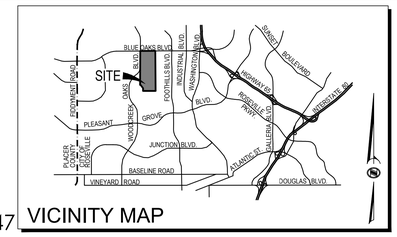
SHEET 1 OF 7

A MERGER & RE-SUBDIVISION OF LOTS 14, 19 - 23, 25, A, B, G AND PORTIONS OF 13, 15 & 16 OF DD MAPS 47

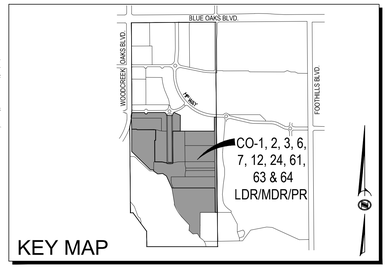
DE	DRAINAGE EASEMENT
IOD	IRREVOCABLE OFFER OF DEDICATION
PUE	PUBLIC UTILITY EASEMENT
PE	PEDESTRIAN EASEMENT

ABBREVIATIONS





VICINITY MAP



KEY MAP

OWNER / APPLICANT

BBC ROSEVILLE OAKS, LLC
CONTACT: STEPHEN DES JARDINS
130 DIAMOND CREEK PLACE
ROSEVILLE, CA 95747
PHONE: (916) 786-8158

PLANNER / ENGINEER

MORTON PITALO, INC.
2870 GATEWAY OAKS DR., SUITE #120
SACRAMENTO, CA 95833
CONTACT: KEN TOPPER / SCOTT PEDERSEN
PHONE: (916) 496-8781
EMAIL: KTOPPER@MPENGR.COM
SPEDERSEN@MPENGR.COM

UTILITY PROVIDERS

WATER:	CITY OF ROSEVILLE
WATES:	CITY OF ROSEVILLE
GAS:	PG&E
ELECTRIC:	ROSEVILLE ELECTRIC
TELEPHONE:	ROSEVILLE TELEPHONE
CABLE TV:	COMCAST

SERVICE PROVIDERS

SCHOOL DISTRICT:	ROSEVILLE JOINT UNION HIGH SCHOOL DISTRICT ROSEVILLE CITY SCHOOL DISTRICT
FIRE PROTECTION :	CITY OF ROSEVILLE
POLICE PROTECTION:	CITY OF ROSEVILLE
STORM DRAINAGE:	CITY OF ROSEVILLE
SOLID WASTE:	CITY OF ROSEVILLE

PROJECT INFORMATION

ASSESSOR PARCEL NUMBERS		481-270-004-011, 016, 032, 043, 045 & PORTIONS OF 481-270-002 & 005
USE:		VACANT
EXISTING ZONING:		RS/DS, R3/DS, PR
PROPOSED ZONING:		RS/DS, PR
EXISTING GENERAL PLAN:		LDR, MDR, HDR, PARK
PROPOSED GENERAL PLAN:		LDR, MDR, PARK
EXISTING	#	ACRES
EXISTING NUMBER OF PARCELS	11	45.67 ± AC
PROPOSED	#	TYPE
PROPOSED NUMBER OF LOTS	242	RESIDENTIAL LOTS
	1	DRAINAGE / BIKEWAY / WATER QUALITY (CITY)
	3	PARK LOTS (CITY)

PROJECT INFORMATION

- PHASE 1 - CO-11, 13, 14, 16, PL# 18-0175 (NOTE: SERVICES TO PHASE 2 LOTS TO BE ADDRESSED WITH REVISION TO CO-11, 13, 14, 16 IMPROVEMENT PLANS).
- PHASE 1 - ROUGH GRADING ONLY WITH CO-11, 13, 14, 16
- PHASE 2 - 15 LOT CO-12, PL#19-0177
- PHASE 3 - CO-12, PL# 18-0192
- PHASE 3 - ROUGH GRADING ONLY
- PHASE 4 - CO-7, PL# 18-0192
- PHASE 5 - CO-1 & 6 , PL# 18-0192
- PHASE 6 - CO-2 , PL# 18-0192

LEGEND

GRAPHIC SCALE
80 40 0 80 160
1 in = 80 ft

City of Roseville Approval

MORTON & PITALO, INC.
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phone: (916) 984-7621
web: www.mpengr.com

CONSULTANT

APPROVALS

NO	DATE	DESCRIPTION

REVISIONS

BENCH MARK

ELEV = 112.83

3-1/4" BRASS DISC STAMED LS5614, TOP OF CURB WEST SIDE OF DI @ SE CORNER OF WASHINGTON BLVD. & ROSEVILLE PARKWAY @ NE END OF CURB RETURN

COMPUTED BY

DESIGNED BY GJB

DRAWN BY

PROJECT ENGINEER GJB

PROJECT

ENTITLEMENT DRAWINGS FOR

CAMPUS OAKS MASTER PLAN

CO-1, 2, 3, 6, 7, 24, 61, 63 & 64 AND PORTIONS OF 11, 12, & 14

ROSEVILLE, CA

DRAWING

OVERALL PRELIMINARY PHASING PLAN

DATE	MARCH 11, 2020
SCALE	1"=80'
JOB NUMBER	13-0076-03
SHEET	1
OF	1

NOT FOR CONSTRUCTION

Front Elevation - 1 - Spanish

Front Elevation - 3 - Italianate

Front Elevation - 2 - Farmhouse

Architecture + Planning
The Leamington Building
1814 Franklin St., Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

TRI Pointe HOMES

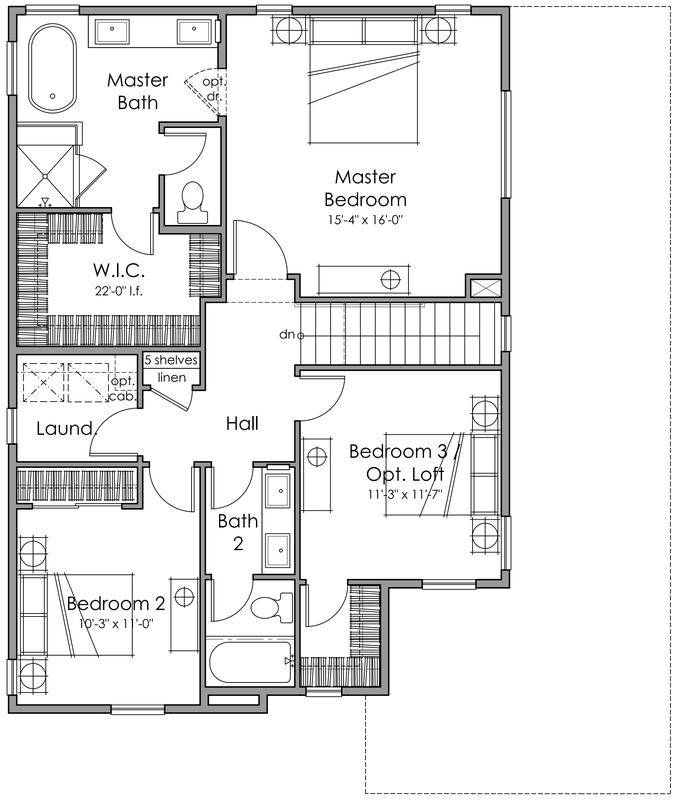
CAMPUS OAKS
ROSEVILLE, CA # 2018-1197

SCHEMATIC DESIGN
JANUARY 7, 2019

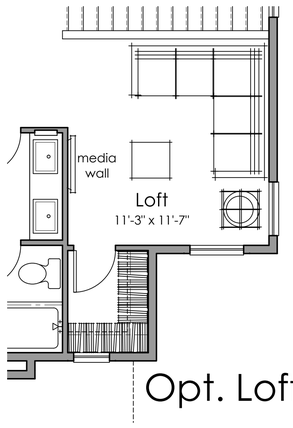
Scale: 1/4" = 1'-0"
0 2 4 8

EXTERIOR ELEVATIONS

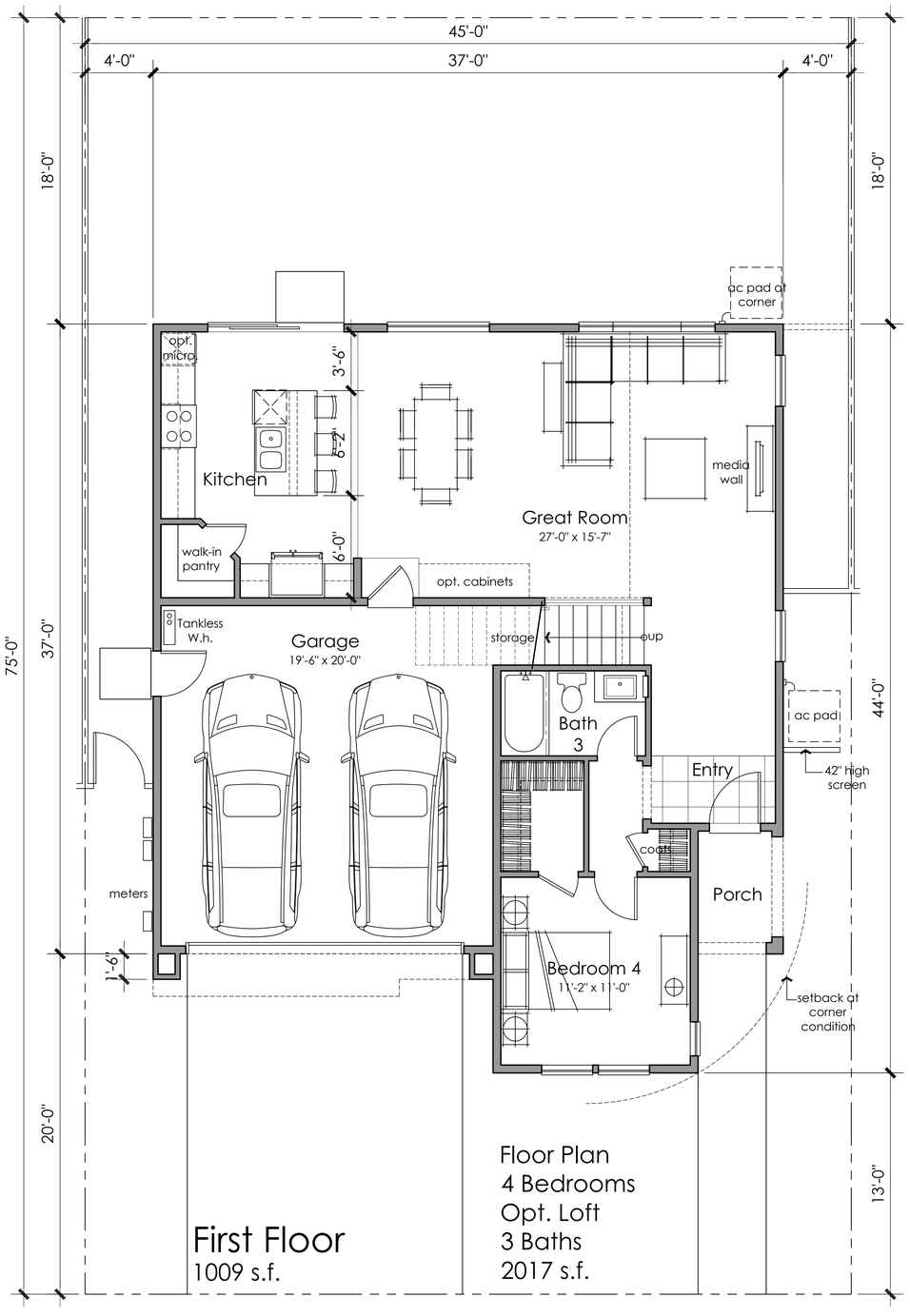
A0.0



Second Floor
1008 s.f.



Opt. Loft



First Floor
1009 s.f.

Floor Plan
4 Bedrooms
Opt. Loft
3 Baths
2017 s.f.

ktgy

Architecture + Planning
The Leamington Building
1814 Franklin St., Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

TRI Pointe HOMES

CAMPUS OAKS
ROSEVILLE, CA # 2018-1197

SCHEMATIC DESIGN
JANUARY 7, 2019

Scale: 1/4" = 1'-0"
0 2 4 8

PLAN 1 FLOOR PLAN

A1.1

SPANISH
Characterized by simply articulated details, directectness, adaptability and contrast of materials and textures

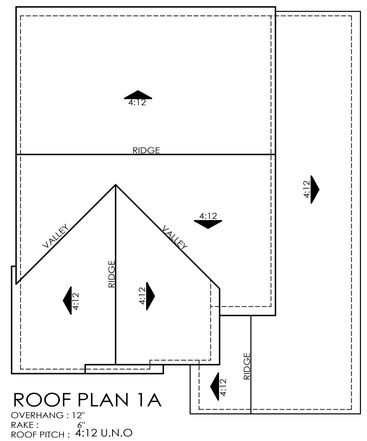
DESIGN ELEMENTS

Two Story Massing
Stucco Exterior Finish
S Shaped Concrete Tile
Low Pitched Roofs

ENHANCED DESIGN ELEMENTS

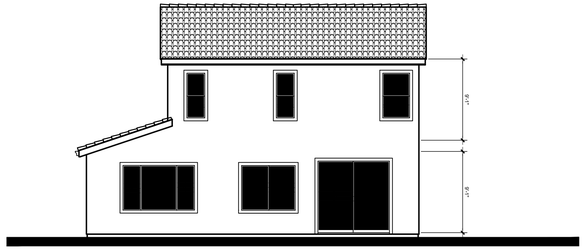
Corbel Details
Shutters
Foam Outlookers

Front Elevations - Spanish

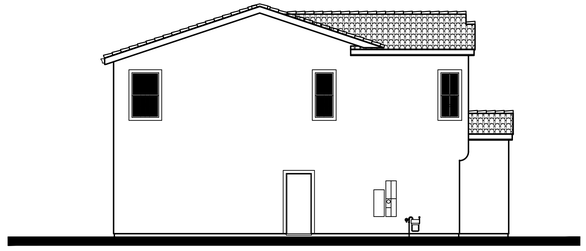


ROOF PLAN 1A
OVERHANG : 12"
RAKE : 6"
ROOF PITCH : 4:12 U.N.O

Right Elevation



Rear Elevation



Left Elevation

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Oakland, CA 94612
510.272.2910
ktgy.com

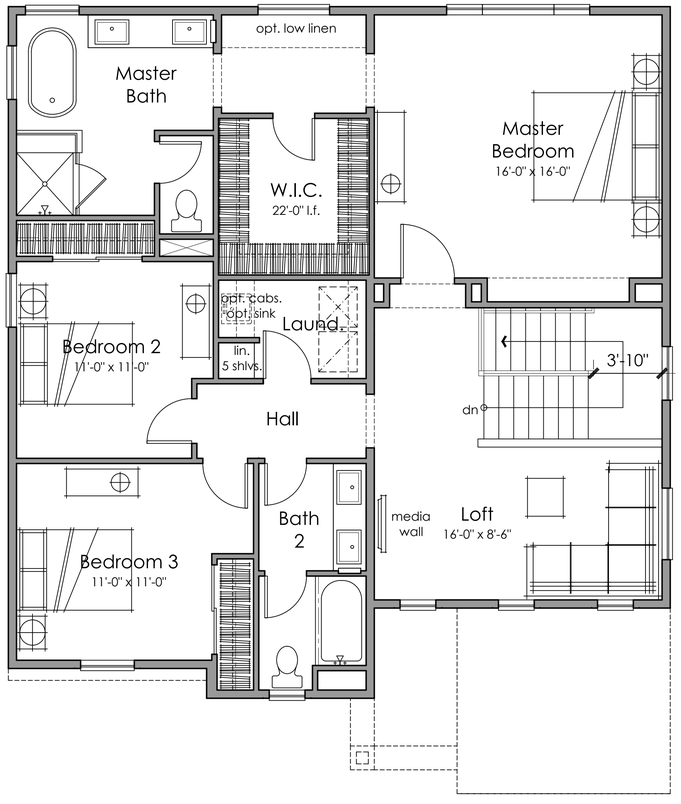
CAMPUS OAKS
ROSEVILLE, CA # 2018-1197

SCHEMATIC DESIGN
JANUARY 7, 2019

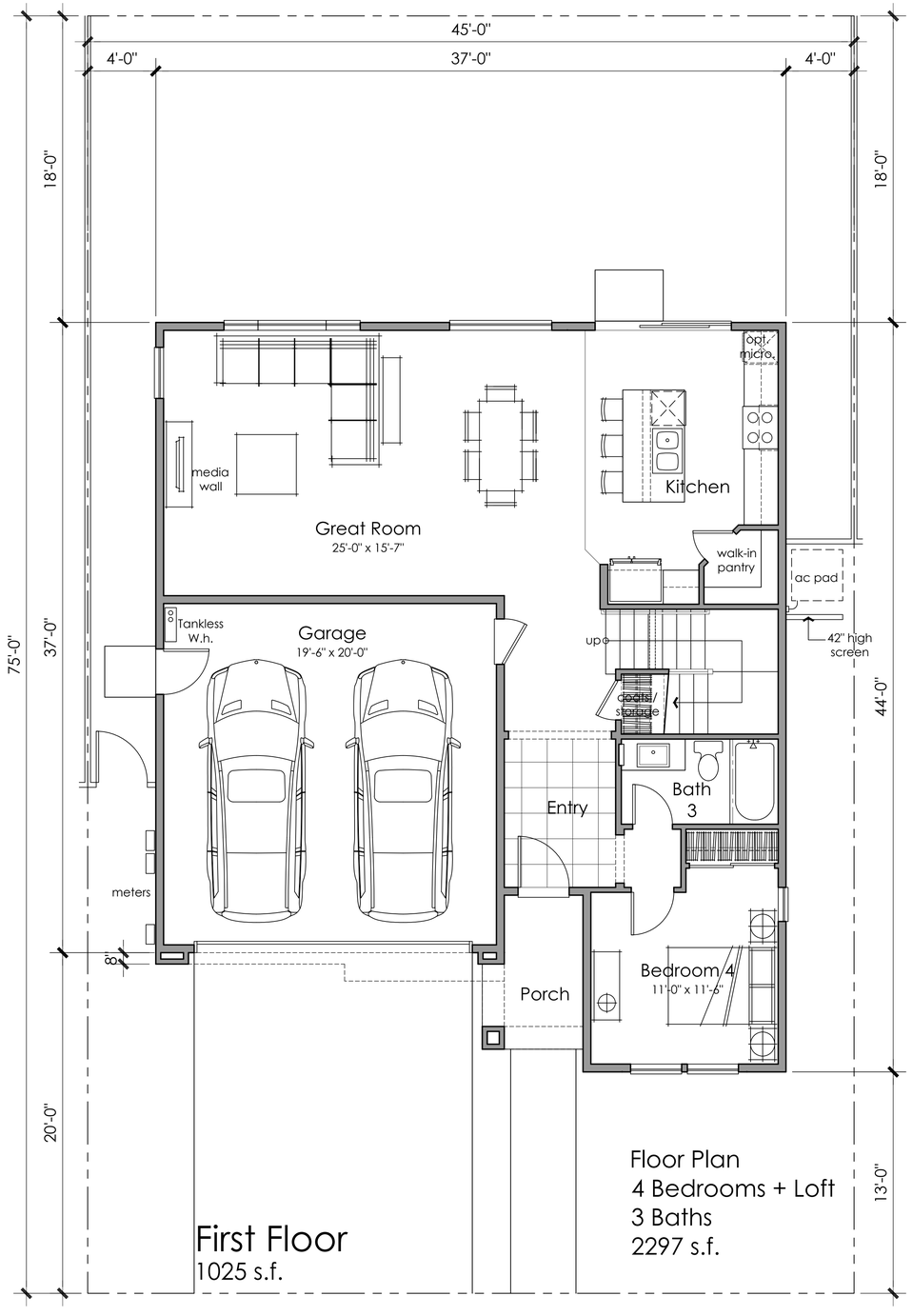
Scale: 1/4" = 1'-0"
0 2 4 8

EXTERIOR ELEVATIONS - PLAN 1A

A1.2



Second Floor
1272 s.f.



Floor Plan
4 Bedrooms + Loft
3 Baths
2297 s.f.

First Floor
1025 s.f.

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TRI Pointe HOMES

CAMPUS OAKS
ROSEVILLE, CA # 2018-1197

SCHEMATIC DESIGN
JANUARY 7, 2019

Scale: 1/4" = 1'-0"
0 2 4 8

PLAN 2 FLOOR PLAN

A2.1

FARMHOUSE
Characterized by a asymmetrical, casual cottage look. It represents a practical and picturesque country home.

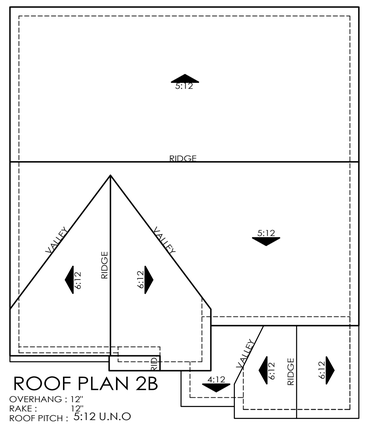
DESIGN ELEMENTS

Two Story Massing
Stucco Exterior Finish
Flat Concrete Tile
Steeper Pitched Roofs

ENHANCED DESIGN ELEMENTS

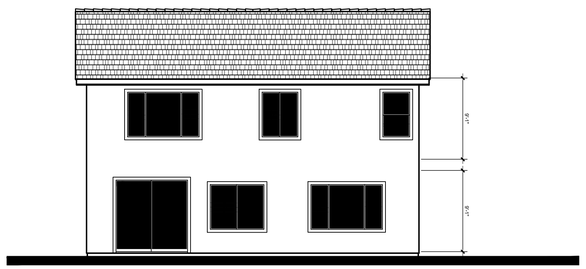
Post and Beam
Board and Batt
Brick Veneer

FRONT ELEVATION - 2B Farmhouse

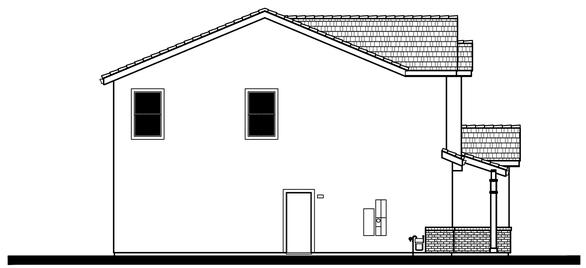


ROOF PLAN 2B
OVERHANG : 12"
RAKE : 12"
ROOF PITCH : 5:12 U.N.O

Right Elevation



Rear Elevation



Left Elevation

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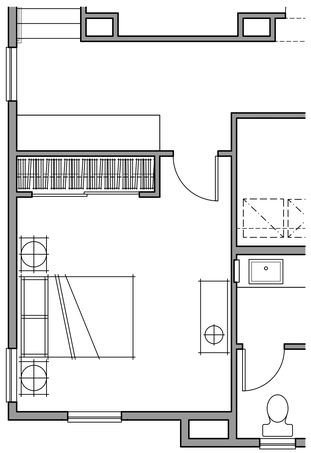
CAMPUS OAKS
ROSEVILLE, CA # 2018-1197

SCHEMATIC DESIGN
JANUARY 7, 2019

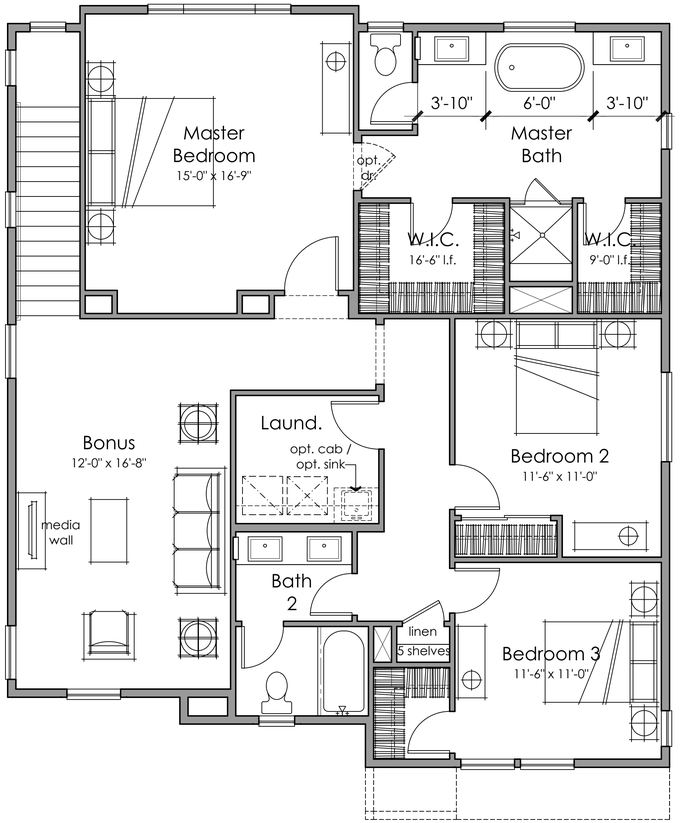
Scale: 1/4" = 1'-0"
0 2 4 8

EXTERIOR ELEVATIONS - PLAN 2B

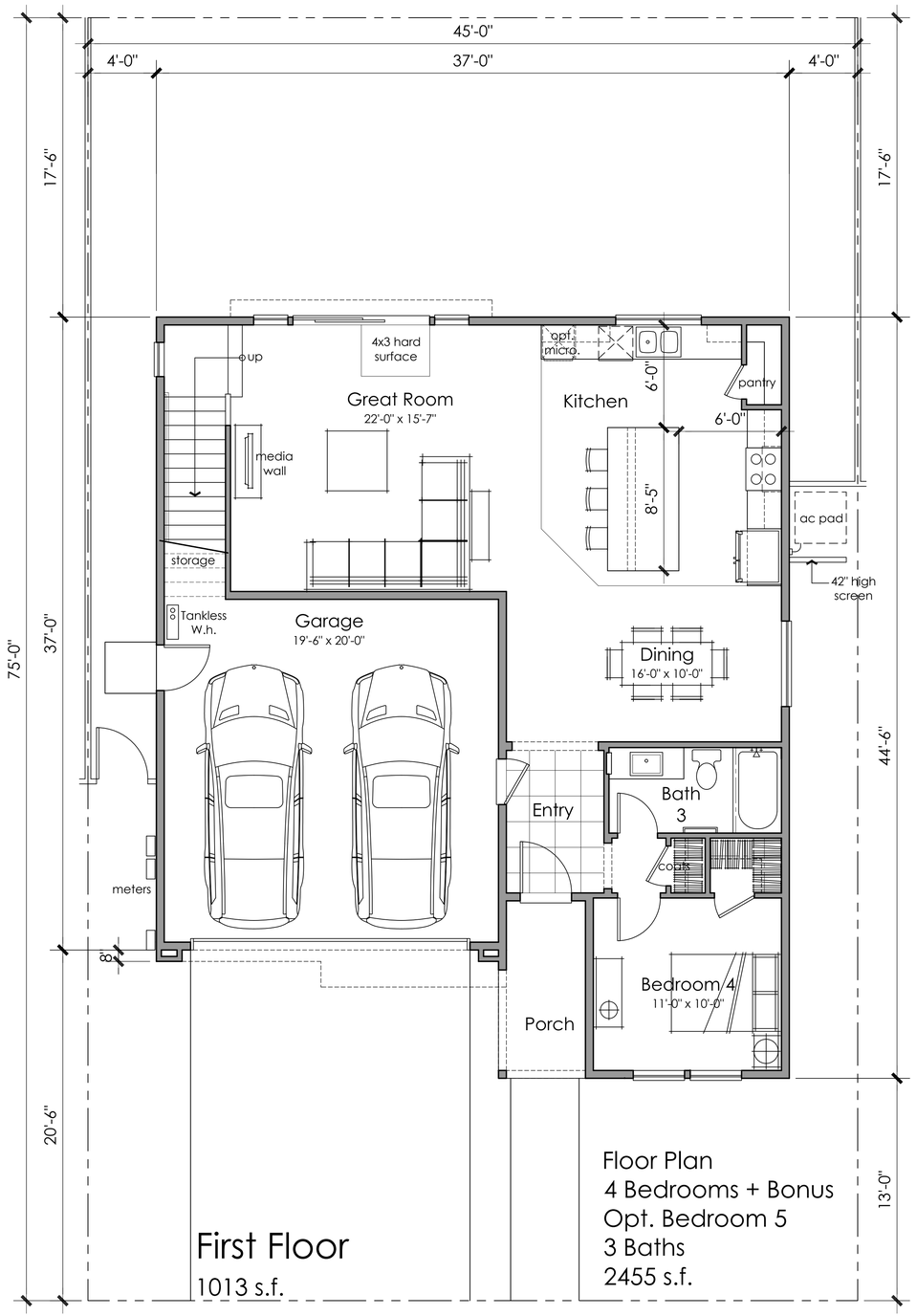
A2.2



Opt. Bedroom 5



Second Floor
1442 s.f.



First Floor
1013 s.f.

Floor Plan
4 Bedrooms + Bonus
Opt. Bedroom 5
3 Baths
2455 s.f.

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TRI Pointe HOMES

CAMPUS OAKS
ROSEVILLE, CA # 2018-1197

SCHEMATIC DESIGN
JANUARY 7, 2019

Scale: 1/4" = 1'-0"
0 2 4 8

PLAN 3 FLOOR PLAN

A3.1

ITALIANATE
Characterized by a formal and rigidly symmetrical facade.

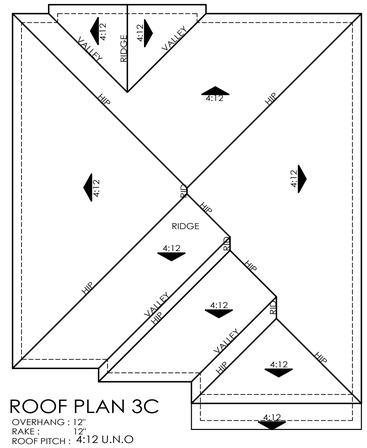
DESIGN ELEMENTS

Two Story Massing
Stucco Exterior Finish
S Shaped Concrete Tile
Lower Pitched Roofs

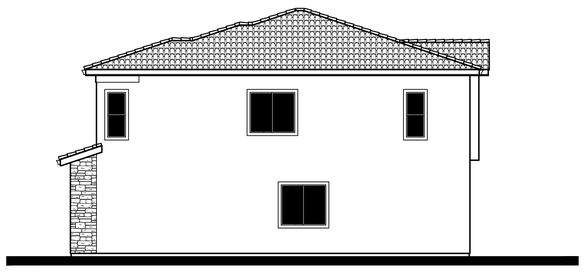
ENHANCED DESIGN ELEMENTS

Corbels
Stone Veneer

Front Elevations - 3C Italianate

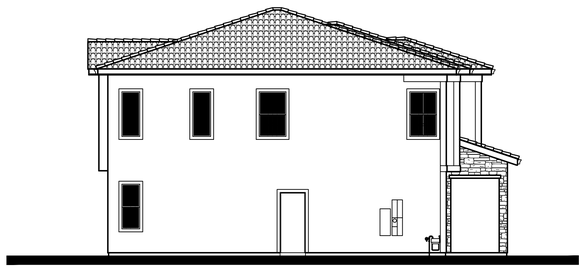


ROOF PLAN 3C
OVERHANG : 12"
RAKE : 12"
ROOF PITCH : 4:12 U.N.O



Right Elevation

Rear Elevation



Left Elevation

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TRI Pointe HOMES

CAMPUS OAKS
ROSEVILLE, CA # 2018-1197

SCHEMATIC DESIGN
JANUARY 7, 2019

Scale: 1/4" = 1'-0"
0 2 4 8

EXTERIOR ELEVATIONS - PLAN 3C

A3.2

Exhibit "A"	
RS/DS Development Standards for Campus Oaks Master Plan Parcel 7	
	Single Family
Lot Size (minimum)	
Area	4,300 sq. ft.
Width	45 ft. min
Permitted Density (maximum per lot)	
Residential Density	1 dwelling 1 second unit
Setbacks (minimum)	
Front	Public R/W (Attached walk): 13 ft. min Building 12.5 ft. min Porch. 18 ft. min Driveway Depth[1]
Side:	4 ft. min. from property line 12.5 ft. min Street Side
Rear	10 ft. min.
Coverage (maximum)	
Site Coverage	None[2]
Height (maximum)	
Height	35'
Parking (Minimum)	2 per Dwelling
Supplemental Design Standards	
1. Front Yard Stagger	None required, but optional per unit design
3. Two-story unit mix	No limit
4. Separation Between Second Story Elements	A minimum of 8 feet shall be provided between second story elements of adjacent two-story dwellings [(3)]

Notes:

(1) Minimum driveway depth of 18 feet requires a roll-up garage door.

(2) Maximum coverage is a function of lot size, required setbacks and usable open space.

(3) Second Story Elements such as but not limited to eaves and cornices may encroach up to 1' into a required setback provided adequate access/emergency egress paths are maintained.

(4) Steps may encroach into setback

(5) Residential development standards identified above may be modified, expanded, or eliminated through the approval of a Design Review Permit for Residential Subdivision (DRRS), as provided for in the Roseville Municipal Code, Title 19- Zoning, Article V. -Administration and Procedures.

Exhibit "B"

RS/DS Development Standards for Campus Oaks Master Plan Parcel 12

	Single Family
Lot Size (minimum)	
Area	4,300 sq. ft.
Width	45 ft. min
Permitted Density (maximum per lot)	
Residential Density	1 dwelling 1 second unit
Setbacks (minimum)	
Front	Public R/W (Attached walk): 13 ft. min Building 12.5 ft. min Porch. 18 ft. min Driveway Depth[1]
Side:	4 ft. min. from property line 10 ft. min Street Side
Rear	10 ft. min.
Coverage (maximum)	
Site Coverage	None[2]
Height (maximum)	
Height	35'
Parking (Minimum)	2 per Dwelling
Supplemental Design Standards	
1. Front Yard Stagger	None required, but optional per unit design
3. Two-story unit mix	No limit
4. Separation Between Second Story Elements	A minimum of 8 feet shall be provided between second story elements of adjacent two-story dwellings [(3)]

Notes:

(1) Minimum driveway depth of 18 feet requires a roll-up garage door.

(2) Maximum coverage is a function of lot size, required setbacks and usable open space.

(3) Second Story Elements such as but not limited to eaves and cornices may encroach up to 1' into a required setback provided adequate access/emergency egress paths are maintained.

(4) Steps may encroach into setback

(5) Residential development standards identified above may be modified, expanded, or eliminated through the approval of a Design Review Permit for Residential Subdivision (DRRS), as provided for in the Roseville Municipal Code, Title 19- Zoning, Article V. -Administration and Procedures.

Exhibit "C"	
RS/DS Development Standards for Campus Oaks Master Plan Parcel 6	
	Single Family
Lot Size (minimum)	
Area	3,600 sq. ft.
Width	45 ft. min
Permitted Density (maximum per lot)	
Residential Density	1 dwelling 1 second unit
Setbacks (minimum)	
Front	Public R/W (Attached walk): 13 ft. min Building 12.5 ft. min Porch. 18 ft. min Driveway Depth[1]
Side:	4 ft. min. from property line 12.5 ft. min Street Side
Rear	10 ft. min.
Coverage (maximum)	
Site Coverage	None[2]
Height (maximum)	
Height	35'
Parking (Minimum)	2 per Dwelling
Supplemental Design Standards	
1. Front Yard Stagger	None required, but optional per unit design
3. Two-story unit mix	No limit
4. Separation Between Second Story Elements	A minimum of 8 feet shall be provided between second story elements of adjacent two-story dwellings [(3)]

Notes:

(1) Minimum driveway depth of 18 feet requires a roll-up garage door.

(2) Maximum coverage is a function of lot size, required setbacks and usable open space.

(3) Second Story Elements such as but not limited to eaves and cornices may encroach up to 1' into a required setback provided adequate access/emergency egress paths are maintained.

(4) Steps may encroach into setback

(5) Residential development standards identified above may be modified, expanded, or eliminated through the approval of a Design Review Permit for Residential Subdivision (DRRS), as provided for in the Roseville Municipal Code, Title 19- Zoning, Article V. -Administration and Procedures.

Exhibit "D"	
RS/DS Development Standards for Campus Oaks Master Plan Parcel 2	
	Single Family
Lot Size (minimum)	
Area	5,000 sq. ft.
Width	50 ft. min
Permitted Density (maximum per lot)	
Residential Density	1 dwelling 1 second unit
Setbacks (minimum)	
Front	Public R/W (Attached walk): 13 ft. min Building 12.5 ft. min Porch. 18 ft. min Driveway Depth[1]
Side:	4 ft. min. from property line 12.5 ft. min Street Side
Rear	10 ft. min.
Coverage (maximum)	
Site Coverage	None[2]
Height (maximum)	
Height	35'
Parking (Minimum)	2 per Dwelling
Supplemental Design Standards	
1. Front Yard Stagger	None required, but optional per unit design
3. Two-story unit mix	No limit
4. Separation Between Second Story Elements	A minimum of 8 feet shall be provided between second story elements of adjacent two-story dwellings [(3)]

Notes:

(1) Minimum driveway depth of 18 feet requires a roll-up garage door.

(2) Maximum coverage is a function of lot size, required setbacks and usable open space.

(3) Second Story Elements such as but not limited to eaves and cornices may encroach up to 1' into a required setback provided adequate access/emergency egress paths are maintained.

(4) Steps may encroach into setback

(5) Residential development standards identified above may be modified, expanded, or eliminated through the approval of a Design Review Permit for Residential Subdivision (DRRS), as provided for in the Roseville Municipal Code, Title 19- Zoning, Article V. -Administration and Procedures.

PC EXHIBIT K

REDLINE DRAFT – 12/23/19

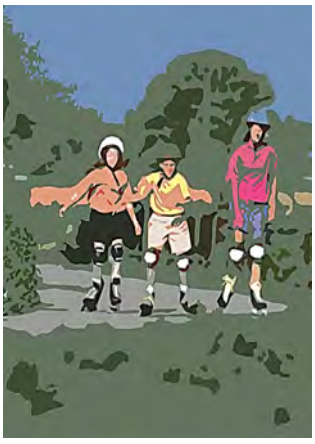
Campus Oaks MASTER PLAN

An Amendment to the Hewlett-Packard Roseville Campus Master Plan

CITY OF ROSEVILLE

Originally Adopted August 5, 2015

Last Amended ~~December 5~~ _____, 2020~~18~~



A BLUEPRINT COMMUNITY

HP Campus Oaks 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 December 5, 2018
Resolution No. 18-494

Amended , 2020
Resolution No. 20-XXX

Prepared by:
Environmental Science Associates

In Association with:
Morton & Pitalo
Municipal Consulting Group
Dahlin Group
Furhman Leamy Land Group

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 interests ~~ownership~~ in all but a portion of the Master Plan Area. While substantial development ha~~s~~d occurred on the eastern portion of the Master Plan Area, including Hewlett-Packard's facilities, the western portion ha~~s~~d 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

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. The following generally describes conditions as of the time of HPCO Master Plan adoption.

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.

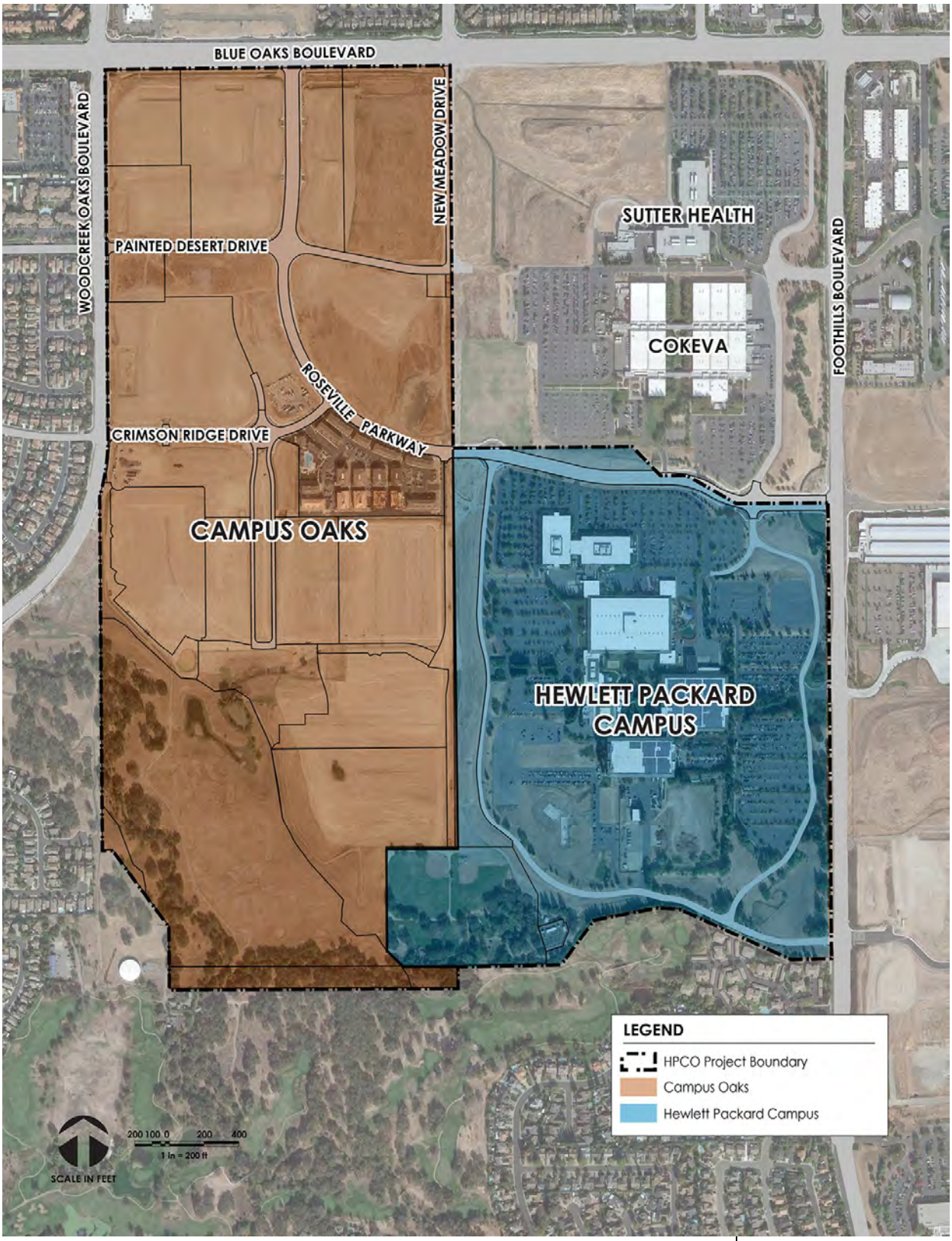


FIGURE 1-2: HPCO Project Area and Planning Sub-Areas - Figure Modified

TABLE 1-1 Master Plan Entitlement History

Adoption/ Amendment	Land Use	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	3,991,000 sf Light Industrial 248,000 sf Commercial
TOTAL	**500.2 ac**	**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	4,217,000 sf Light Industrial
TOTAL	**497.7 ac[1]**	**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 **2016** Master Plan amended to reconfigure residential and office land uses. Overall dwelling unit and square footage allocations maintained. **2018** Master Plan amended to reconfigure Town Center and convert 10.5 acres from office to commercial. **2019** Master Plan amended to reconfigure neighborhood densities and park boundaries.	***HPCO PROJECT AREA*** 129.24 ac Light Industrial 32.85 ac Tech/Business Park (LI) ~~29.64~~29.48 ac Commercial ~~99.33~~96.49 ac Residential ~~21.69~~23.64 ac Parks 46.35 Open Space ~~16.44~~17.48 ac Public & Roads ***REMAINDER OF HP MASTER PLAN AREA:*** 114.74 ac Light Industrial 1.70 ac Public & Roads	***HPCO PROJECT AREA*** ~~2,700,000~~1,200,000 sf Light Industrial 300,000 sf Tech/Business Park 240,000 sf Commercial 948 du Residential ***REMAINDER OF HP MASTER PLAN AREA*** 1,500,000 sf Light Industrial
TOTAL	**492.17 ac[2]**	**948 du** **3,240,000 sf**

Source: Hewlett-Packard Roseville Campus Master Plan 1996 and 2001, Hewlett-Packard 2015 and Morton & Pitalo ~~2015~~ 2019.

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 following ~~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.
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.~~

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 over 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

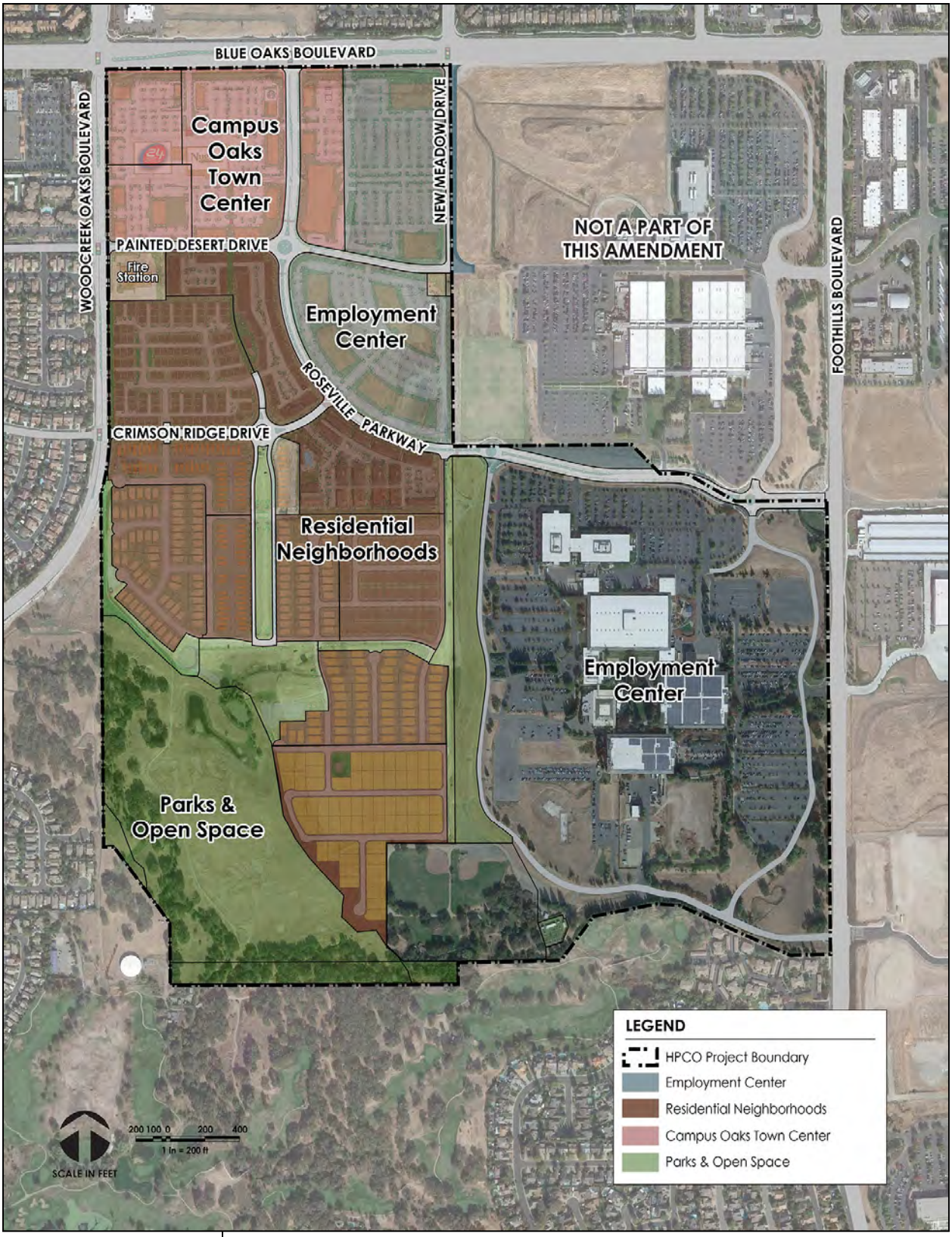


FIGURE 2-1: Community Form Districts - Figure Modified

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 1.745 million square feet of non-residential development generating approximately 2,500 to 4,100 jobs[1] 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]

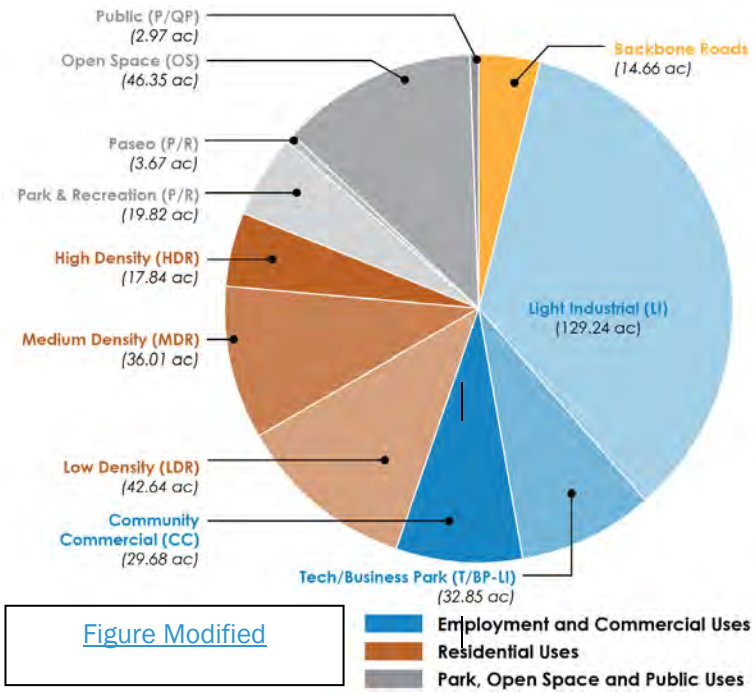


Figure Modified

[1] Based upon 433-750 s.f. per employee for LI & T/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).

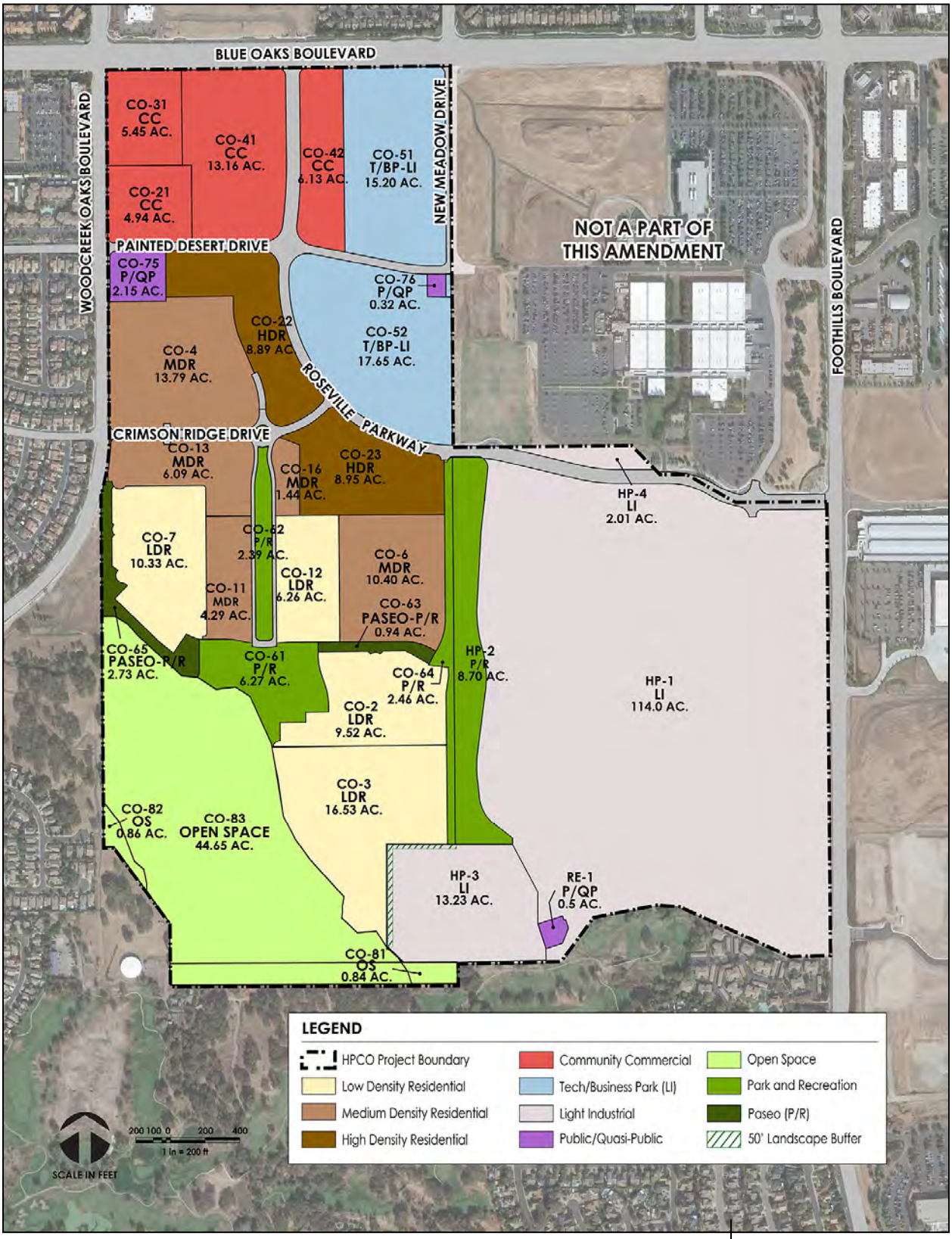


FIGURE 3-1: HPCO Project Area Land Use Diagram - Figure Modified

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%			
Community Commercial (CC)	29.648 ac		240,000 sf	240,000 sf	19-40%	19%			
Sub-Total	***191.773 ac***	***593,820 sf***	***1,146,180 sf***	***1,740,000 sf***		***21%***			
RESIDENTIAL USES									
Low Density (LDR)	44.264 ac						2303 du	0.5-6.9	5.25
Medium Density (MDR)	336.01 ac							7.0-12.9	7.98.9
High Density (HDR)	22.0617.84 ac						26319 du	13.0+	22.20.7
Sub-Total	***96.499.33 ac***						***457396 du***		***9.85***
PARK, OPEN SPACE AND PUBLIC USES									
Park & Recreation (P/R)	19.8244 ac								
Paseo (P/R)									
Open Space (OS)	2.253.67 ac								
Public (P/QP)	46.35 ac								
Sub-Total	***72.961.01 ac***								
Backbone Roads	13.14.664								
TOTAL	**375.7354 ac**	**593,820 sf**	***1,146,180 sf***	***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 Square Feet	FAR
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***			***1,200,000 sf***	***21%***
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)						
CO-21	CC	4.94 ac			22,290 sf	13%
CO-31	CC	5.45 ac			50,172 sf	13%
CO-41	CC	13.1608 ac			100,100 sf	18%
CO-42	CC	6.137 ac			66,179sf	25%
Sub-Total		***29.684 ac***			***240,000sf***	***19%***
Sub-Total Employment & Comm.		***191.773 ac***			***1,740.000 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~~ 9.52 ac	~~36~~59 du	~~5.8~~6.2 du/ac		
CO-3	R1/DS	16.53 ac	~~64~~62 du	~~3.9~~3.8 du/ac		
~~CO-6~~	~~RS/DS~~	~~5.64 ac~~	~~36 du~~	~~6.4 du/ac~~		
CO-7	RS/DS	~~9.78~~10.33 ac	~~58~~70 du	~~5.9~~6.8 du/ac		
CO-12	RS/DS	6.26 ac	42 du	6.7 du/ac		
Sub-Total		***424.264 ac***	***2330 du***	***5.52 du/ac***		
Medium Density Residential (MDR)						
CO-4	RS/DS	~~7.06~~13.79 ac	~~60~~132 du	~~8.5~~9.6 du/ac		
~~CO-5~~	~~RS/DS~~	~~4.69 ac~~	~~46 du~~	~~9.8 du/ac~~		
CO-6	RS/DS	10.40 ac	86 du	8.3 du/ac		
CO-11	RS/DS	~~4.72~~4.29 ac	~~34~~38 du	~~7.2~~8.9 du/ac		
~~CO-12~~	~~RS/DS~~	~~4.79 ac~~	~~34 du~~	~~7.1 du/ac~~		
CO-13	RS/DS	~~3.34~~6.09 ac	~~24~~51 du	~~7.2~~8.4 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~~1.44 ac	~~10~~12 du	~~7.4~~8.3 du/ac	
Sub-Total		***3~~63~~.01 ac***	***~~261~~319 du***	***~~7.0~~8.9 du/ac***	

TABLE 3-2: HPCO Land Use and Zoning by Parcel (continued)

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~~8.89 ac	210 du	~~25.0~~23.6 du/ac		
CO-23	R3/DS	8.95 ac	~~185~~186 du	~~20.7~~20.8 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~~17.84 ac***	***~~457~~396 du***	***~~20.7~~22.2 du/ac***		
Sub-Total Residential		***~~99.33~~96.49 ac***	***948 du***	***~~9.5~~9.8 du/ac***		
PARKS, OPEN SPACE & PUBLIC USES						
Parks (P/R)						
HP-2[1]	PR	8.7 ac				
CO-61	PR	~~5.70~~6.27 ac				
CO-62	PR	~~2.62~~2.39 ac				
CO-64	PR	~~2.42~~2.46 ac				
Sub-Total		***~~19.44~~19.82 ac***				
Paseos (P/R)						
CO-63	PR (Paseo)	~~0.90~~0.94 ac				
CO-65	PR (Paseo)	~~1.35~~2.73 ac				
Sub-Total		***~~2.25~~3.67 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~~72.96 ac***				
Backbone Roads		~~13.47~~14.66 ac				
TOTAL		***37~~54~~.73~~54~~ac***	***948 du***	***9.5 du/ac***	***1,740,000 sf***	***21%***

1. Parcel HP-2 park acreage credited towards Campus Oaks. See Table 3-5.

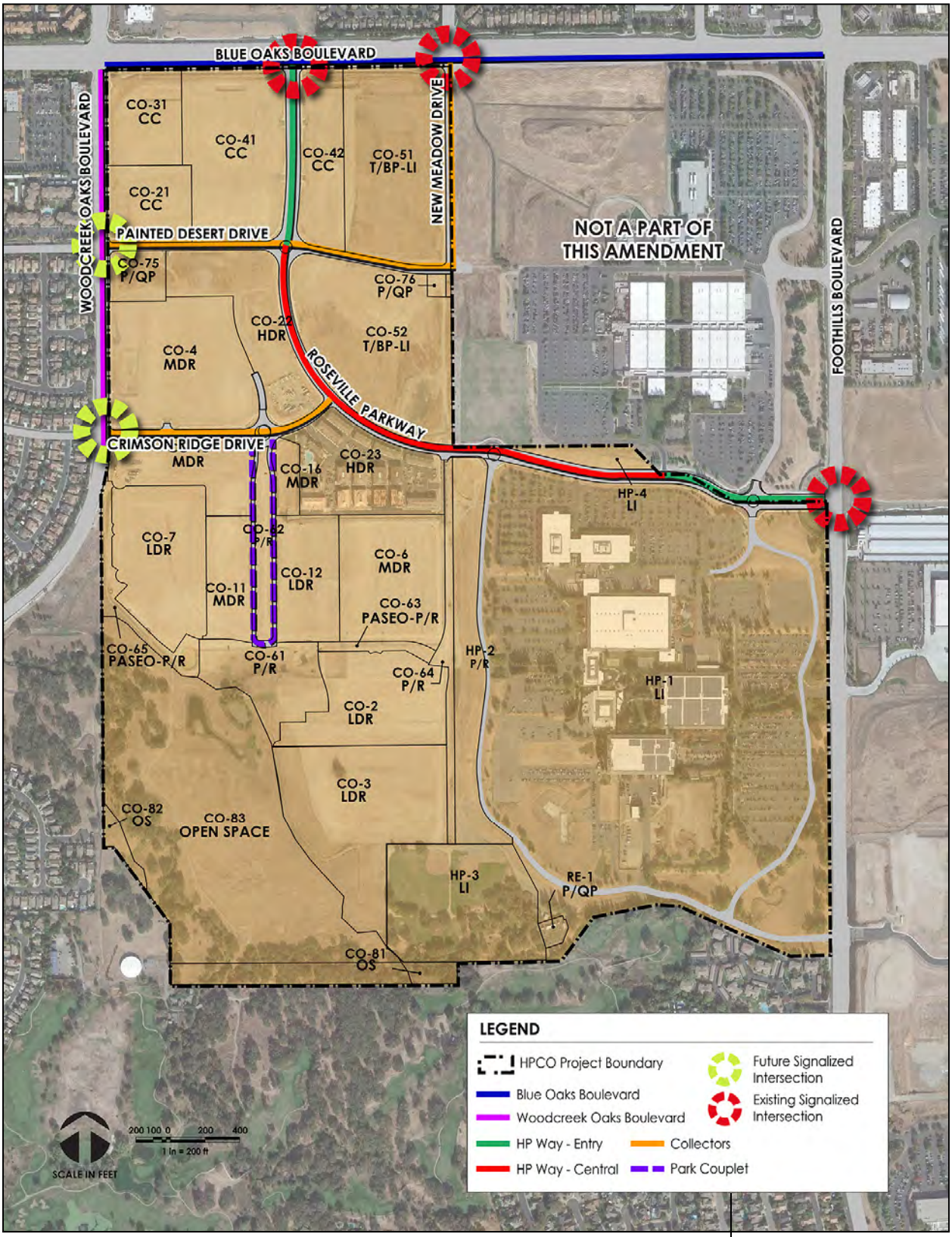


FIGURE 3-2: Backbone Roadway System- Figure Modified

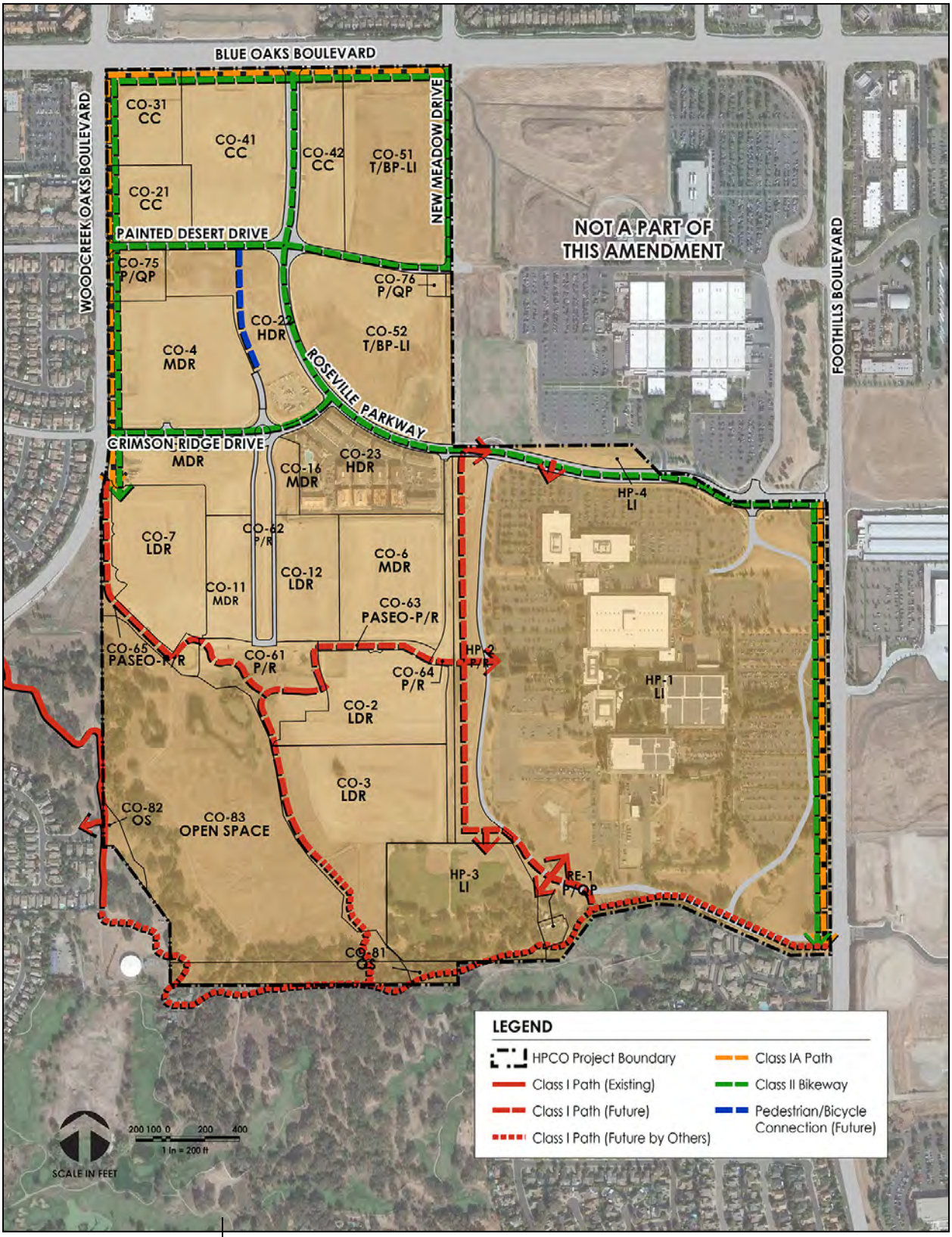


FIGURE 3-13: Pedestrian and Bicycle Network – Figure Modified

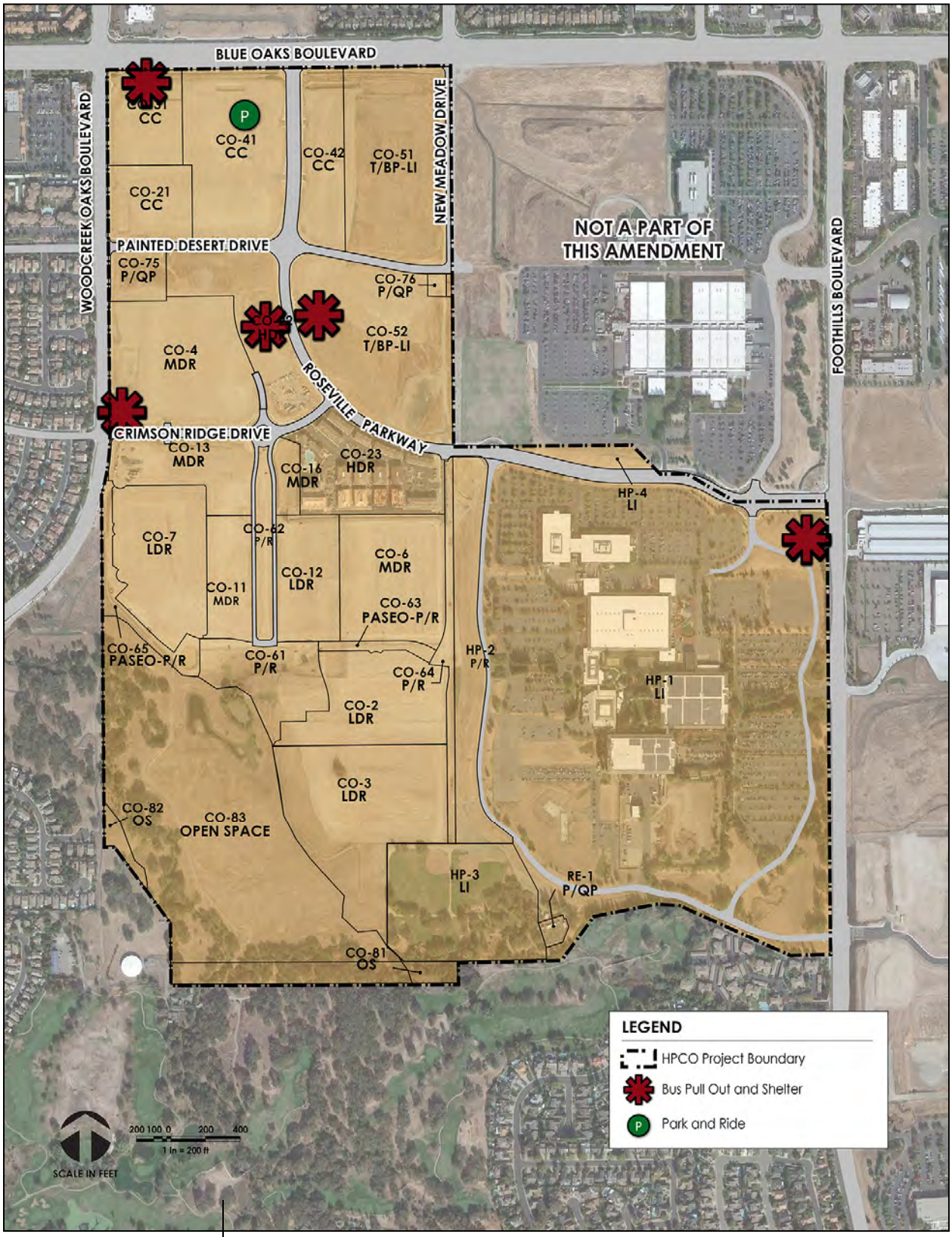


FIGURE 3-14: Transit Facilities and Park & Ride Lot – Figure Modified

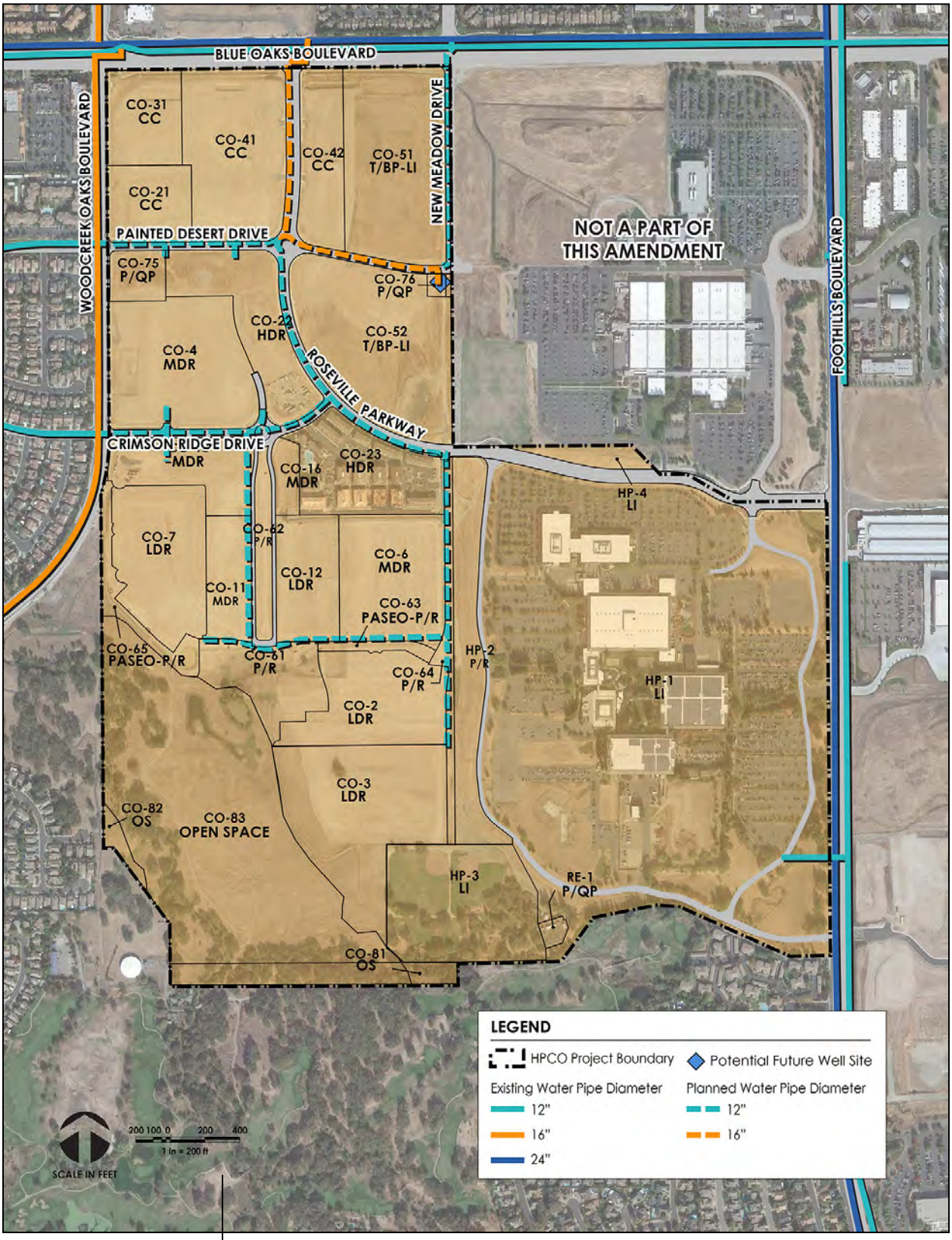


FIGURE 3-15: Backbone Potable Water Distribution System and Well Location - Figure Modified

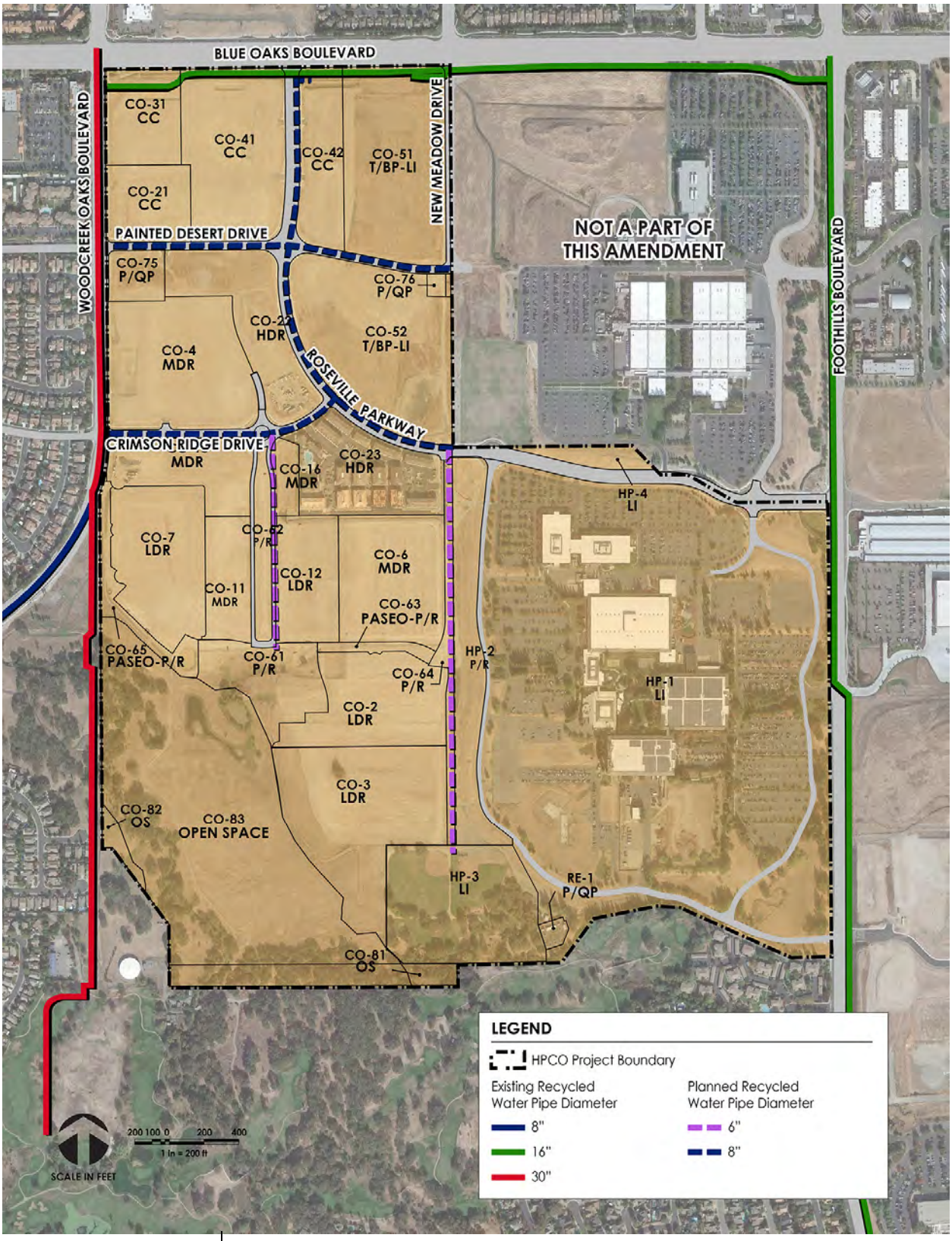


FIGURE 3-16: Backbone Recycled Water Distribution System – Figure Modified

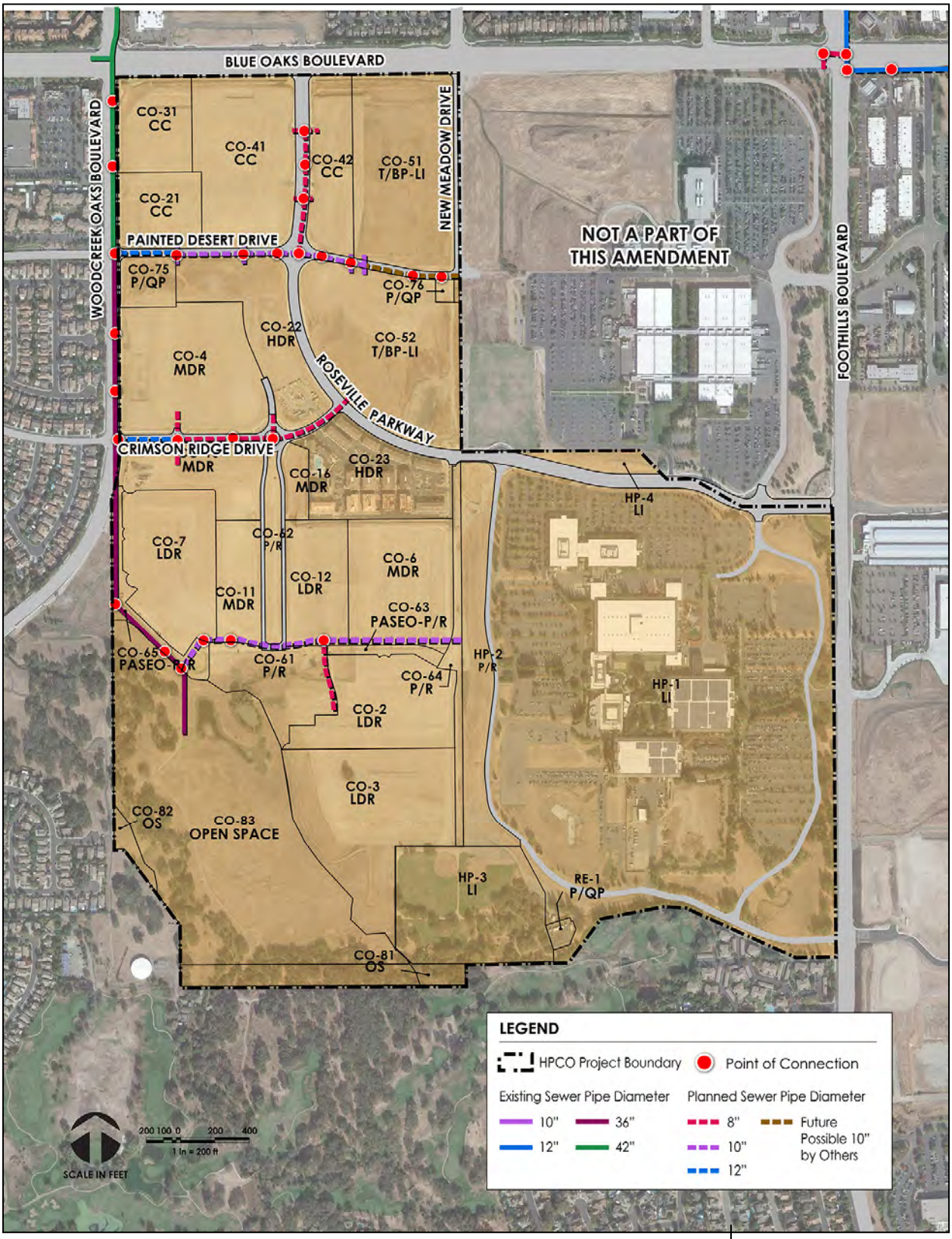


FIGURE 3-17: Backbone Wastewater Collection System – Figure Modified

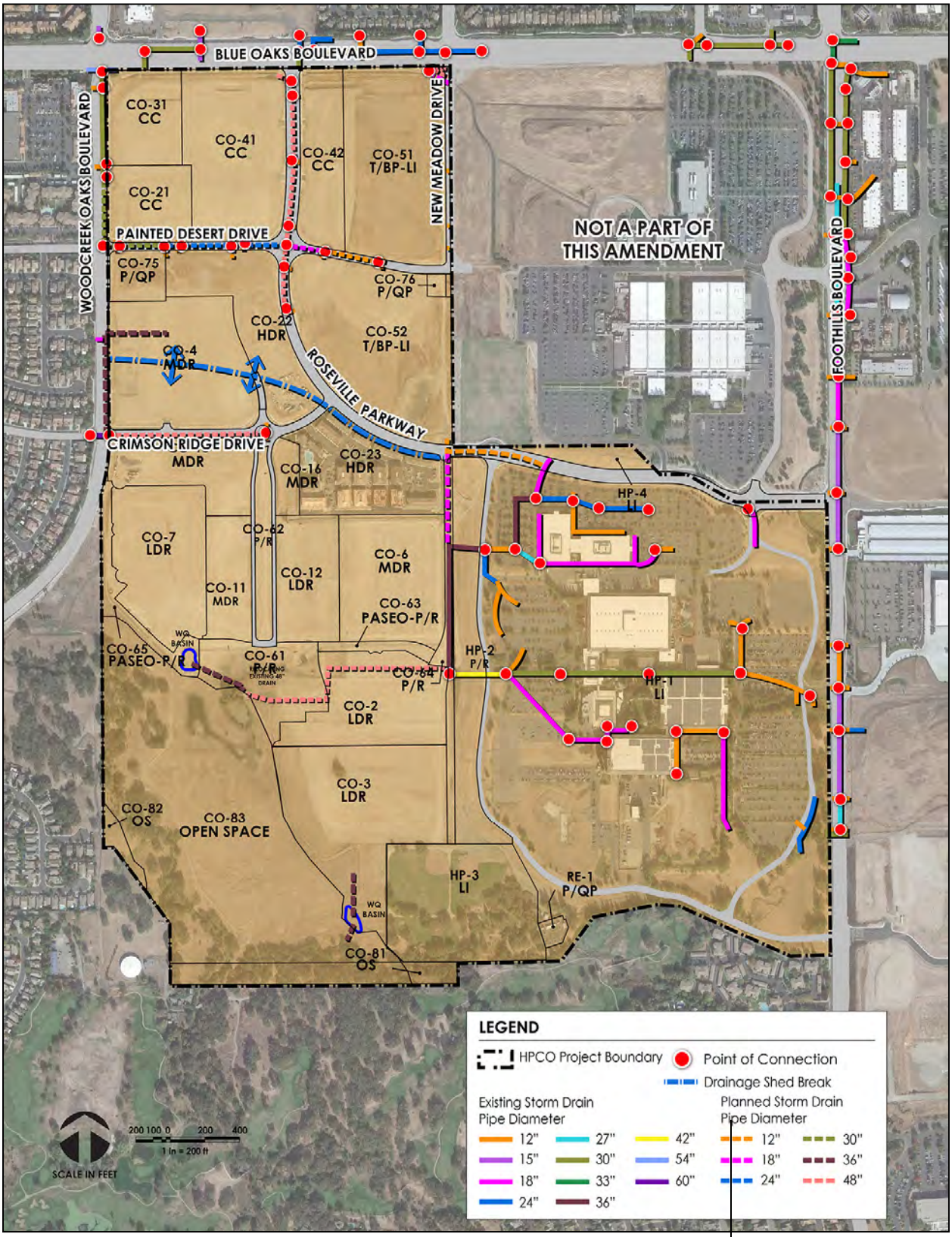


FIGURE 3-18: Backbone Drainage Improvements - Figure Modified

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~~68.26 net acres of parks and open space (including the City open space preserve), of which 41.~~35~~73 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~~5.74 ac	1:1	~~5.04~~4.87 ac
CO-62[2]	~~2.62~~2.30 ac	1:1	~~2.62~~2.30 ac
CO-64[2] & HP-2[4] (portion of)	2.16 ac[3]	1:1	2.16 ac[2]
Sub-Total	***~~9.82~~10.20 ac***		***~~9.82~~10.20 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~~0.60 ac	0:1	0 ac.
CO-65[2] (Paseo)	~~1.35~~2.73 ac	0:1	0 ac
Sub-Total	***~~2.19~~3.33 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~~68.26 ac**		**41.~~73~~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~~10.20 ac	~~9.82~~10.20 ac	+ 2.~~39~~77 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. Totaling 9.27~~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~~3.33 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 - Figure Modified

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 and 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) - Modified

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~~192	600	0.3~~21~~
Grades 6-8	0.1164	0.0776	0.0352	~~63~~66	1,000	0.0~~67~~
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. 23~~03~~ Single Family units.
2. Multi-Family detached = detached units at or above 8 dwelling units per net acre. ~~261~~319 Multi-Family detached units.
3. Multi-Family attached = attached units at or above 8 dwelling units per net acre. ~~457~~396 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 3-2~~5~~4. 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.

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 8.858~~.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.

FIGURE 4-1: Hewlett-Packard Campus Land Use Diagram

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%
Community Commercial (CC)	29.68~~4~~ ac			240,000 sf	19%
Sub-Total	***62.53~~49~~ ac***			***540,000 sf***	***19%***
RESIDENTIAL USES					
Low Density Residential (LDR)	42.64~~4.26~~ ac	23~~0~~ du	5.~~2~~ du/ac		
Medium Density Residential (MDR)	3~~6~~3.01 ac	~~26~~1319 du	~~7.9~~8.9 du/ac		
High Density Residential (HDR)	~~22.06~~17.84 ac	~~457~~396 du	2~~2.20.7~~ du/ac		
Sub-Total	***9~~6.499.33~~ ac***	***948 du***	***9.~~85~~ du/ac***		
PARK, OPEN SPACE & PUBLIC USES					
Parks (P/R)	11.12~~0.74~~ ac				
Paseo (P/R)	~~2.25~~3.67 ac				
Open Space (OS)[1]	46.35 ac				
Public (P/QP)	2.47 ac				
Sub-Total	***63.61~~1.81~~ ac***				
Backbone Roads	11.90~~0.71~~ ac				
TOTAL	***234.53~~34~~ ac***	***948 du***	***9.5 du/ac***	***540,000 sf***	***19%***

1. Includes City Open Space Preserve.

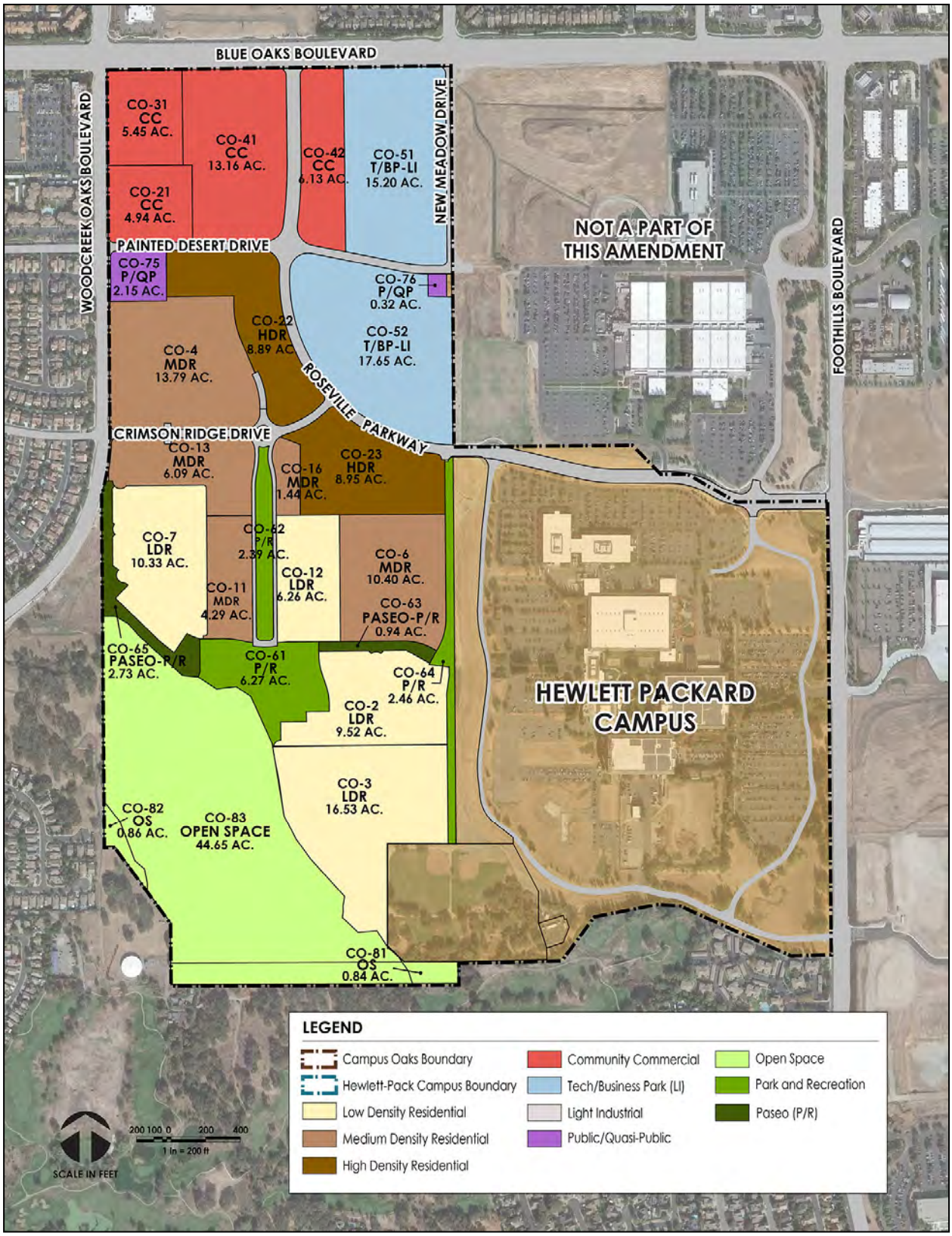


FIGURE 5-1: Campus Oaks Land Use Diagram – Figure Modified

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)						
CO-21	CC	4.94 ac			22,500 sf	13%
CO-31	CC	5.45 ac			50,900sf	13%
CO-41	CC	13.1~~608~~ ac			100,300 sf	21%
CO-42	CC	6.1~~37~~ ac			66,300 sf	19%
Sub-Total		***29.6~~84~~ ac***			***240,000 sf***	***20%***
Sub-Total Employment & Comm.		***62.~~5349~~ ac***			***540,000 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~~9.52 ac	~~36~~59 du	~~5.8~~6.2 du/ac		
CO-3	R1/DS	16.53 ac	~~64~~62 du	~~3.9~~3.8 du/ac		
~~CO-6~~	~~RS/DS~~	~~5.64 ac~~	~~36 du~~	~~6.4 du/ac~~		
CO-7	RS/DS	~~9.78~~10.33 ac	~~58~~70 du	~~5.9~~6.8 du/ac		
C)-12	RS/DS	6.26 ac	42 du	6.7 du/ac		
Sub-Total		***42.64~~4.26~~ ac***	***23~~0~~ du***	***5.~~2~~ du/ac***		
Medium Density Residential (MDR)						
CO-4	RS/DS	~~7.06~~13.79 ac	~~60~~132 du	~~8.5~~9.6 du/ac		
~~CO-5~~	~~RS/DS~~	~~4.69 ac~~	~~46 du~~	~~9.8 du/ac~~		
CO-6	RS/DS	10.40 ac	86 du	8.3 du/ac		
CO-11	RS/DS	~~4.72~~4.29 ac	~~34~~38 du	~~7.2~~8.9 du/ac		
~~CO-12~~	~~RS/DS~~	~~4.79 ac~~	~~34 du~~	~~7.1 du/ac~~		
CO-13	RS/DS	~~3.34~~6.09 ac	~~24~~51 du	~~7.2~~8.4 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~~		

RS/DS	1.361.44 ac	1012 du	7.48.3 du/ac					
	363.01 ac	261319 du	7.98.9 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	8.408.89 ac	210 du	25.023.6 du/ac		
CO-23	R3/DS	8.95 ac	185186 du	20.720.8 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		***22.0617.84 ac***	***457396 du***	***20.722.2 du/ac***		
Sub-Total Residential		***99.3396.49 ac***	***948 du***	***9.59.8 du/ac***		
PARKS, OPEN SPACE & PUBLIC USES						
Parks (P/R)[1]						
CO-61	PR	5.706.27 ac				
CO-62	PR	2.622.39 ac				
CO-64	PR	2.422.46 ac				
Sub-Total		***10.7411.12 ac***				
Paseos (P/R)						
CO-63	PR (Paseo)	0.900.94 ac				
CO-65	PR (Paseo)	1.352.73 ac				
Sub-Total		***2.253.67 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		***61.8163.61 ac***				
Backbone Roads		11.9010.71 ac				
TOTAL		***234.5334 ac***	***948 du***	***9.1 du/ac***	***540,000 sf***	***20%***

1. Parcel HP-2 park acreage credited towards Campus Oaks. See Tables 4-1 and 3-5.

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 are~~will be~~ established within~~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.

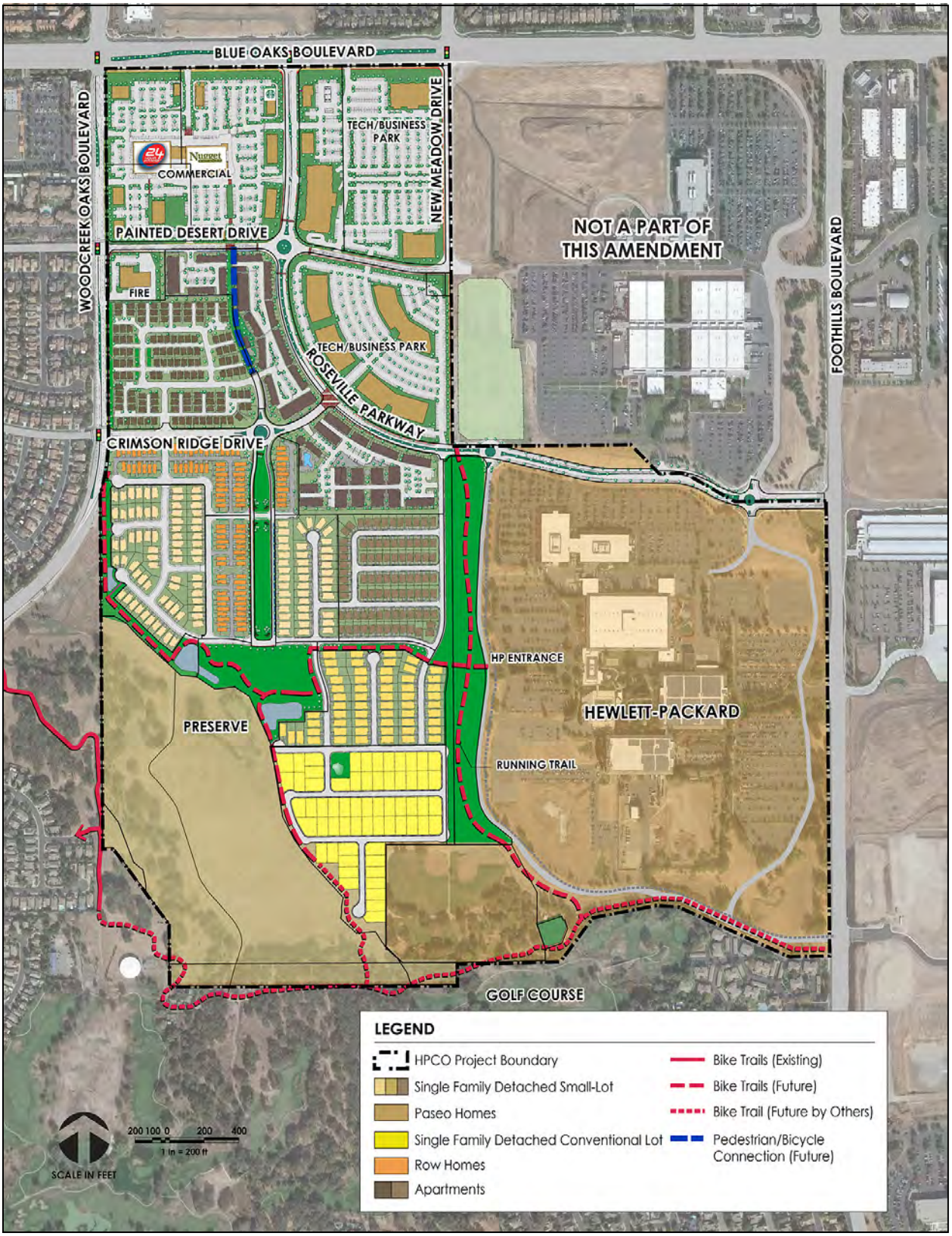


FIGURE 5-2: Campus Oaks Illustrative Plan (Conceptual Only) – Figure Modified

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 have been prepared separately as a companion document to this Master Plan. As a companion implementation tool, the Guidelines may be subsequently updated as appropriate, without the need to amend this Master Plan.

Topics addressed by the Campus Oaks Design Guidelines include, but are not limited to:

- Residential Neighborhoods;
  - ✓ Neighborhood Access and Circulation;
  - ✓ Neighborhood Alleys;
  - ✓ Edge Treatments Park and Open Space;
  - ✓ Residential Paseos;
  - ✓ Topography and Grading;
  - ✓ Green Design; and
  - ✓ Residential Noise Mitigation;.
- Streetscapes;
  - ✓ Landscaping
  - ✓ Landscaped Drainage Channels;
  - ✓ Gateways and Entries;
  - ✓ Intersections and Roundabouts;
  - ✓ Walls and Fences;
  - ✓ Street Lighting; and
  - ✓ Street Furnishings and Amenities.

c. Units proposed within these 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~~4	MDR	46 du		19 (25[2]) du
CO-22	HDR	205 du	45 du	
CO-23	HDR	190 du	42 du	
TOTAL			***87 du[1]***	***19 (25[2]) 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.

~~1.~~2. Includes six middle-income purchase units transferred from Parcels DC-30 and DC-33 of the North Roseville Specific Plan (approved for transfer 9/27/19).

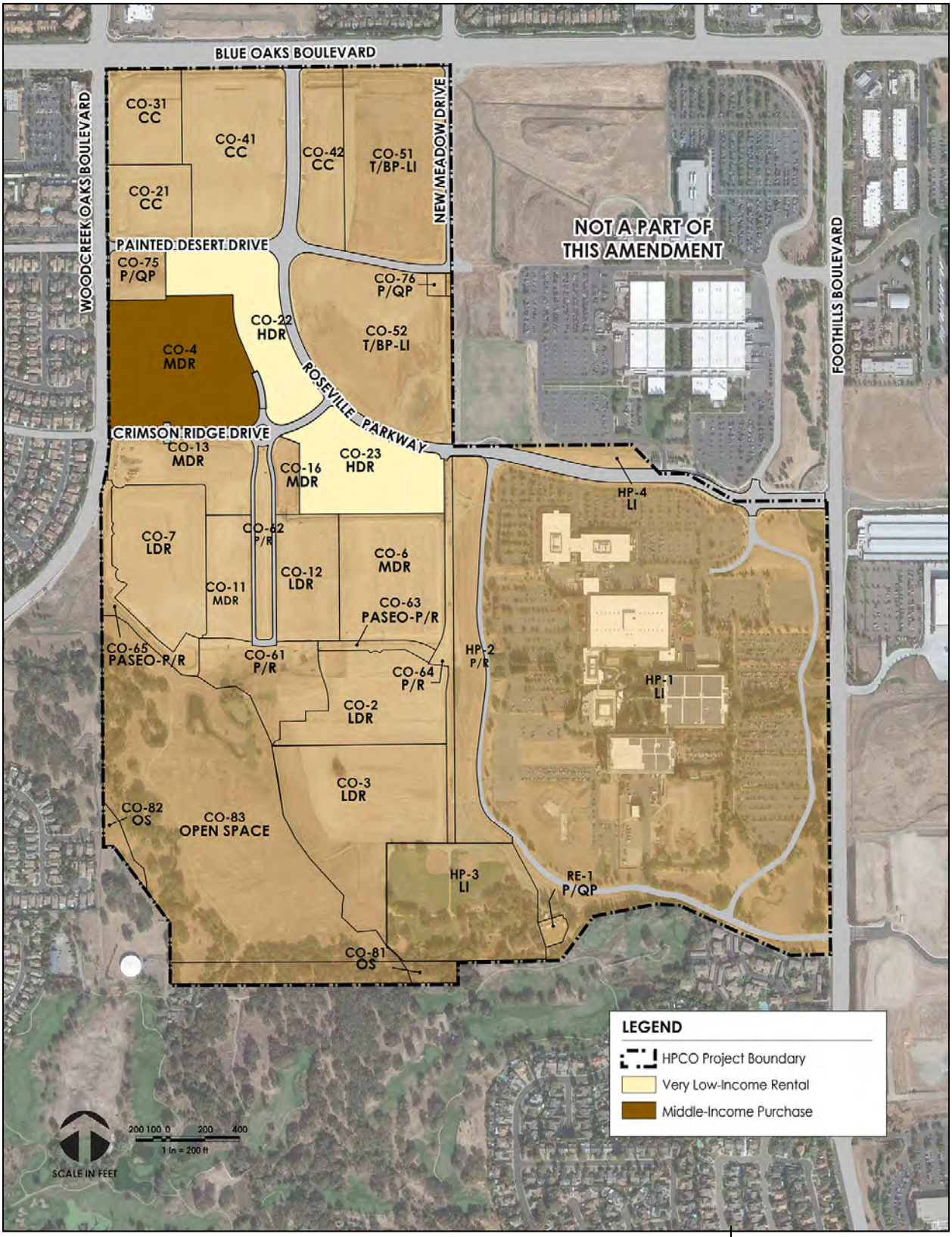


FIGURE 5-3: Affordable Housing Sites – Figure Modified

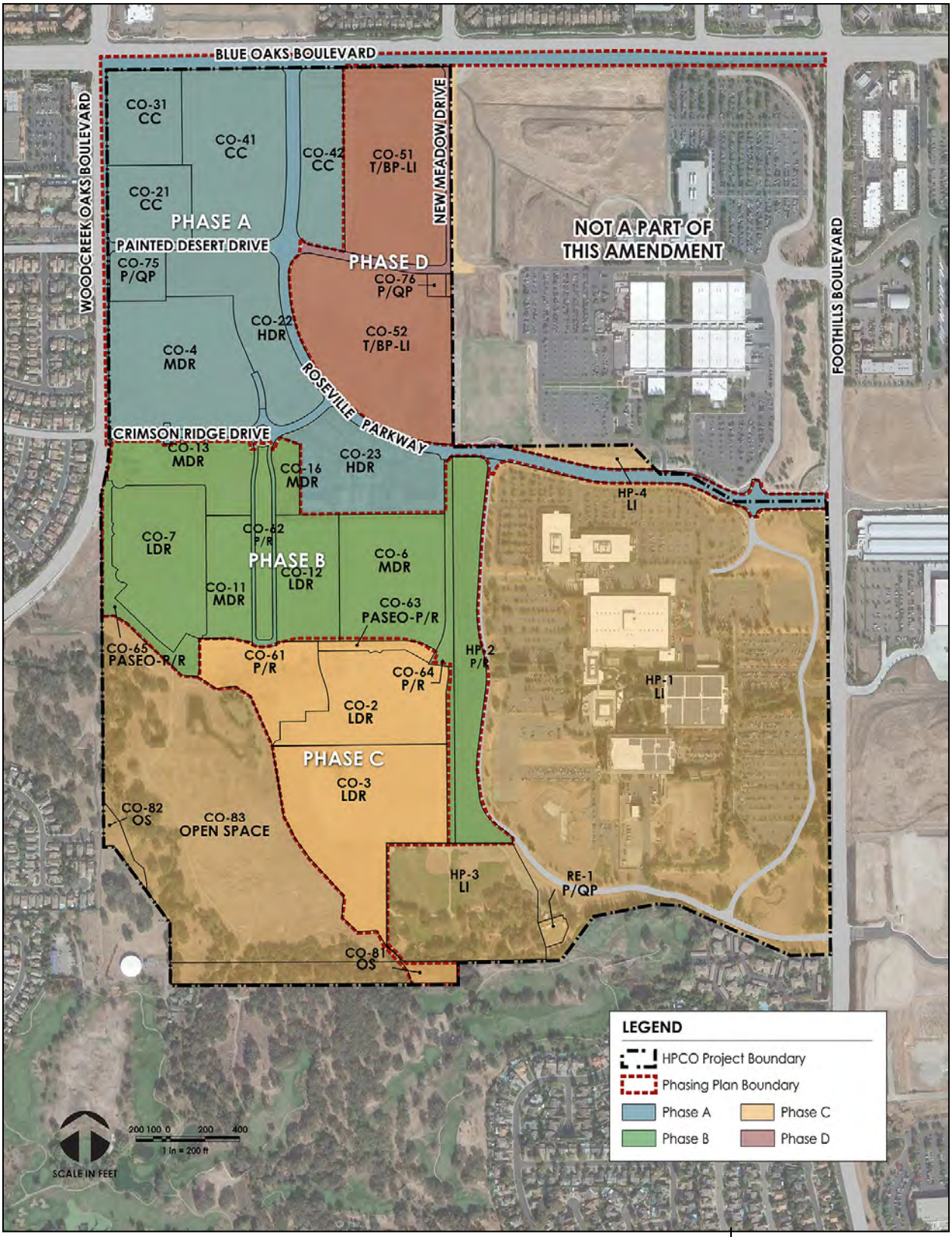


FIGURE 5-4: Potential Campus Oaks Phasing – Figure Modified

Campus Oaks

DESIGN STANDARDS AND GUIDELINES

Residential Neighborhoods and Streetscapes

CITY OF ROSEVILLE

Originally ~~Approved~~ Adopted March 9, 2017

Last Amended ___, 2020

Campus Oaks

DESIGN STANDARDS AND GUIDELINES

Residential Neighborhoods and Streetscapes

CITY OF ROSEVILLE

Originally ~~Approved~~ Adopted March 9, 2017

Last Amended ___, 2020

prepared by:
Environmental Science Associates

ESA

in association with:
Roach + Campbell Landscape Architecture
Morton & Pilato, Inc.
Dahlin Group

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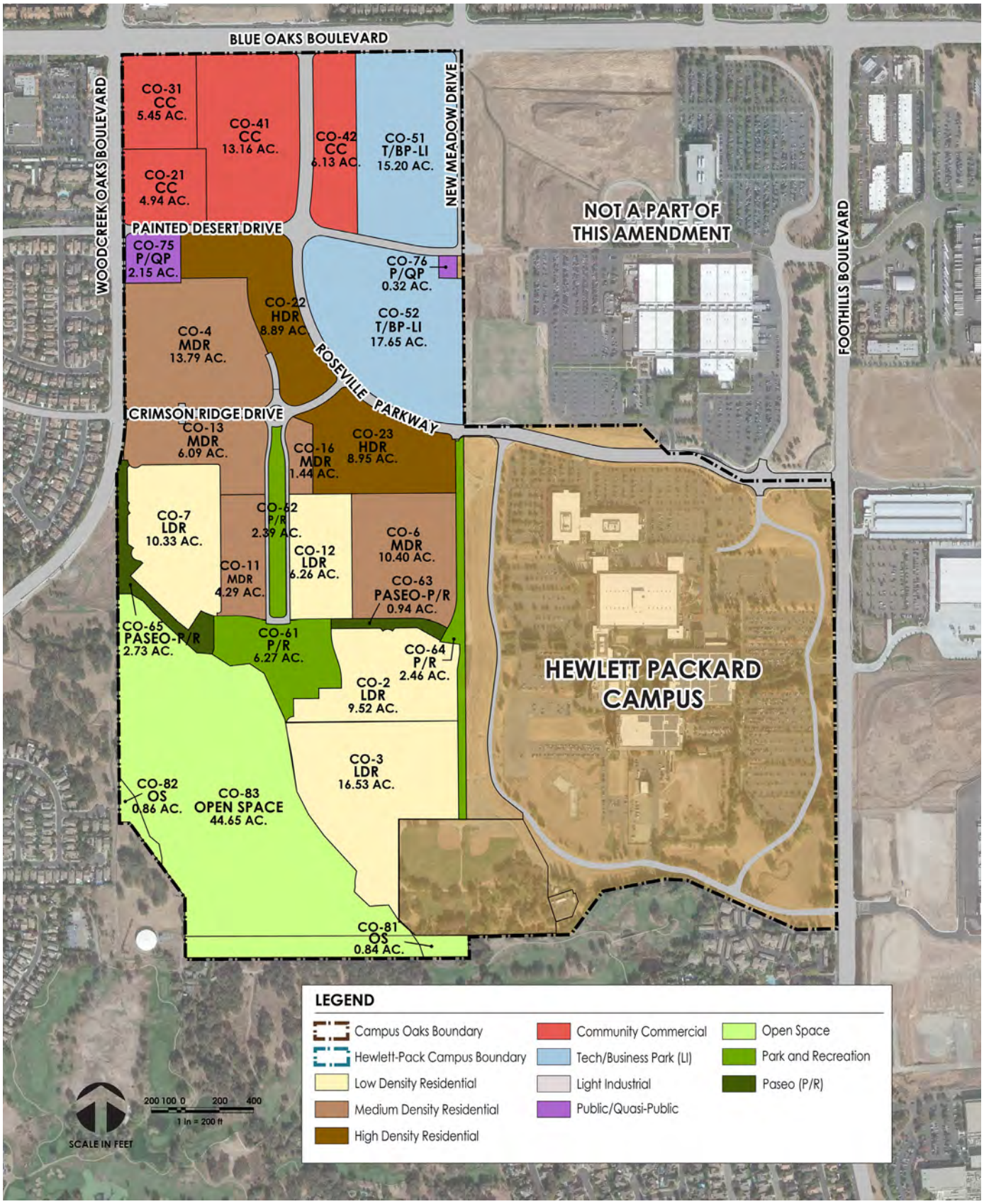


Figure 1-2: Campus Oaks Land Use Diagram Update Figure

1.2 Applicability

The City's Zoning Ordinance, Community Design Guidelines, HPCO Master Plan, and the Campus Oaks Design Guidelines apply to all projects and improvements within Campus Oaks subject to discretionary approval by the City of Roseville. Table 1-1 summarizes the applicability of the documents.

Table 1-1: Design Standards and Guidelines Applicability

Land Use Designation	Zoning District	Permitted Uses	Development Standards	Design Guidelines
Employment and Commercial Uses				
T/BP/LI Tech/ Business Park	**MP/SA** – Industrial/ Business Park/Special Area Overlay	Section 5.2 of the HPCO Master Plan	Zoning Ordinance	Community Design Guidelines and Campus Oaks Design Standards and Guidelines *(Streetscapes)*
~~**BP** Business Professional~~	~~**BP** – Business Professional~~	~~Zoning Ordinance~~	~~Zoning Ordinance~~	~~Community Design Guidelines and Campus Oaks Design Standards and Guidelines *(Streetscapes)*~~
CC Community Commercial	**CC** – Community Commercial	Zoning Ordinance	Zoning Ordinance	Community Design Guidelines and Campus Oaks Design Standards and Guidelines *(Streetscapes)*
Residential Uses				
LDR Low Density Residential	**R1/DS** – Single Family Residential/Development Standard Overlay; and **RS/DS** – Small Lot Residential/ Development Standard Overlay	Zoning Ordinance	Zoning Ordinance and Campus Oaks Design Standards and Guidelines *(Residential Neighborhoods)*	Community Design Guidelines and Campus Oaks Design Standards and Guidelines *(Residential Neighborhoods and Streetscapes)*
MDR Medium Density Residential	**RS/DS** – Small Lot Residential/ Development Standard Overlay	Zoning Ordinance	Zoning Ordinance and Campus Oaks Design Standards and Guidelines *(Residential Neighborhoods)*	Community Design Guidelines and Campus Oaks Design Standards and Guidelines *(Residential Neighborhoods and Streetscapes)*
HDR High Density Residential	**R3/DS** – Attached Housing/ Development Standard Overlay	Zoning Ordinance	Zoning Ordinance and Campus Oaks Design Standards and Guidelines *(Residential Neighborhoods)*	Community Design Guidelines and Campus Oaks Design Standards and Guidelines *(Residential Neighborhoods and Streetscapes)*
Park, Open Space and Public Uses				
P/R Parks and Recreation	**PR** – Parks and Recreation	Zoning Ordinance	Zoning Ordinance	Per City Approved Plans in compliance with the HPCO Master Plan and Campus Oaks Design Standards and Guidelines *(Residential Neighborhoods and Streetscapes Streetscapes)*
OS Open Space	**OS** – Open Space	Zoning Ordinance	Zoning Ordinance	Per City Approved Plans in compliance with the HPCO Master Plan and Campus Oaks Design Standards and Guidelines *(Streetscapes)*
P/QP Public	**P/QP** – Public/Quasi-Public	Zoning Ordinance	Zoning Ordinance	Per City Approved Plans in compliance with the HPCO Master Plan and Campus Oaks Design Standards and Guidelines *(Streetscapes)*

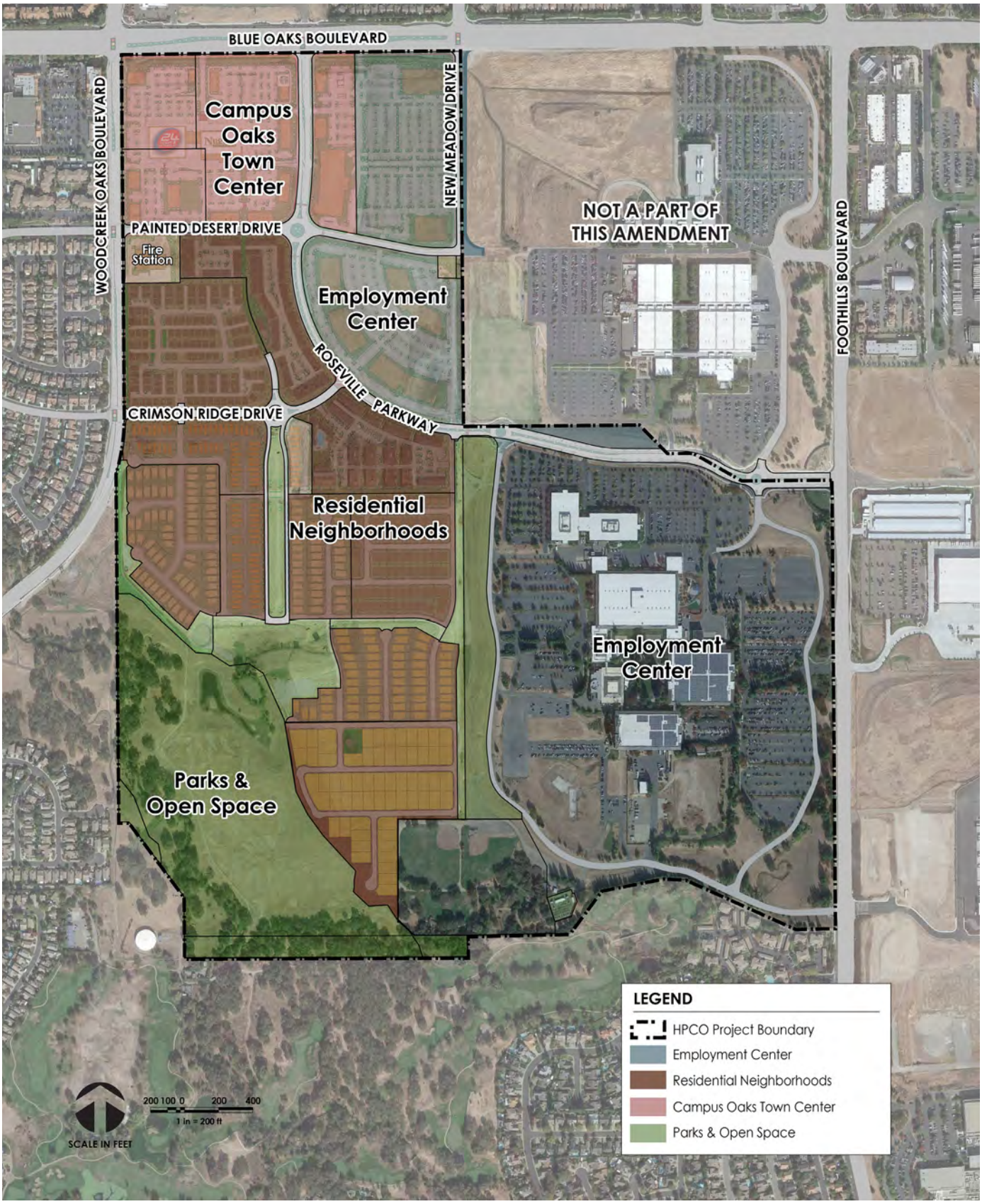
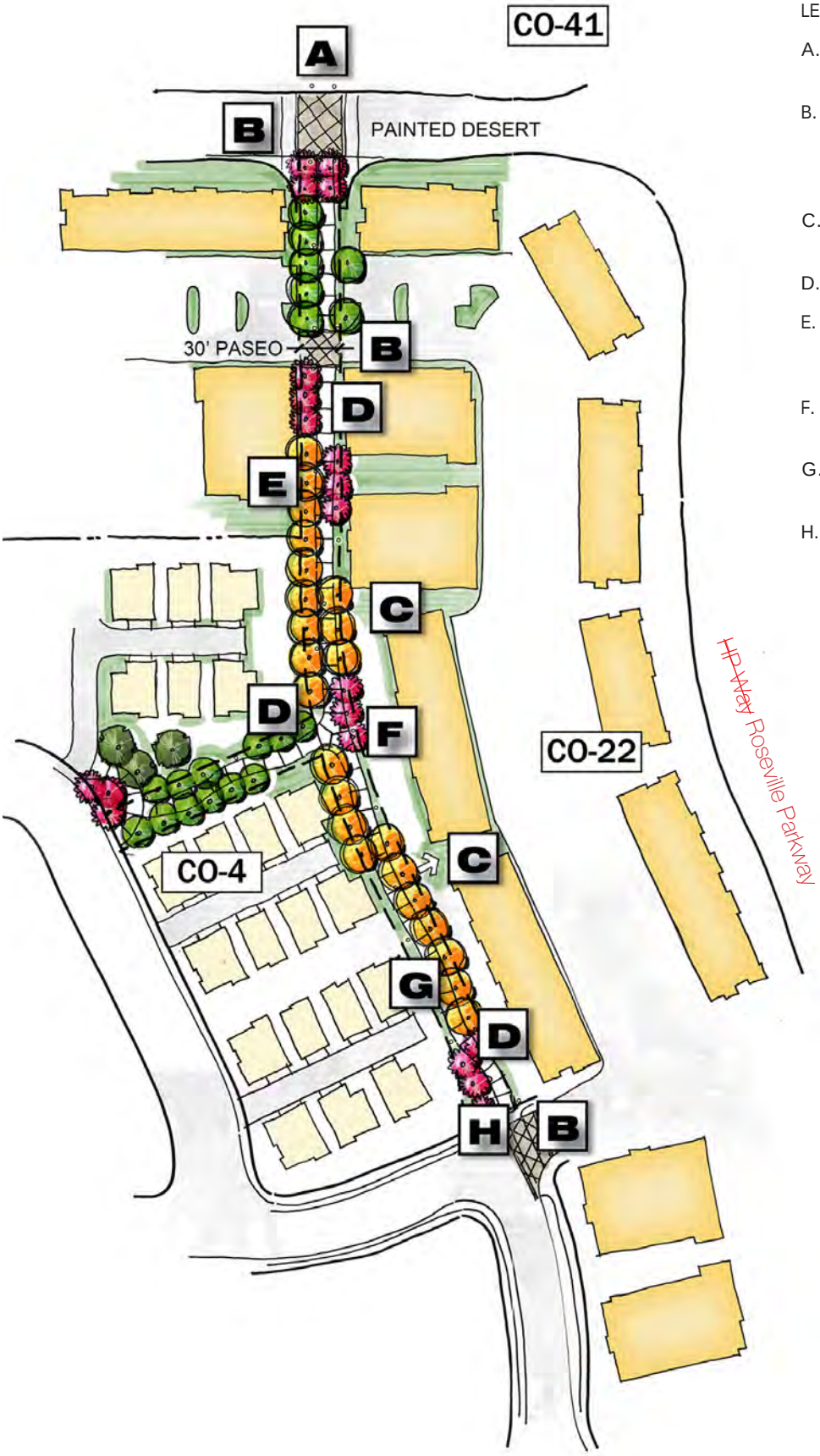


Figure 2-1: Residential Neighborhoods Update Figure



LEGEND

A. Primary and enhanced pedestrian path of travel to retail center.

B. Pedestrian Crossing: raised speed table with enhanced concrete aprons and walkway. LED bollards at both sides.

C. Connection to internal paths at apartments

D. Seating/Rest Areas at 400' intervals

E. 30' min. paseo with 10' wide detached concrete walk (modified Class I path)

F. Opportunity for subsurface LID/ Stormwater measures

G. LED bollards at regular spacing, 30' on center

H. Enhanced concrete crosswalk and Emergency/Maintenance vehicle access point

Figure 2-5b: Paseo CO-4 and CO-22 Concept Plan

2-29. Water conservation measures shall be incorporated into residential projects including turf reductions and water efficient landscaping; smart irrigation controllers; and, re-circulating hot water systems. All development shall comply with the City of Roseville's Water Efficient Landscape Ordinance.

2-30. Post construction source control and Low Impact Development (LID) features shall be incorporated into residential projects and paseos such as tree plantings, infiltration galleries, disconnected roof drains, separated sidewalks, bio-retention facilities, rain gardens, bioswales, soil amendments, impervious surface reduction, and end of the pipe treatment Best Management Practices (BMP's). Hydromodification measures shall be required should LID measures not achieve infiltration and/or reuse runoff goals as specified by the City's Municipal Separate Storm Sewer System (MS4) Permit.

2.2.7 RESIDENTIAL NOISE MITIGATION

2-31. A minimum 6 foot high masonry soundwall shall be provided adjacent to LDR and MDR neighborhoods along the western edge of Campus Oaks to attenuate noise from Woodcreek Oaks Boulevard (see Guideline 3-43 through 3-53 and 2015 Mitigation Measure 12-3(a)).

2-32. Second story balconies on the west face of units that front on Woodcreek Oaks Blvd. (i.e., the first unit only facing Woodcreek Oaks Blvd.) shall be prohibited unless effective means of blocking or intercepting noise are identified by a site specific acoustical study (See 2015 Mitigation Measure 12-3(b)).

2-33. Prior to approval of the tentative subdivision map for residential uses fronting along ~~HP Way~~ Roseville Parkway, or other roadways where projected traffic volumes warrant, an acoustical study shall be prepared demonstrating that noise attenuation features would reduce noise levels in outdoor activity areas or indoor areas to less than the City's standards. Noise attenuating features may include, but are not limited to, berms, building orientation, setbacks, rubberized pavement, or other equally effective means of blocking or intercepting noise (See 2015 Mitigation Measures 12-4 and 12-5).

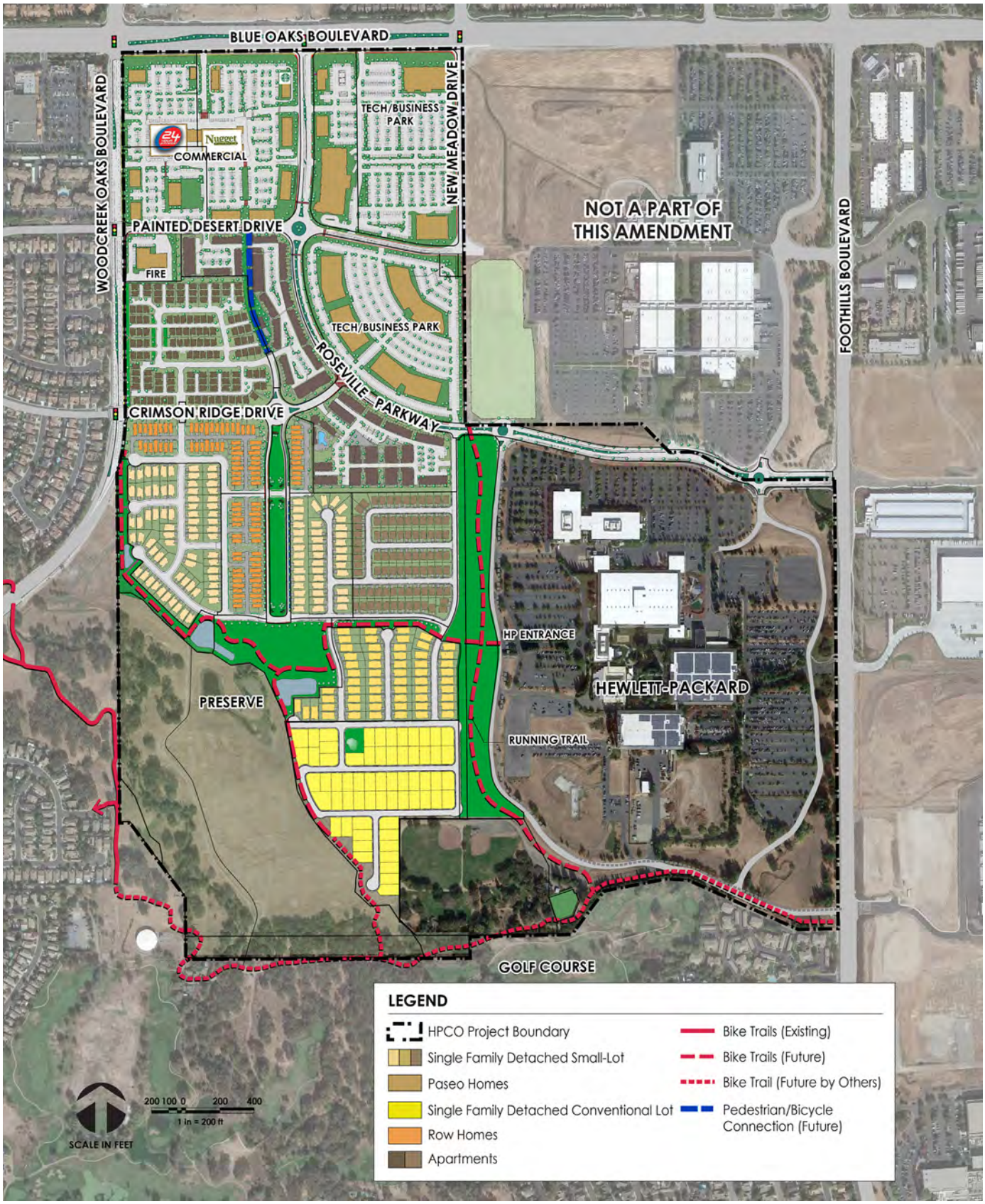


Figure 2-14: Campus Oaks Illustrative Plan Update Figure

03 streetscapes

Campus Oaks streetscapes are intended to be visually attractive, pedestrian friendly, and complimentary to the natural and man-made elements within the community. Emphasis is placed on creating safe, comfortable and inviting settings that takes into account the needs of all users. Streetscape elements including landscaping, gateways and entries, intersections and roundabouts, walls and fences, lighting and amenities will be coordinated to create a cohesive sense of place that ties individual projects together.

3.1 Design Intent

In addition to other goals identified in the City's Community Design Guidelines, streetscapes in Campus Oaks shall place particular emphasis on the following supplemental design intent:

- Create pleasant environments with landscaping, tree canopies, separated sidewalks, bulb-outs, enhanced crossings, street furnishings and other pedestrian amenities.
- Emphasize ~~HP Way~~ Roseville Parkway as a local oriented, pedestrian friendly "complete street" that presents a highly walkable and bikeable environment.
- Establish gateways to provide a sense of identity and arrival into Campus Oaks and the larger HPCO Plan Area.
- Retain and enhance Campus Oaks' natural rolling terrain and view corridors.
- Provide for the inclusion of easy to care for edible landscape components.
- Incorporate recycled water for irrigation, native and adaptive drought tolerant plants, and efficient irrigation systems.

Designs are encouraged which balance aesthetic and functional sensitivities and result in the conservation and efficient use of natural resources.

3.2 Design Guidelines

Streetscapes in Campus Oaks shall comply with the relevant Public Space Design Guidelines identified in the City's Community Design Guidelines. In addition, the following supplemental design guidelines shall apply:

3.2.1 LANDSCAPING

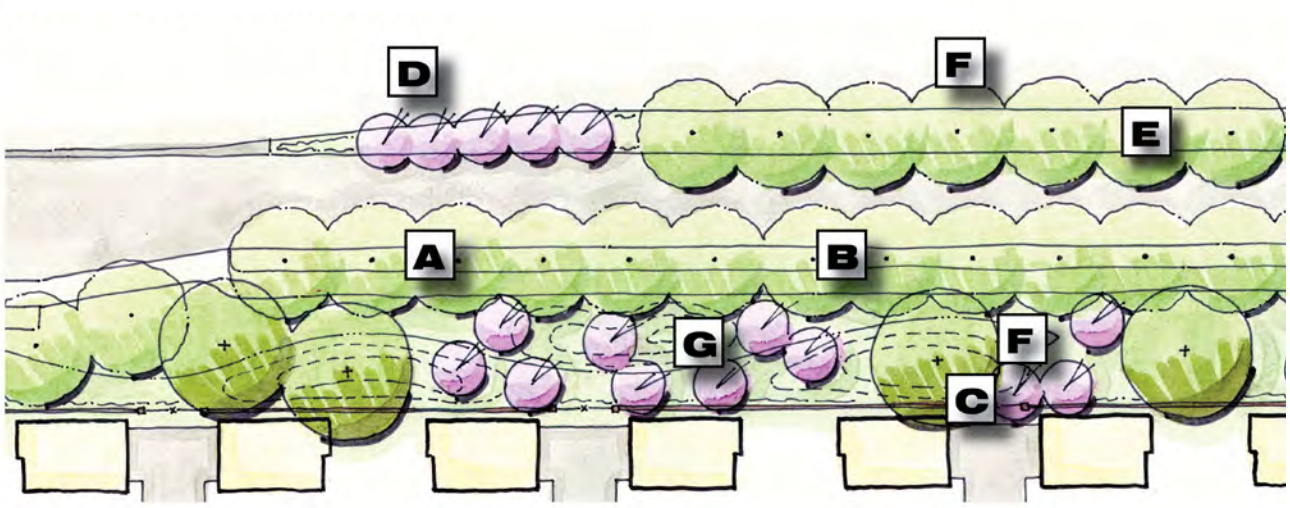
Streetscapes are intended to incorporate consistent landscape themes that share a common visual thread throughout Campus Oaks. Key landscape elements are defined below and are generally reflected on Figures 3-1 (Typical Streetscape Corridor), Figure 3-2 (Blue Oaks Boulevard), Figure 3-3 (Woodcreek Oaks Boulevard) and Figure 3-4 (~~HP Way~~ Roseville Parkway - Central).

Table 3-1: Campus Oaks Street Tree List

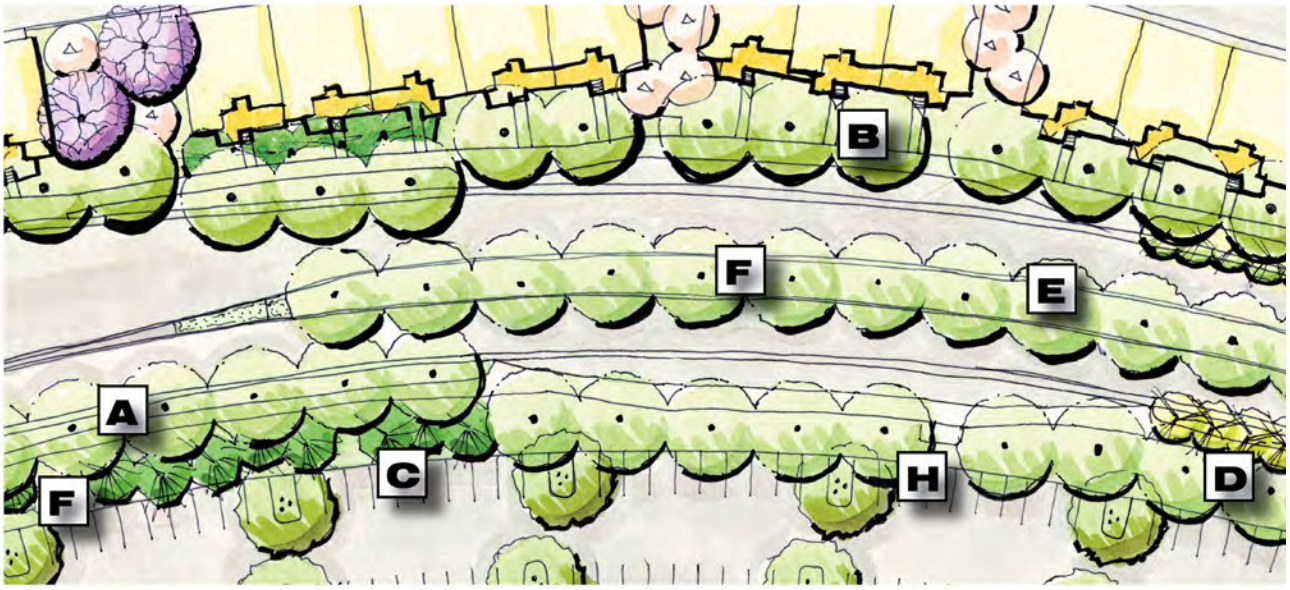
Street Trees		
Blue Oaks Boulevard		
Platanus x acerifolia 'Columbia'	Primary:	London Planetree (Platanus x acerifolia 'Columbia') or Platanus racemosa (California Sycamore)
	Secondary:	Southern Live Oak (Quercus virginiana), Valley Oak (Quercus lobata), Oregon Oak (Quercus garryana), Blue Oaks (Quercus douglasii)
	Median:	Mixed tree plantings including: Southern Live Oak (Quercus virginiana), London Planetree (Platanus acerifolia 'Columbia'), Acer rubrum 'Franksred' or 'October Glory'
	Accent:	Maidenhair Tree (Ginkgo biloba 'Fairmount'), Blue Italian Cypress (Cupressus sempervirens 'Glauca') *limited quantities & with City approval*, Fruitless Olive (Olea 'Swan Hill'),Grecian Laurel (Laurus nobilis), Chionanthus retusus (Chinese Fringe Tree)
Woodcreek Oaks Boulevard		
Platanus x acerifolia 'Columbia'	Primary:	London Planetree (Platanus x acerifolia 'Columbia') or Platanus racemosa (California Sycamore)
	Secondary:	Southern Live Oak (Quercus virginiana), Valley Oak (Quercus lobata), Oregon Oak (Quercus garryana)
	Median:	Mixed tree plantings including: Sour Gum (Nyssa sylvatica), Oregon Oak (Quercus garryana), Glendora White Crape Myrtle (Lagerstroemia indica 'Glendora White')
	Accent:	Maidenhair Tree (Ginkgo biloba 'Fairmount'), Blue Italian Cypress (Cupressus sempervirens 'Glauca') *limited quantities & with City approval*, Fruitless Olive (Olea 'Swan Hill'), Grecian Laurel (Laurus nobilis), Chionanthus retusus (Chinese Fringe Tree)
~~HP Way Entry~~ Roseville Parkway		
Acer rubrum 'Franksred'	Primary:	Acer rubrum 'Franksred' or 'October Glory', Emerald Sunshine Elm (Ulmus propinqua)
	Secondary:	Maidenhair Tree (Ginkgo biloba 'Fairmount'), Swan Hill Fruitless Olive (Olea europea 'Swan Hill'), Grecian Laurel (Laurus nobilis), Blue Italian Cypress (Cupressus sempervirens 'Glauca') *limited quantities & with City approval*
	Accent:	Chionanthus retusus (Chinese Fringe Tree), Japanese Flowering Cherry (Prunus serrulata)

Street Trees	
~~HP Way Entry~~ Roseville Parkway	
Carpinifolia x parvifolia 'Frontier'	Primary: Emerald Sunshine Elm (Ulmus propinqua) or Frontier Elm (Carpinifolia x parvifolia 'Frontier') Secondary: Sour Gum/Tupelo (Nyssa sylvatica), Southern Live Oak (Quercus virginiana), Oregon Oak (Quercus garryana) Accent: Maidenhair Tree (Ginkgo biloba 'Fairmount'), Lavender Crape Myrtle (Lagerstroemia indica 'Muskogee') Specimen: Oregon Oak (Quercus garryana, as available)
Painted Desert Way	
Koelreuteria paniculata	Primary: Goldenrain Tree (Koelreuteria paniculata) Secondary: Carolina Cherry Laurel (Prunus carolinia), Chionanthus retusus (Chinese Fringe Tree)
New Meadow Drive	
Acer rubrum 'Franksred'	Primary: Red Sunset Maple (Acer rubrum 'Franksred') Secondary: Strawberry Tree (Arbutus Unedo), Chionanthus retusus (Chinese Fringe Tree)

ARTERIAL ROADWAYS (Blue Oaks Blvd and Woodcreek Oaks Blvd)



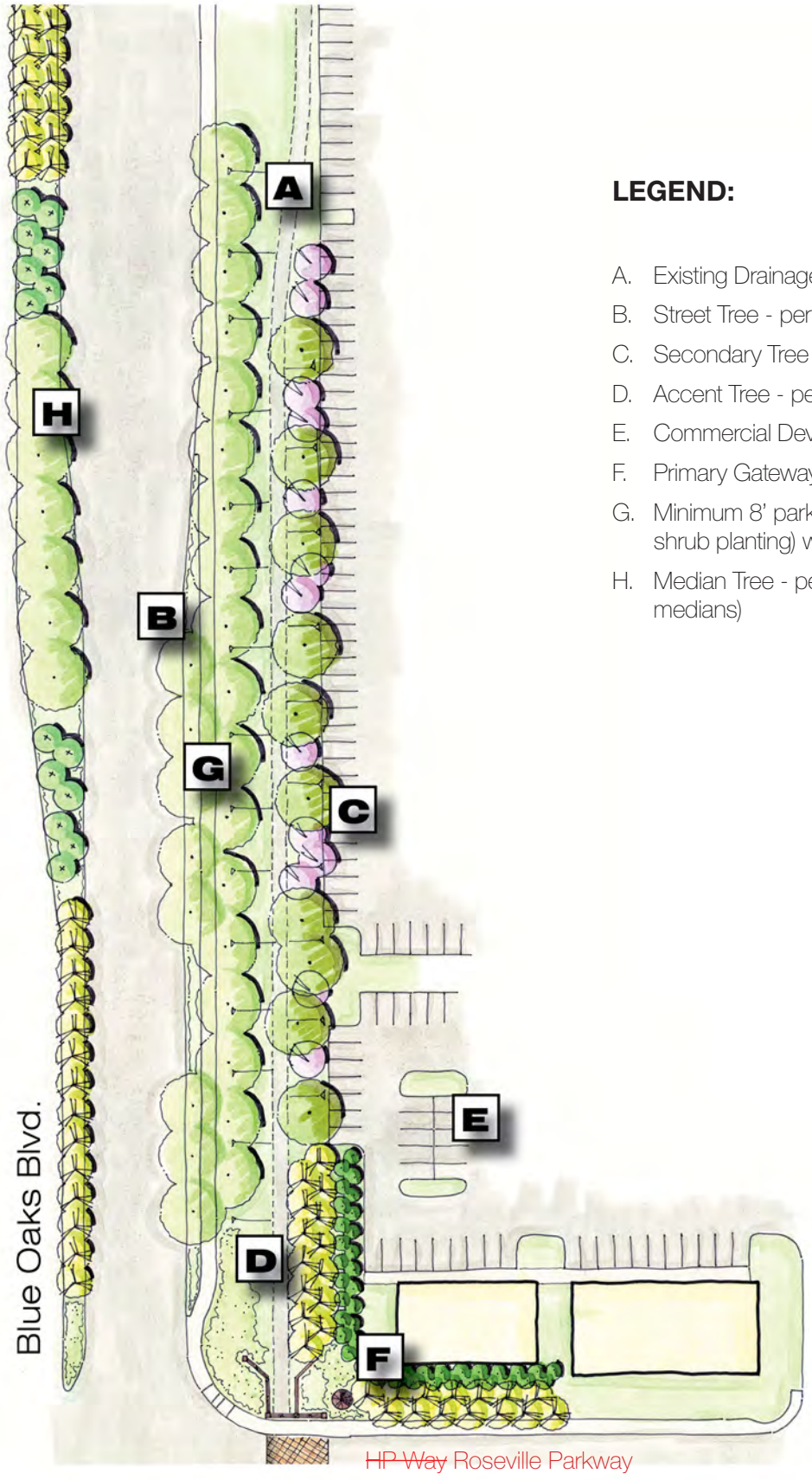
COLLECTOR ROADWAYS (~~HP Way~~ Roseville Parkway, Painted Desert Drive, New Meadow Drive and Crimson Ridge Drive)



LEGEND:

A. Parkway strip with detached sidewalk
B. Primary Street Tree
C. Secondard Street Tree
D. Accent Tree
E. Median Tree (where applicable)
F. Understory planted with low water use groundcover (no turf in medians)
G. Vegetative bio-swale where possible for storm water treatment
H. Bus Stop

Figure 3-1: Typical Streetscape Corridor



LEGEND:

A. Existing Drainage swale
B. Street Tree - per Campus Oaks tree list
C. Secondary Tree - per Campus Oaks tree list
D. Accent Tree - per Campus Oaks tree list
E. Commercial Development
F. Primary Gateway and Community monument
G. Minimum 8' parkway (low water use grouncover and shrub planting) with 8' detached sidewalk.
H. Median Tree - per Campus Oaks tree list (no turf in medians)

Figure 3-2: Blue Oaks Boulevard

LEGEND:

A. Roundabout at Painted Desert
B. Street Tree - per Campus Oaks tree list
C. Secondary Tree - per Campus Oaks tree list
D. Accent Tree - per Campus Oaks tree list
E. Tech/Business Park
F. Residential lots
G. Parkway (low water use grouncover and shrub planting) with detached sidewalk.
H. Median Tree - per Campus Oaks tree list (no turf in medians)

Figure 3-4: ~~HP Way~~ Roseville Parkway – Central

Entry Signage

3.2.3 GATEWAYS AND ENTRIES

Primary Entry Gateway and Minor Project Entry - Blue Oaks Boulevard

3-30. A Primary Entry Gateway shall be provided at the intersection of Blue Oaks Boulevard and ~~HP Way~~ Roseville Parkway to create a sense of arrival into Campus Oaks as reflected on Figure 3-5 through 3-8. The Primary Entry Gateway shall incorporate:

- An enhanced pedestrian intersection as specified in Guidelines 3-36 and 3-37;
- Complimentary low-scale hardscape features along each side of ~~HP Way~~ Roseville Parkway such as low walls, decorative fencing, entry monuments, pilasters, raised planters, rockery walls along the drainage swale, plazas, and/or similar features. Hardscape elements shall be clad with stone or other natural materials that are unified and complement the overall Campus Oaks streetscape theme;
- Signage integrated into the hardscape features identifying the project (Campus Oaks and/or Hewlett-Packard Enterprise). Signage should be subtle, consisting of either flush mount (with mounting hardware embedded into the surface onto which it is affixed), cast or laser cut letters, emblems or logos. All signage shall be consistent with the City of Roseville Sign Ordinance;
- Enhanced landscaping with specimen oak trees will be used to identify the project entry and create visual scale that is prominent along Blue Oaks Boulevard;

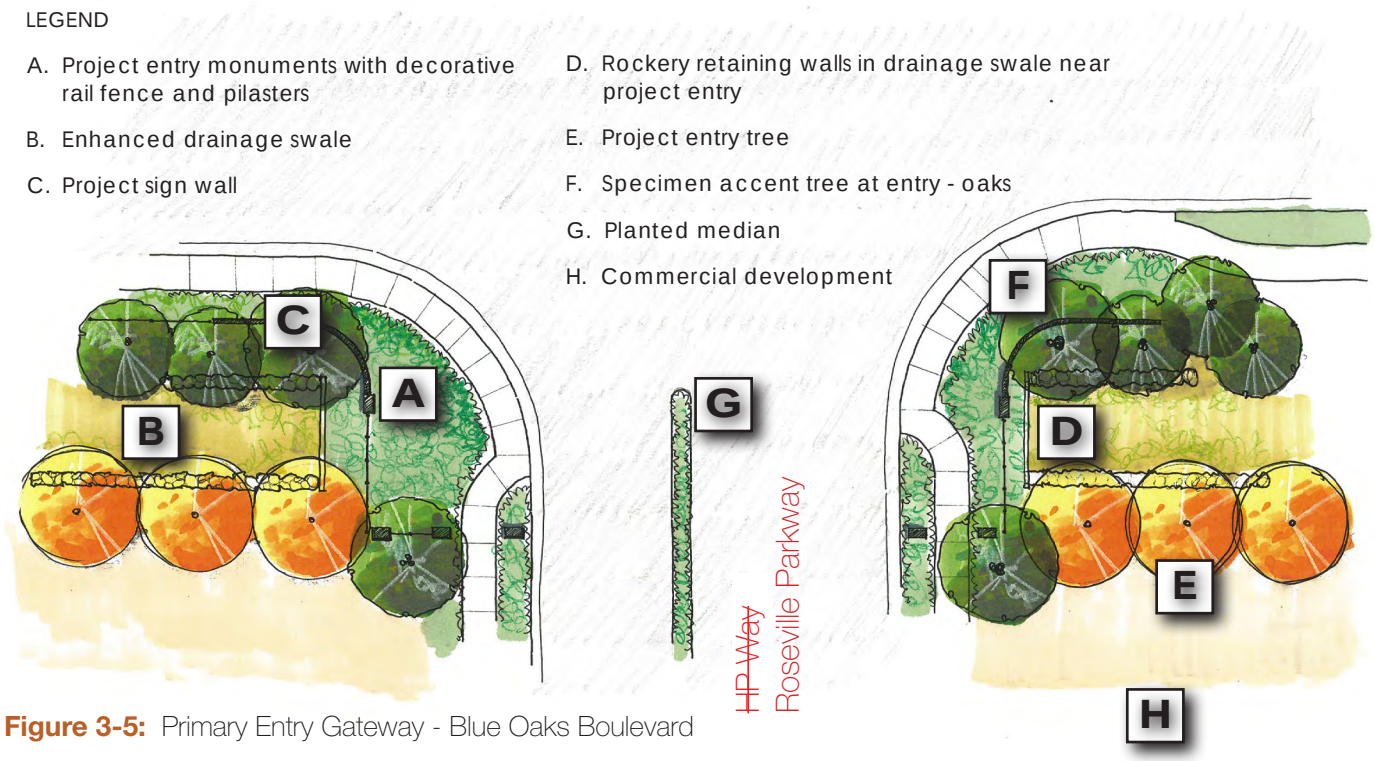


Figure 3-5: Primary Entry Gateway - Blue Oaks Boulevard

LEGEND

A. Stone veneer clad pilaster with project logo medallion

B. Curved sign wall, stone veneer cladding

C. Project sign - Cor-ten steel blade sign with laser cut letters. Sign to be up lighted.

D. Project fence 2 rail style with rectangular space pickets. Cor-ten steel.

E. Specimen oak tree

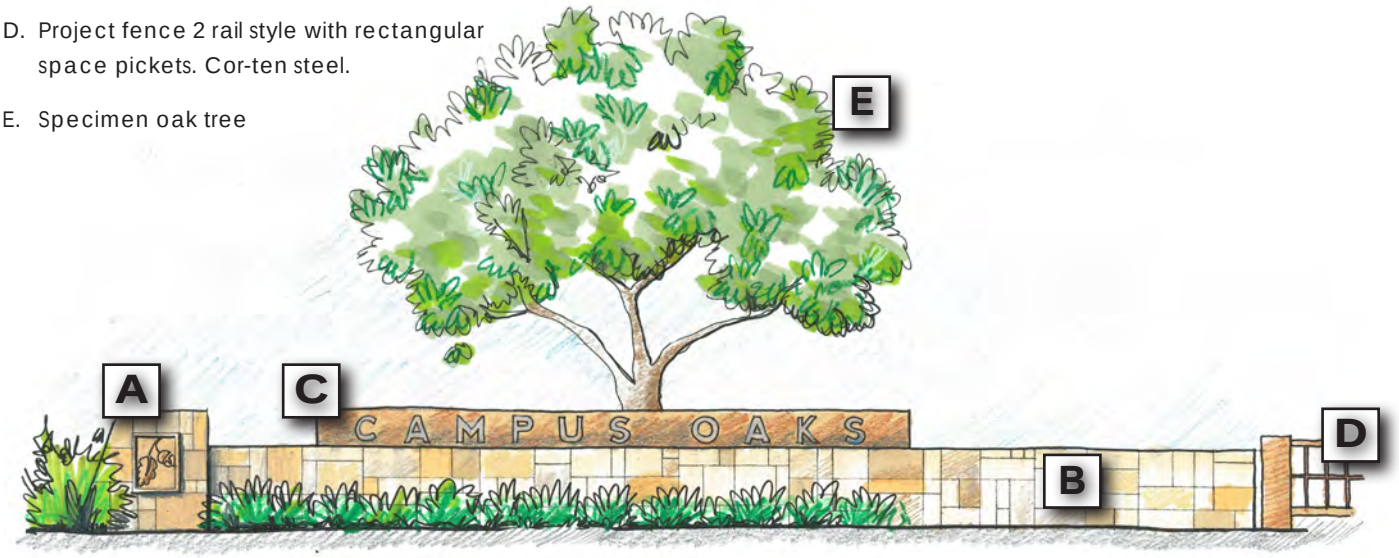


Figure 3-6: Primary Entry Gateway - Elevation

LEGEND

A. Parkway Planter with stone clad pilaster & project logo medallion

B. Low project fence and pilaster. Fence to connect to monument wall

C. 8' wide sidewalk

D. Project entry trees and landscaping

Figure 3-7: Primary Entry Gateway - Pedestrian Entry at ~~HP Way~~ Roseville Parkway

Neighborhood Entries

3-35. Neighborhood Entries may be provided at entrances into individual neighborhoods along ~~HP Way~~ Roseville Parkway, Painted Desert Drive and Crimson Ridge Drive. Neighborhood Entries shall be minimal and understated as reflected on Figure 3-11. Neighborhood Entries may incorporate:

- Enhanced pedestrian intersections as specified in Guidelines 3-36 and 3-37;
- Thematic walls or other hardscape features (such as raised planters or pilasters) on both sides of the street or in an entry median. Thematic walls and hardscape elements shall be clad with stone or other natural materials that are unified and complement the Primary and Secondary Entry Gateways;
- Signage integrated into the thematic walls or hardscape features identifying the neighborhood. Signage should be subtle, consisting of either flush mount (with mounting hardware embedded into the surface onto which it is affixed) or cast or laser cut letters, emblems or logos. All signage shall be consistent with the City of Roseville Sign Ordinance;
- A landscape entry median;
- Accent trees and plantings to further define the physical form of the entries. Trees should be selected for their architectural form, seasonal color, and/or flower habit. Accent shrubs should have a growth habit low enough not to obscure hardscape features and signs. All plantings shall be selected in accordance with the Campus Oaks Street Tree and Recommended Plant Lists (Tables 3-1 & 3-2); and
- Indirect lighting highlighting hardscape features, accent trees and signage.

Stamped Concrete

Painted

Stamped Asphalt

3.2.4 INTERSECTIONS AND ROUNDABOUTS

3-36. Enhanced pedestrian intersections are encouraged at intersections throughout Campus Oaks subject to approval of the City.

3-37. Enhanced pedestrian intersections may incorporate:

- Accent paving materials or markings on crosswalks, such as concrete pavers or stamped concrete/asphalt with banding and/or a mix of textures/colors different from surrounding surfaces to clearly define pedestrian space. All paving materials and markings, if applied, shall be approved by the City and selected to minimize maintenance and potential road noise;
- Enhanced signage to provide advanced warning to drivers of upcoming pedestrian crossings;
- Protected islands at crossings where landscaped medians are present to provide a refuge for pedestrians between light cycles. Refuge areas should be the same width as, and level with, the crosswalk. If the intersection includes a pedestrian actuated control device, one should also be located at the median island;
- Bulb-outs (curb extensions) to narrow intersection crossings and slow turning speeds; and
- Adequate illumination to enhance pedestrian visibility.

Protected Pedestrian Island

3-38. In addition to the above, mid-block pedestrian crossings shall be raised to slow travel speeds and provide for more level pedestrian paths of travel.

3-39. Roundabouts may be provided at key intersections along ~~HP Way~~ Roseville Parkway, Painted Desert Drive, and Crimson Ridge Drive. Their use is also encouraged at other intersections within Campus Oaks as approved by the City.

Acorn Style Lighting Fixture

3.2.6 STREET LIGHTING

3-65. Decorative acorn-style lighting fixtures constructed to Roseville Electric standards shall be used along all collector and local roadways within Campus Oaks.

3-66. All street lighting shall meet the illumination, dark sky/shielding and energy efficiency standards established by Roseville Electric.

3-67. Supplemental low pedestrian scale lighting is encouraged at key activity areas such as transit stops, intersections, mid-block crossings, near key project or building entries, and at other similar locations.

3-68. Accent lighting should be provided to highlight unique streetscape features such bridges and project entries.

Up Lighting

3-69. Up light fixtures and/or exterior electrical outlets shall be provided within the ~~HP Way~~ Roseville Parkway median between Blue Oaks Boulevard and Painted Desert Drive and within all roundabouts to accommodate tree lighting.

Street Light Banners

3-70. Lighting standards along ~~HP Way~~ Roseville Parkway between Blue Oaks Boulevard and Painted Desert Drive may include mountings to accommodate street light banners. Such banners may be used to provide a sense of arrival to Campus Oaks and to promote the Town Center, special events, or seasonal periods. In addition, mountings may be included to accept flower baskets.

Street Furnishings and Amenities

3.2.7 STREET FURNISHINGS AND AMENITIES

3-71. Street furnishings and amenities such as seating areas, trash receptacles, and special hardscape treatments with accent lighting shall be provided along ~~HP Way~~ Roseville Parkway and are encouraged along all other streetscapes within Campus Oaks.

3-72. The design of street furnishings and amenities shall be consistent throughout Campus Oaks, complement the design of surrounding elements, and be durable and low maintenance.

OFFICIAL BUSINESS
Document entitled to free recording
Government Code Section 27383

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)

NINTH 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 Ninth Amendment of Development Agreement (the "Ninth Amendment") is entered into this _____ day of_____, 2020, 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. **Original 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.

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 the 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. The Second Amendment was recorded in the Official Records of Placer County on August 21, 2015, as Instrument No. 2015-0073371.

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. The Third Amendment was recorded in the Official Records of Placer County on September 16, 2015, as Instrument No. 2015-0081192 and is not applicable to Parcel 4.

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. The Fourth Amendment was recorded in the Official Records of Placer County on September 16, 2015, as Instrument No. 2015-0081193.

8. **Fifth Amendment of Development Agreement for Parcel 4.** On October 7, 2016, the City approved entering into a Fifth Amendment to the Development Agreement for Parcel 4 with BBC Roseville Oaks, LLC. The Fifth Amendment was recorded in the Official Records of Placer County on October 17, 2016, as Instrument No. 2016-0088960.

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. The Sixth Amendment was recorded in the Official Records of Placer County on May 26, 2017, as Instrument No. 2017-0038715 and is not applicable to Parcel 4.

10. **Seventh Amendment of Development Agreement for Parcel 4.** On January 18, 2019, the City approved entering into a Seventh Amendment to the Development Agreement with BBC Roseville Oaks, LLC, for the portion of Parcel 4 planned for commercial development. The Seventh Amendment was recorded in the Official Records of Placer County on January 23, 2019, as Instrument No. 2019-0003961.

11. **Eighth Amendment of Development Agreement for Parcel 2.** On December 4, 2019, the City approved entering into an Eighth Amendment to the Development Agreement for Parcel 2 with R10 Foothill, LLC. The Eighth Amendment was recorded in the Official Records of Placer County on January 13, 2020, as Instrument No. 2020-0002586, and is not

applicable to Parcel 4. The Original Development Agreement, as amended by the First through Eighth Amendments, 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.

12. **Campus Oaks South Property Subject to Ninth Amendment.** The subject of this Ninth Amendment is the development of the southern residential portion of the Campus Oaks Property, generally described as revised Campus Oaks Parcels CO-2, CO-3, CO-4, CO-6, CO-7, CO-12, CO-63, CO-64, and CO-65, as more particularly described in **Exhibit A** attached and incorporated hereto and diagrammed in **Exhibit B** also attached and incorporated hereto (herein, the "Campus Oaks South Property"). Landowner represents that it owns all the Parcels comprising the Campus Oaks South Property in fee and that all other persons holding legal or equitable interests in the Campus Oaks South Property shall be bound by this Ninth Amendment.

13. **Purpose of Amendment.** The purpose of this Ninth Amendment is to modify some of the residential land use acreages and configurations for development of the southern portion of the Campus Oaks Property, consistent with the amendments to the Master Plan approved by the City as described below, and revise the timing for construction of the HP2/CO64 Park as provided herein.

14. **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 "Third Amended HPCO Master Plan"). The purpose of this Ninth Amendment is to amend the Development Agreement and the Entitlements vested thereby, including incorporating the Third Amended HPCO Master Plan as part of the Revised Entitlements described herein, as applied to development of the Campus Oaks South Property to facilitate the planned development of the Campus Oaks Property.

15. **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 South Property described in **Exhibit A**

attached hereto, which amendments are limited to the Campus Oaks South 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.

16. **Hearing.** On _____, 2020, 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 Ninth Amendment and recommended that the City Council approve this Ninth Amendment for the Campus Oaks South Property.

17. **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 South 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 December 5, 2018, in connection with its approval of the Second Amended HPCO Master Plan and the Seventh Amendment, the City Council considered 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.

On _____, 2020, in connection with its approval of the Third Amended HPCO Master Plan and this Ninth Amendment, the City Council considered the Fourth Addendum to the Plan FEIR (the "Fourth Addendum") for development of the Campus Oaks South Property consistent with the reconfigured land uses approved for the Campus Oaks South Property. An Initial Study prepared in support of the Fourth Addendum identified no new environmental impacts and accordingly no additional mitigation measures are required.

18. **No New Impacts Associated with Approval of Amendment.** The City Council has determined that the adoption of this Ninth Amendment involves no new impacts not considered in the Plan FEIR and Addenda described above; therefore, no further environmental documents relating to the adoption of this Ninth Amendment are required.

19. **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 Ninth Amendment, to the extent it amends and affects the terms of the Development Agreement for the Campus Oaks South Property, is consistent with and authorized by the amendment provisions of Section 1.4 of the Development Agreement.

20. **Consistency with Amended General Plan and Amended HPCO Master Plan.** Having duly examined and considered this Ninth Amendment and the Revised Entitlements to be vested hereby, and having held properly noticed public hearings hereon, City finds and declares that this Ninth Amendment is consistent with the Amended General Plan of the City of Roseville and the HPCO Master Plan, as amended by the First, Second and Third Amendments thereto.

NOW THEREFORE, THE PARTIES MUTUALLY AGREE AS FOLLOWS:

1**. Amendment of Development Agreement.** The following sections of the Development Agreement for the Campus Oaks South Property are 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, as applied to the Campus Oaks South Property, 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 South 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 South Property:

Low/Med Density Residential	66.83 Acres/451 units
Parks	12.40 acres
Backbone Roads	0.00 acres
TOTAL	79.23 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 South 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 South 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 South Property have not been reached and further provided Landowner is not in default under this Agreement."

b. **Revised Section 3.2.2 (Construction of Park Improvements).** Section 3.2.2.A and the first paragraph of Section 3.2.2.D are hereby revised to read as follows:

"3.2.2.A The HP2/CO64 Park shall be improved in conjunction with Landowner's development of the portion of the Campus Oaks Property outlined as Phase B and Phase C on Exhibit B ("Phases B and C"). In particular, the HP2/CO64 Park shall be improved in conjunction with development of Parcels CO-2, CO-3, CO-4, CO-6, CO-7, CO-11, CO-12, CO-13 and CO-16, as shown on Exhibit B (the "Phase B and C Parcels").

. . . . .

"3.2.2.D Since the Master Plan graphic is merely conceptual, Landowner shall submit a final and approved master plan to the City for improvement of the HP2/CO64 Park prior to the issuance of the building permit for the 207th residential unit within the Phase B and C Parcels and shall commence construction of the park improvements for the HP2/CO64 Park in accordance with the approved park improvement plans prior to the issuance of the building permit for the 282nd residential unit within the Phase B and C Parcels. Thereafter, Landowner shall diligently proceed with such construction and use its best efforts, subject to the provisions of Section 5.3 below, to complete the construction of its improvements to the HP2/CO64 Park within one hundred fifty (150) business days of the date of commencement of such improvement, not including the establishment period as defined in the City's park construction standards."

c. **Revised Section 3.8.1.A (Blue Oaks Boulevard Improvements).** Section 3.8.1.A is hereby revised to read as follows:

"3.8.1.A Landowner shall construct the frontage improvements along Blue Oaks Boulevard consisting of curb, gutter and remaining asphalt to connect to the existing Blue Oaks Boulevard roadway improvements, streetlights, and electric trench to underground the existing 12kv electric line from its intersection with Foothills Boulevard to its intersection with Woodcreek Oaks Boulevard, as shown in cross-section in Exhibit C-1. Unless otherwise constructed in part by the owner of Parcel 3 in connection with its development of Parcel 3 prior to development of the Campus Oaks Property, Landowner shall commence construction of the foregoing improvements along Blue Oaks Boulevard between Foothills Boulevard and Woodcreek Oaks Boulevard within twelve (12) months of the first sale of bonds by the Infrastructure CFD (which will include the amount then estimated by the City to construct such improvements), subject to the City's good faith processing of the improvement plans for Blue Oaks Boulevard pursuant to this Agreement. Improvements to Blue Oaks Boulevard shall be completed within four and a half (4 1/2) years from the earlier of the following: (1) sale of bonds by the first Infrastructure CFD acquisition; (2) if Landowner receives a building permit for a building located within three hundred feet (300') or less of the southerly right of way for Blue Oaks Boulevard; or (3) any roadway connection is made to Blue Oaks Boulevard, whichever occurs first. Provided, however, Landowner shall not be obligated to install any portion of the frontage improvements along Parcel 3 if and to the extent the installation thereof requires the cooperation of the owner thereof to provide construction

access and right of way dedication to facilitate such construction and such necessary access and right of way dedication is not provided by such owner.

"Sidewalk improvements shall not be required to be installed along Blue Oaks Boulevard within the Campus Oaks Property except in connection with the issuance of a building permit for a building within Campus Oaks Property within 300' or less of the Blue Oaks Boulevard right of way, in which case such sidewalk improvements shall be installed by the applicant for such building permit. All improvements to be installed by Landowner shall comply with City's then current standards for public streets. Auxiliary lanes, deceleration lanes and bus turnouts can encroach into the public utility easement (PUE)/landscape setback easement (LSE)."

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 South Property. Accordingly, all references to the applicable Exhibits in the Development Agreement with respect to the Campus Oaks South Property, as amended hereby, shall mean and refer to the corresponding Revised Exhibits below:

Exhibit A -- Legal Description of Campus Oaks South Property

Exhibit B -- Land Use Map of Campus Oaks South Property/Phasing

3. **Consistency with General Plan.** The City hereby finds and determines that execution of this Ninth 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 South Property.** This Ninth Amendment is limited to and applies only to development of the Campus Oaks South 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 Ninth Amendment amends, but does not replace or supersede, the Development Agreement. In the event of any conflict, the language of this Ninth 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 Ninth 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 _____, 2020.

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, 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 _____, 2020, 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

EXHIBIT "A"

LEGAL DESCRIPTION FOR PARCELS COMPRISING CAMPUS OAKS SOUTH PROPERTY

All that certain real property situate in the City of Roseville, County of Placer, State of California, described as follows:

Lots H and I, as said lots are shown and so designated on that certain Final Map filed in Book EE of Maps, Page 86, Placer County Records.

TOGETHER WITH Resultant Lot 8, as said lot is described in that certain document entitled, "Lot Line Adjustment Certificate of Compliance" recorded as Document No. 2017-0031664, Placer County Official Records.

TOGETHER WITH Resultant Lot 16 and Resultant Lot 19, as said lots are described in that certain document entitled, "Lot Line Adjustment Certificate of Compliance" recorded as Document No. 2017-0031664, Placer County Official Records.

TOGETHER WITH Lots 7, 10, 14, 20 through 23, inclusive, Lot 25, together with Lots A, B, F and G, as said lots are shown and so designated on that certain Final Map filed in Book DD of Maps, Page 47, Placer County Records.

EXCEPTING THEREFROM all that portion of the above referenced Lot 10 conveyed to the CITY OF ROSEVILLE, pursuant to that certain document entitled, "Grant Deed" recorded as Document No. 2018-0044522, Placer County Official Records.

APNs ASSOCIATED WITH PARCELS COMPRISING CAMPUS OAKS SOUTH PROPERTY

481-260-007, 481-260-024, 481-260-034, 481-270-004, 481-270-011, 481-270-012, 481-270-013, 481-270-014, 481-270-015, 481-270-016, 481-270-017, 481-270-032, 481-270-043, 481-270-045 and a portion of 481-270-002 and 481-270-005.

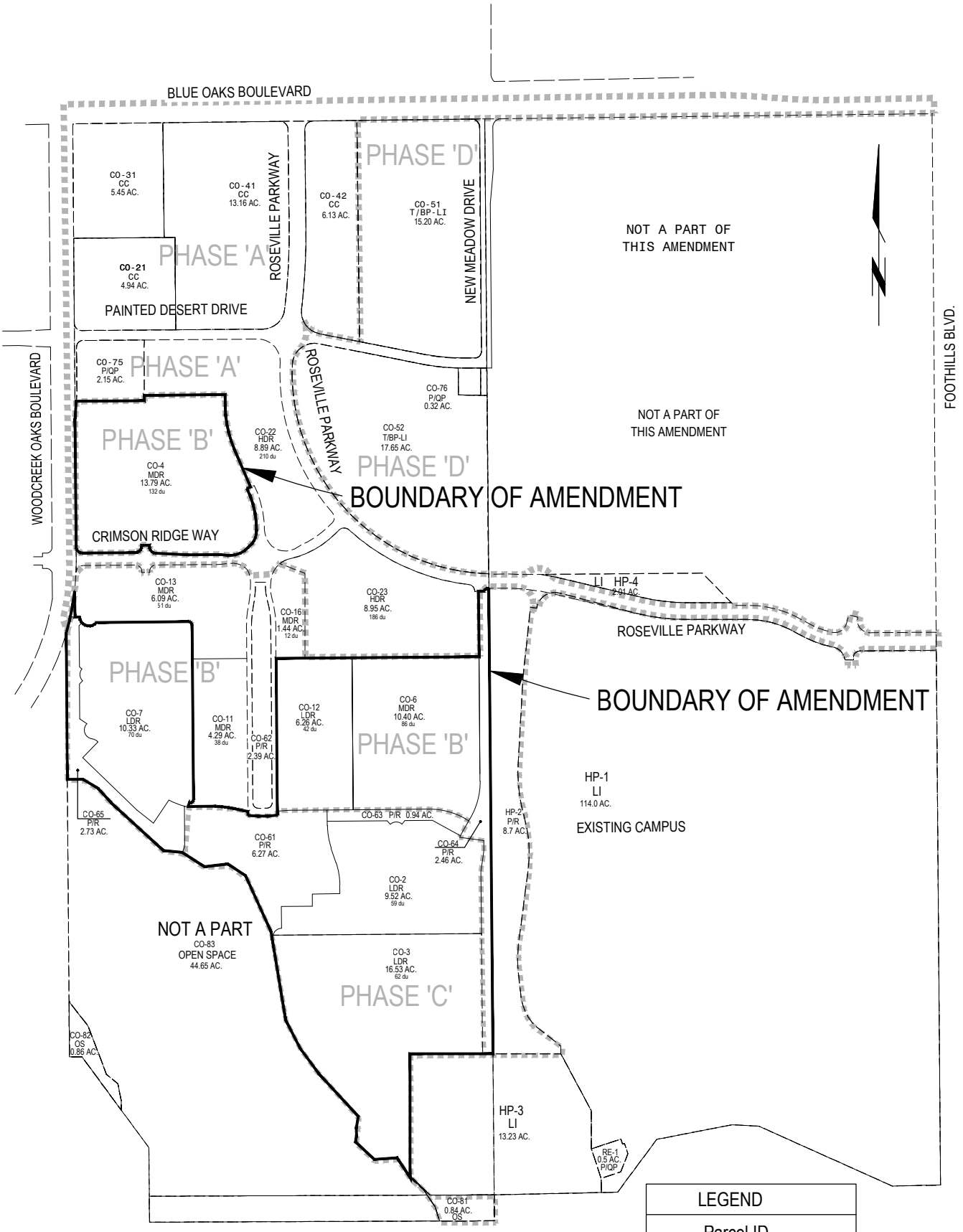


EXHIBIT "B"

LAND USE MAP OF SUBJECT PROPERTY / PHASING

9th AMENDMENT TO DEVELOPMENT AGREEMENT
CAMPUS OAKS SUBJECT PROPERTY MARCH 2020

Dwg: Y:\2013\13-0076-00\DWG\PLAN\EXHIBITS\DA\DA-REV1\DA-EXHIBITS-GPA2-20.0324.DWG | Saved: 03-18-20 09:20am SBRYSON