CITY OF ROSEVILLE CALIFORNIA

DEVELOPMENT SERVICES DEPARTMENT–PLANNING DIVISION

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

Project Title/File Number:	NIPA PCL CO-42 – The Ivy at Blue Oaks, File #PL22-0178
Project Location:	275 Roseville Parkway
Project Description:	The applicant requests approval of a Major Project Permit (MPP) Stage 1 Modification and MPP Stage 2 to allow construction of a new ±98,200-square-foot assisted living and memory care facility, with 100 resident units, and an Administrative Permit to allow a 7 space parking reduction for the assisted living and memory care facility to be located on a 3.36-acre portion of the Campus Oaks Town Center.
Project Applicant:	Carissa Savant, Park IV Group, LLC
Property Owner:	BBC Roseville Oaks, LLC
Lead Agency Contact:	Escarlet Mar, Associate Planner, 916-774-5247

An Addendum to a previously certified and adopted negative declaration or environmental impact report may be prepared for a project if only minor technical changes or additions are necessary or none of the conditions calling for the preparation of a subsequent EIR or negative declaration have occurred (California Environmental Quality Act Guidelines [CEQA] Section 15164). Consistent with CEQA Guidelines Section 15164, the below 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 are necessary in order to deem the adopted negative declaration adequate to describe the impacts of 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 adopted negative declaration 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

The project site is located at 275 Roseville Parkway, on the eastern portion of the Campus Oaks Town Center (COTC) development; specifically, at the northeast corner of Painted Desert Drive and Roseville Parkway. The site has a zoning and land use designation of Community Commercial (CC), and is part of the Hewlett Packard Campus Oaks (HPCO) Master Plan area, located in the North Industrial Planning Area (NIPA). The HPCO Master Plan redesignated 198 acres of industrial land formerly owned by Hewlett Packard to a mix of land uses, including, 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, design guidelines, 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.

Background

Location	Zoning	General Plan Land Use	Actual Use of Property
Site	Community Commercial (CC)	CC	Vacant
North	CC	CC	Vacant
South	Industrial/Business Park/Special Area (MP/SA)	Tech/Business Park (T/BP)	Vacant
East	(MP/SA)	(T/BP)	Vacant
West	CC	CC	Commercial buildings and the southern half of the site is currently vacant

Environmental Setting

The approximately 3.36-acre site is located within a developed area of the City of Roseville. The site is currently vacant land, which was disced regularly after the 1996 HPMP was approved and wetland mitigation implemented. After the approval of the HPCO Master Plan, various projects consistent with the master plan were submitted and approved. This includes the extension of Roseville Parkway from Foothills Boulevard to Blue Oaks Boulevard, which extends through the project site; the construction of Painted Desert Way on the southern boundary of the site, and mass grading of the project site and surrounding areas. The site topography is flat due to the mass grading, and is also without vegetation. An aerial photograph of the site is provided as Figure 1.

Figure 1: Project Location

Proposed Project

The proposed project is located at the northeast corner of Roseville Parkway and Painted Dessert Drive as illustrated in Figure 1 above. The site is approximately 3.36 acres in size and is bounded by a vacant commercial parcel to the north, a vacant industrial parcel to the east, and Roseville Parkway and Painted Drive to the west and south, respectively. The project includes a request for an MPP Stage 1 Modification to change the approved site plan by modifying the building's footprint and the parking lot design. The project also includes an MPP Stage 2 to evaluate the new 98,200-square-foot building and associated landscape and parking lot improvements. Lastly, the project includes a request for an Administrative Permit to allow a seven (7) space parking reduction for an individual use

PURPOSE AND SCOPE OF ADDENDUM

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

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

As described above, buildout of the project site was planned and entitled in the 1996 Plan. The 1996 Plan and its accompanying EIR were approved by the City of Roseville in 1996. The 1996 EIR evaluated the 1996 Hewlett Packard Master Plan, which allows for a mix of land uses such as commercial, industrial, and open space. Subsequently, the HPCO Master Plan was approved in August 2015 and a revision was approved in September of 2016 and October of 2018, which included an Addendum to the 1996 EIR. The 2015, 2016, 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. A copy of the Findings of Fact and the Statement of Overriding Considerations is attached to this Addendum, and the 1996 EIR and the first and second Addendums are available online here: https://www.roseville.ca.us/cms/One.aspx?portalId=7964922&pageId=8775121. A copy of the third Addendum can be found here: https://www.roseville.ca.us/cms/One.aspx?portalId=7964922&pageId=8774505. The EIR and Addendums are also available for review during normal weekday business hours at the City of Roseville Development Services Department, 311 Vernon Street, Roseville, CA.

In accordance with the California Environmental Quality Act (CEQA), it was determined that the 1996 Hewlett Packard Master Plan had the potential to have a significant adverse impact on the environment, and the Final EIR (SCH 95112022) was prepared for the project. A Notice of Completion was filed with the State of California Office of Planning and Research. The Final Environmental Impact Report (FEIR) was certified by the City Council on June 5, 1996. The 2015 Addendum to this EIR was considered by City Council and the HPCO Master Plan approved on August 5, 2015, 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 General Plan Amendment and Rezone approved on December 19, 2018.

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

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

- Loss of 3.47 acres of vernal pools, seasonal wetlands and other jurisdictional wetlands;
- Potential loss of federal threatened vernal pool fairy shrimp;
- Conversion of undeveloped landscape character to developed character;
- Short-term emissions of NO_x, ROG, SO_2 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.

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 Addendum did not include any new mitigation. As explained earlier, consistent with the requirements of section 15162 of the State CEQA Guidelines, this Addendum analyzes the impacts of the proposed project in relation to the analysis completed in the 1996 EIR and its Addendums.

For purposes of this Addendum, the analysis of the proposed project is based on buildout of the project area consistent with the HPCO Master Plan as analyzed in the Hewlett-Packard Master Plan EIR certified in 1996 and the 2015, 2016, and 2018 Addendums. This "plan to plan" analysis reflects the analytical approach mandated by the applicable sections of the CEQA Guidelines (15162 through 15164) and comprehensively reviews and compares the effects of the proposed project to those disclosed in the 1996 EIR and 2015 and 2016 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

[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.)

was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, that shows any new or substantially more severe significant impacts, or any mitigation measures or alternatives that were either previously identified as infeasible that are actually feasible, or that are considerably different from those previously analyzed and would substantially reduce one or more significant effect on the environment, that the project proponents have declined to adopt.

In the case of the Project, the roadway networks, and other major supporting infrastructure remains unchanged from the current approved HPCO Master Plan; the project consists of a new 98,200-square-foot building and associated landscape and parking lot improvements.

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 a previously identified impact.

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 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.

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 2018 Addendum pp 9-10	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. In non-urbanized area, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	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	No	No	No	Yes

	2018 Addendum pp 9-10				

Discussion: All of the land proposed to be developed as part of the Project was also anticipated to be developed with both the Hewlett Packard Master Plan and the HPCO Master Plan. At the time of the 1996 EIR, the surrounding area was open grassland, so the conversion of this open land to industrial uses was found to be significant and unavoidable. The 1996 EIR also considered the potential for visual incompatibility between light industrial uses and surrounding development, and the potential for light and glare impacts resulting from new lighting sources, but found both of those impacts to be less than significant because existing City Design Guidelines would ensure compatible site and building design. Furthermore, standards would also require the use of cut-off lenses for lighting fixtures. By the time of the HPCO Master Plan project, the surrounding land was a developed urban environment with a mix of residential and commercial uses. The 2015 Addendum noted that the proposed buildings changed from industrial-scale buildings with greater building massing and height, to a mix of residential, office, commercial, and tech/business park uses with smaller massing and generally shorter building heights, consistent with the surrounding development. The 2015 Addendum also indicated that the City's updated Design Guidelines would continue to regulate site planning and building development, and that current lighting standards of the City of Roseville Community Design Guidelines (2008) prohibit the spill-over of light from non-residential properties onto residential properties. It was concluded that the character of views to and from the HPCO Master Plan area would be essentially unaffected by the proposal, and that impacts would be similar or less than those described in the 1996 EIR.

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

The 2018 Addendum also reached a similar conclusion as the 2016 Addendum. The 2018 project involved converting approximately 10 acres of business professional uses to commercial uses, and increases square footage by 10,000 square feet. In terms of visual impacts, commercial buildings and office buildings have similar visual impacts, but commercial buildings are often single story while office buildings are more likely to be multi-story. Based on this information it was found that the change in land use would not alter the overall development footprint or character of site development, but may result in shorter building heights.

Similar to the 2018 project, the Project would construct a new 98,200-square-foot building with associate landscape and parking lot improvements. The 2018 Addendum previously analyzed and considered the impacts of a 51,000-square-foot single-story building with landscaping and parking improvements. The Project's increase in square footage and height would not create an adverse impact because the Project includes detailed elevations and site planning, which allows for review of the elevations for conformity with the Design Guidelines. The elevations have been reviewed by City staff and have been found to conform to the City of Roseville Community Design Guidelines and the HPCO Master Plan. The Project commercial use would be consistent and compatible with the existing surrounding development (i.e., commercial). The lighting and photometric plan prepared for the Project demonstrates that there will be no off-site spill-over of lighting.

As described above, changes introduced by the Project and/or new circumstances relevant to the project would not, as compared to the 1996 EIR and its Addendums, result in a new significant impact or significant impacts that are substantially more severe than significant impacts previously disclosed. In addition, there is no new information of substantial importance showing that the project would have one or more significant effects

not previously discussed or that any previously examined significant effects would be substantially more severe than significant effects shown in the previous EIR or Addendums. Nor is there new information of substantial importance showing (i) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative or (ii) that mitigation measures or alternatives considerably different from those analyzed in the previous EIR or Addendums would substantially reduce one or more significant effects, but the proponents decline to adopt the mitigation measure or alternative.

II. Agricultural & Forestry Resources

	Where Impact Was Analyzed in Prior Environmental Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	1996 EIR pp 4.1-2 to 4.1-5 2015 Addendum pp 44-46 2016 Addendum pp 16-17 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 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

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

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

As described above, changes introduced by the Project and/or new circumstances relevant to the project would not, as compared to the 1996 EIR and its Addendums, result in a new significant impact or significant impacts that are substantially more severe than significant impacts previously disclosed. In addition, there is no new information of substantial importance showing that the project would have one or more significant effects not previously discussed or that any previously examined significant effects would be substantially more severe than significant effects shown in

the previous EIR or Addendums. Nor is there new information of substantial importance showing (i) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative or (ii) that mitigation measures or alternatives considerably different from those analyzed in the previous EIR or Addendums would substantially reduce one or more significant effects, but the proponents decline to adopt the mitigation measure or alternative.

III. Air Quality

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Conflict with or obstruct implementation of the applicable air quality plan?	1996 EIR pp 4.10-12 to 4.10-13 2015 Addendum pp 48-68 2016 Addendum pp 18-20 2018 Addendum pp 13-15	No	No	No	Yes
b) 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?	1996 EIR pp 4.10-2 to 4.10-13 Addendum pp 48-68 2016 Addendum pp 18-20 2018 Addendum pp 13-15	No	No	No	Yes

c) Expose sensitive receptors to substantial pollutant concentrations?	1996 EIR p 4.10-2 Addendum pp 48-68 2016 Addendum pp 18-20 2018 Addendum pp 13-15	No	No	No	Yes
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	1996 EIR p 4.1022 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.

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

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

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

The current proposed Project does not change the development footprint of the Project area, any of the major infrastructure—much of which has already been constructed within the adjacent roadways—or the overall character of development. There is a slight increase in square footage of approximately ±47,200-square-feet, but this increase is minor and has no effect on the construction impact analysis. Construction analyses and significance conclusions are a maximum daily rate of emissions, based on the amount of construction that could reasonably be expected to occur on any given day. Increasing the amount of square footage may extend the duration of construction slightly, but will not increase the maximum daily emissions. As discussed later in this Addendum, in the Traffic and Circulation section, the project will not result in any significant increase in vehicular trips or vehicle miles traveled, nor will it affect intersection levels of service as compared to prior analyses. Since operational air quality emissions for commercial centers are predominantly based on vehicle trips and trip lengths, the Project will therefore not result in any significant increase in operational air quality impacts. Also, the Project will not create objectionable odors.

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

IV. Biological Resources

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	1996 EIR pp 4.5-6 to 4.5-12 2015 Addendum pp 69-81 2016 Addendum pp 20-22 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 state or federally protected wetlands (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
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 Addendum indicated that no changes to prior analyses were needed, because the proposed changes had no effect on the impact area for biological resources.

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

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

V. Cultural 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 pursuant to 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) 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 Addendum noted that the development footprint would be unchanged, and that therefore the previous analysis and mitigation measures would continue to apply. As described in the Environmental Setting, at this time the entire project site has been mass graded, and surrounding infrastructure has been constructed consistent with prior land use approvals. No cultural resources have been identified on the site, but the mitigation measures regarding unanticipated discoveries of subsurface resources remain applicable. The Project also does not change the development footprint previously analyzed in the 1996 EIR or its subsequent Addendums. As described above, changes introduced by the Project and/or new circumstances relevant to the project would not, as compared to the 1996 EIR and its Addendums, result in a new significant impact or significant impacts that are substantially more severe than significant impacts previously disclosed. In addition, there is no new information of substantial importance showing that the project would have one or more significant effects not previously discussed or that any previously examined significant effects would be substantially more severe than significant effects shown in the previous EIR or Addendums. Nor is there new information of substantial importance showing (i) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative or (ii) that mitigation measures or alternatives considerably different from those analyzed in the previous EIR or Addendums would substantially reduce one or more significant effects, but the proponents decline to adopt the mitigation measure or alternative.

VI. **Energy** – Energy is a new issue area.

	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?	Not applicable	No	No	No	None

b) Conflict with or obstruct a state or local plan for renewable energy or energy inefficiency?	Same	No	No	No	Same

Discussion: The 1996 EIR and Addendums did not previously analyze the energy effects of the project. However, based on the existing Community Commercial (CC) land use designation the project was therefore assumed for development with commercial uses in the 1996 EIR and Addendums. The project is therefore consistent with the current citywide assessment of energy demand, and it is determined it would not result in substantial unplanned demands, nor would it result in inefficient, wasteful, or unnecessary consumption of energy; therefore, impacts were found to be 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.

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) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:		No	No	No	Yes
i) Ruptures of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a	1996 EIR pp 4.3-4 to 4.3-7 2015 Addendum pp	No	No	No	

known fault? (Refer to Division of Mines and Geology Special Publication 42.)	87-89 2016 Addendum pp 24-25 2018 Addendum pp 19-21				
ii) Strong seismic ground shaking?		No	No	No	
iii) Seismic-related ground failure, including liquefaction?		No	No	No	
iv) Landslides?		No	No	No	
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 19-21	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 19-21	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 19-21	No	No	No	Yes

e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	2015 Addendum pp 87-89 2016 Addendum pp 24-25 2018 Addendum pp 19-21	No	No	No	None
f) Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?	Not applicable	No	No	No	None

Discussion: The 1996 EIR anticipated development of the plan area and added mitigation requiring site-specific geotechnical evaluations before grading activities, to ensure that impacts related to geology and soils would not be significant. The 2015 Addendum noted that the proposed Campus Oaks development would involve topography changes substantially similar to the 1996 HPMP. The 2015 Addendum also noted that a site-specific geotechnical evaluation had been prepared by ENGEO in July 2014 for the Campus Oaks site within the Master Plan site, and that the evaluation included specific recommendations for earthwork, foundations, seismic design, and pavement, so the requirements of the mitigation measure have been met. The 2016 Addendum indicated that no additional land would be disturbed and that the geotechnical evaluation from July 2014 continued to be applicable. The site was not found to be in a seismically sensitive area—though an earthquake event remains possible—or on unstable or expansive soil, but noted that all buildings would be required to conform to the Uniform Building Code standards for seismic safety and structural stability. The project did not include the use of septic systems or alternative wastewater disposal. Further, the project will not directly or indirectly destroy unique paleontological resource or unique geological feature because the project site has been previously disturbed.

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

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

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% lower emissions as compared with those that would have been emitted under the 1996 Hewlett-Packard Master Plan. The analysis concluded that there were standard measures required by PCAPCD which would offset emissions, and did not include any new mitigation measures.

The 2016 Addendum concluded that this prior analysis covered the proposed revisions, because the total residential units and non-residential square footage remained unchanged, and a technical memorandum prepared by a qualified transportation consultant indicated the revision would reduce overall HPCO Master Plan trips.

As discussed in the Traffic and Circulation section of this Addendum, the Project will not result in a substantial increase in daily or peak hour trips. An additional 47,200 square feet of building area does not contribute significant additional emissions. Additionally, as discussed in the Utilities and Service Systems section, utility planning—including electricity demand—is based on acreage of land use, not anticipated square footage of building area. This Project falls within the scope of the 2015 Addendum analysis, which found the HPCO Master Plan would reduce overall emissions by nearly 22% compared to the 1996 Hewlett Packard plan. No further analysis is required.

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

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 23-25	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 23-25	No	No	No	None
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	2015 Addendum pp 97-104 2016 Addendum pp 27-29 2018 Addendum pp 23-25	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 or excessive noise 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) 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
g) Expose people or structures either directly or indirectly to a significant risk of loss, injury or death involving wildland fires?	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 this. Overall, the 1996 EIR concluded that implementation of the Hewlett-Packard Master Plan would not result in significant effects related to hazards or hazardous materials. The 2015 Addendum concluded that the land use changes as part of the Campus Oaks development would not result in new significant impacts, because typical commercial, business professional, and residential uses do not use, 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 and 2016 Addendums, the proposed Project does not involve new development areas or new uses which had not previously been anticipated. None of the project uses are known to use, store, generate, or transport large amounts or unusual types of hazardous materials, and existing regulations are sufficient to address the common materials—such as cleaners—which will be used in the Project area. The Project is not on a list of hazardous materials sites, and is not within an airport land use plan, is not located within two miles of a public or public use airport, and is not within the vicinity of a private airstrip. The Project area has been proposed for development

since 1996, and has been taken into account in the City's emergency preparedness planning since that time. As part of the 2015 HPCO Master Plan, a new fire station was identified in the plan area, located just south of the Project site, to serve the plan area. The Project is not located adjacent to any wildlands or wildland fire hazard areas, according to CalFire mapping of wildland fire hazard areas. The Project does not introduce any new impacts related to this topic, and impacts will remain less than significant.

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

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 or otherwise substantially degrade surface or ground 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
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	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

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	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
i) result in substantial erosion or siltation on or off-site;		No	No	No	
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;		No	No	No	
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater systems or provide substantial additional sources of polluted runoff; or		No	No	No	
iv) impede or redirect flood flows?		No	No	No	
d) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	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
e) 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
f) In flood hazard, tsunami, or seiches zones, risk release of pollutants due to project innundation?	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, when at the time of the previous Addendums it applied at five acres or less. The proposed Project does not involve new or unanticipated development areas or intensities, is still subject to previously-adopted mitigation, and is required to conform to current and more stringent stormwater quality and control requirements. The Project site is not located within a 100-year floodplain area, and has been reviewed by City Engineering and found to conform to City design standards.

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

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) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation of an agency 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

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

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

The Project includes development of a new ±98,200-square-foot assisted living and memory care facility, with 100 resident units. The Project site is surrounded on two sides by land which is either designated for commercial or industrial uses. As discussed in the prior Addendums, these uses are compatible with one another, provided the sites are designed in a manner consistent with the City's Community Design Guidelines and land use policy. Previous analyses were based upon conceptual development proposals, but at this time the Project includes detailed site planning and building elevations, which have been reviewed by City staff and have been demonstrated to be consistent with the City's standards and policies. This includes designs such as ensuring light will not trespass across property boundaries, and other such measures. No new impacts will result from the Project, and impacts remain less than significant.

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

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 4.32 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 4.32 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 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) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project 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) Generation of excessive ground borne vibration of ground borne noise levels?	2015 Addendum pp 120-134 2016 Addendum pp 34-35 2018 Addendum pp 32-35	No	No	No	None
c) For a project located within the vicinity of a private airstrip or 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

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 Leq (Leq is essentially an average sound measurement). The nearest sensitive noise receptor was a residence approximately 1,000 feet away. Construction noise impacts were found to be less than significant because there were no proximate sensitive receptors to be affected by noise, and because construction would adhere to the City Noise Ordinance as it related to construction noise. For operational noise, the EIR concluded that impacts would be less than significant because development would be required to adhere to City policy requiring new fixed noise sources (pumps, machinery, etc) to meet the City's noise standards. Lastly, the EIR also considered railway noise. Noise from railways was found to be less than significant, because the distance from the tracks was such that noise volumes in the plan area would be within General Plan noise standards.

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

The Project does not change the analysis of the EIR and its Addendums, because the project is proposed within a commercially zoned property, 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. All roof-mounted equipment has been assessed to ensure it is screened by a parapet or other structure, which has a noise dampening effect, and consistent with adopted mitigation building plans will be required to demonstrate equipment compliance with the City's noise standards. Project impacts remain less than significant.

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

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

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 unplanned 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 people or 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

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

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

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

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 4.1210 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 4.1215 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 4.1215 2015 Addendum pp 142-151 2016 Addendum pp 37-38 2018 Addendum pp 37-38	No	No	No	None

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

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

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

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	No	No	No	None

	Addendum p 39 2018 Addendum p 39				

Discussion: The 1996 EIR did not analyze recreation impacts, because the Hewlett-Packard Master Plan did not include residential uses. The 2015 Addendum evaluated the impacts to recreational facilities from the addition of new residents and determined that impacts would not be significant and that the on-site parkland and payment of applicable City development fees would avoid impacts to recreational facilities. Because the City of Roseville utilizes a population generation rate based on dwelling units, and the 2016 revision to the plan did not change the total units, the 2016 Addendum also concluded impacts would be less than significant. The proposed Project does include residential development, however, the City's General Plan examined the level of park services that would need to be provided in order to serve planned growth in the community. This was based on land use designations, so any project consistent with existing land use designations would not cause any unforeseen or new impacts related to the use of existing or proposed parks and recreational facilities, or related to the construction or expansion of recreational facilities. The proposed project remains consistent with the land use designation of the site, and therefore this conclusion remains appropriate for this Project.

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

XVII. Transportation

	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 a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	1996 EIR pp 4.92 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 or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?	1996 EIR pp 4.92 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) Substantially increase hazards due to a geometric 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

d) Result in inadequate emergency access?	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 and Peers completed a traffic impact study for the HPCO Master Plan, to assess the change in uses. The study found that total trip generation would be reduced compared to the 1996 EIR analysis, but the analysis was needed to assess the proposed changes to the plan area circulation pattern, and to account for updated regional traffic circumstances. The study found traffic and circulation impacts, but all could be mitigated to a less than significant level through the implementation of mitigation. A technical memorandum was prepared by Fehr and Peers for the 2016 HPCO Master Plan Amendment and Addendum, which concluded that the change in land uses would reduce daily and peak hour trips, and would therefore not affect the conclusions of the 2015 Addendum.

A traffic and circulation technical memorandum was prepared for the Campus Oaks Commercial project by Kittelson & Associates (dated March 1, 2018). The memorandum analyzed the proposed change in land uses and found little to no increase in net new peak hour trips relative to the approved land use plan. This is based upon an assessment of office land uses as compared to service or retail land uses, the latter of which typically have high pass-by or trip diversion rates. In essence, people tend to go to the shopping centers and fueling stations which are most convenient, which generally means those located on or near an existing path of travel (on the way home from work, for instance). In total, the Campus Oaks Commercial project anticipated to generate 340 net new average daily trips, zero net new weekday am peak hour trips, and 14 net new weekday pm peak hour trips. The guidelines for traffic study preparation are found in the City of Roseville Design and Construction Standards–Section 4, and indicate that a long-term (cumulative) traffic study is required if a project is inconsistent with the General Plan or Specific Plan and would generate more than 50 new peak-hour trips. The Project is consistent with the General Plan and Specific Plan and therefore would not generate more than 50 new peak-hour trips, and pursuant to the City's standards, a new long-term traffic impact analysis is not required. In addition, the Kittelson & Associates technical memorandum states that compared to the land use analyzed in the 2015 Addendum, the Campus Oaks Commercial project results in a decrease of net new primary trips during the peak hours. Since the 2018 Campus Oaks Commercial would result in little to no increase in net new peak hour trips relative to the current adopted plan, none of the conclusions of the prior environmental analysis would change. This includes conclusions related to City-wide intersection levels of service (LOS), roadway segment operations outside of the City of Roseville, State Route 65 analysis results, and vehicle miles traveled. The technical memo indicated that the only changes which could result from the Campus Oaks Commercial would be related to local access and circulation, and specifically analyzed the Blue Oaks Boulevard/Roseville Parkway intersection. It was concluded that the LOS would be LOS C during the weekday pm peak and LOS A during the weekday am peak.

While the Kittelson & Associates technical memorandum focuses on potential impacts to roadway networks and level of service policies, a second technical memorandum focused on local access and circulation was prepared by Fehr and Peers (dated July 31, 2018). The purpose

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

In addition to the Kittelson & Associates and Fehr and Peers technical memorandums, the applicant worked with Fehr and Peers to obtain a subsequent access study report for the Project. The technical memorandum (dated August 25, 2022, see Attachment #1) focused on local access and circulation. The study found issues with the driveways along Roseville Parkway, so the applicant revised their plans to include the recommendations from the Fehr and Peers technical memorandum. City Engineering has found the final design plans conform to City standards and address the Fehr and Peers technical memorandum.

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	No	No	No	Yes
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1 the lead agency shall consider the significance of the resource to a California Native American tribe.	Not applicable	No	No	No	None

Discussion: Since the 1996 EIR and its subsequent Addendums, Assembly Bill 52 was adopted into law, which gives specific treatment to Tribal Cultural Resources as a separate category, rather than including it as a part of the Cultural Resources analysis. In addition to archeological resources, tribal cultural resources are also given particular treatment. 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. The only item not completed was the required notice to tribes which have requested such notice pursuant to the Public Resources Code. 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. No concerns from tribes were received in response to the notice of application. 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) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation 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
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	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
c) 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 4.127 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

d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	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
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	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.

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

The Project does not change any of the calculations used by the City to anticipate utility service demands, because utility calculations are the same for commercial land uses. Nor does an additional approximately ±47,200 square feet of an assisted living facility in the plan area have any substantive effect on utility planning, because the City's utility planning is based on acreage of land use, not anticipated square footage of building area. As noted previously, the major utility infrastructure for the area has already been constructed within surrounding roadways, and the detailed utility plan for the Project site has been reviewed by all affected utility departments—both City and external—and has been found to meet City standards. Impacts remain less than significant.

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

XX. Wildfire – Wildfire is a new issue area.

	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.
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:					
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	Not applicable	No	No	No	None
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	Same	No	No	No	Same
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	Same	No	No	No	Same
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	Same	No	No	No	Same

Discussion: The 1996 EIR and subsequent Addendums did not previously analyzed the wildfire effects of the project. However, the checklist questions a—d above do not apply, because the project site is not within a Very High Fire Hazard Severity Zone and is not in a CAL FIRE responsibility area. The project receives fire protection from the Roseville Fire Department.

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.

XXI. 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 4.53 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 47-48	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 47-48	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 4.82 to 4.8-6, 4.102 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 47-48	No	No	No	Yes

Discussion: Checklist item a), above, concerns impacts to biological and cultural resources. Impacts on these resource areas were fully analyzed in the 1996 EIR. The Addendums noted that impacts to biological and cultural resources were reviewed in their respective sections, and that the HPCO would not result in any new significant impacts, nor a substantial increase in the severity of previously-identified significant impacts. The 1996 EIR Addendums evaluated the potential for project-specific and cumulative impacts, consistent with checklist item b), above. The proposed Project includes an increase in approximately ±47,200 square-feet, but does not change the development area. Buildout under the proposed Project would be substantially consistent with the development assumptions in the previous CEQA documents; therefore, as discussed throughout this Addendum, the Project would not substantially increase the severity of the identified significant cumulative impacts. Checklist item c), above, is concerned with direct and indirect substantial adverse effects to human beings. The various environmental topic analyses in the 1996 HPMP EIR and its Addendums include evaluation of impacts, both direct and indirect, on human beings. Overall, as supported by the analyses in each environmental topic, the Project would not result in any new significant impacts, nor a substantial increase in the severity of previously identified significant impacts.

ENVIRONMENTAL DETERMINATION:

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

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

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

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

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

Addendum Prepared by:

Escarlet Mar, Associate Planner
City of Roseville, Development Services–Planning Division

Attachments:

1. Fehr and Peers Technical Memorandum

FEHR PEERS

FINAL TECHNICAL MEMORANDUM

Date: August 25, 2022

To: Jack Varozza, PE, City of Roseville

From: John Gard, PE, RSP[1], Fehr & Peers

Subject: ***Access Evaluation for Ivy at Campus Oaks Senior Living Center***

RS22-4215

This memorandum presents the data collection, analysis, and recommendations for an access evaluation of the Ivy at Campus Oaks Senior Living Center project, which would be situated in the northeast quadrant of the Roseville Parkway/Painted Desert Drive intersection in the City of Roseville. This memorandum is organized into the following sections:

I. Background
II. Project Site Plan and Proposed Access
III. Existing Conditions
IV. Project Travel Characteristics
V. Project Access Review
VI. Recommendations

I. Background

In 2018, Fehr & Peers completed an access study for Campus Oaks Town Center (COTC), which is bounded by Blue Oaks Boulevard on the north, Woodcreek Oaks Boulevard on the west, Painted Desert Drive on the south, and Roseville Parkway on the east (including four vacant lots situated directly to the east).

The site plan analyzed for the COTC study included a 51,000 square-foot assisted living facility in the northeast quadrant of the Roseville Parkway/Painted Desert Drive intersection. Notably, the site plan showed a single driveway on the east side of Roseville Parkway located 300 feet south of Blue Oaks Boulevard. The recommendations from the *Campus Oaks Town Center Access Study Technical Memo* (Fehr & Peers, July 2018) are shown in **Image 1**. The memo contained the following footnote regarding the South COTC Driveway on Roseville Parkway (i.e., Driveway 5 in image):

> The provision of full access at this driveway was evaluated in light of prior analyses by Fehr & Peers showing that this segment of Roseville Parkway could ultimately carry over 25,000 vehicles per day. However, the following factors were critical in reaching a determination that full-access could be provided:
>
> - Gaps in through traffic would be provided by the roundabout at Painted Desert Drive and traffic signal on Blue Oaks Boulevard.
> - The full-access driveway would form a T-intersection (i.e., not have an opposing driveway).
> - Treatments (i.e., dedicated left- and right-turn lanes and two-way left-turn lane on Roseville Parkway) have been recommended to improve ingress/egress at this driveway.

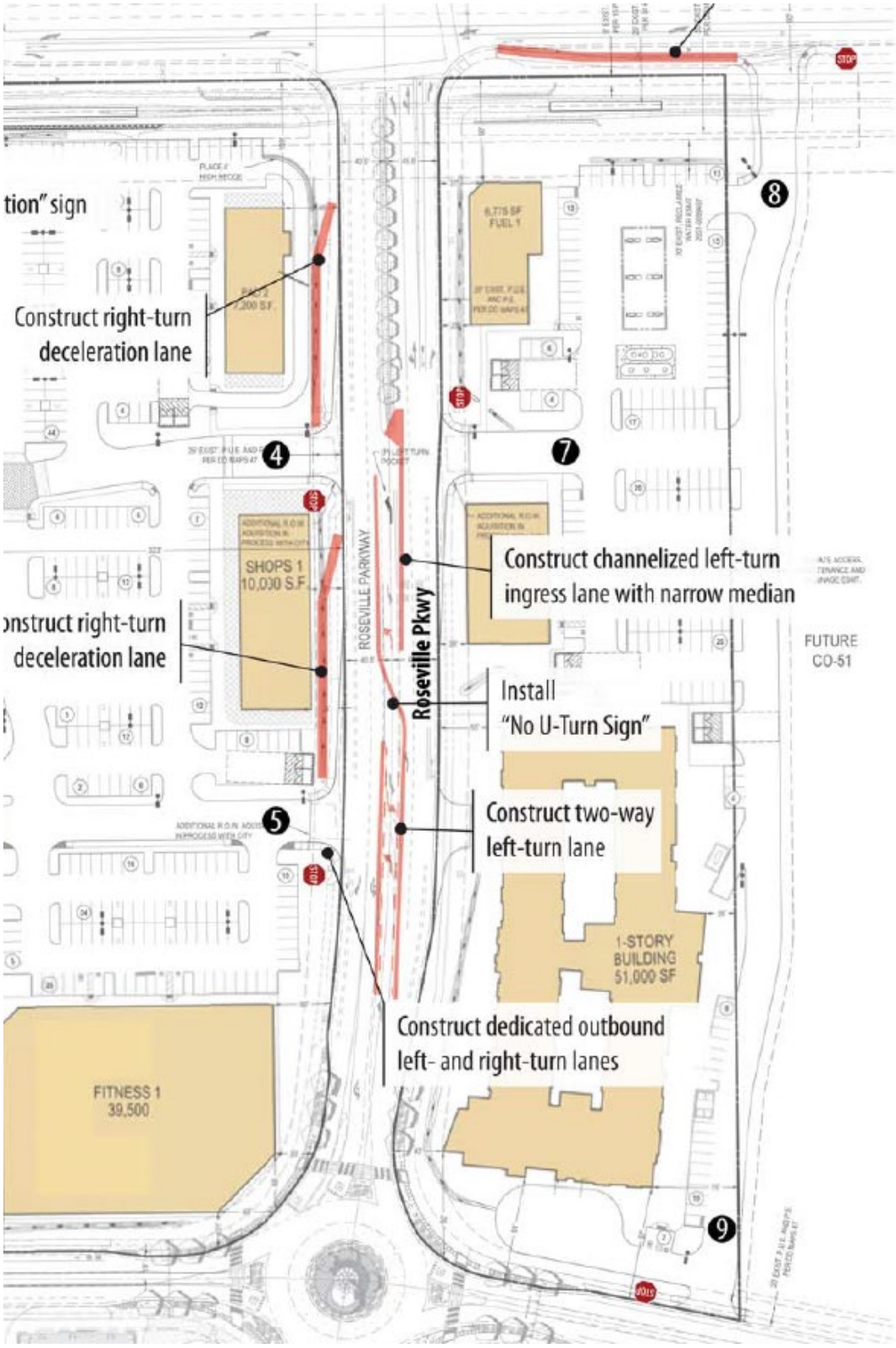


Image 1: Recommendations along Roseville Parkway from 2018 study

II. Project Site Plan and Proposed Access

According to the project site plan (*IVY @ Campus Oaks Town Center – Lot 15*, Morton & Pitalo, June 2022), the site would consist of a 98,082 square foot senior living center featuring 57 parking spaces. Refer to **Figure 1** for project site plan.

Figure 1 shows approved, planned, and proposed land uses and their vehicular access points for the parcels east of Roseville Parkway. Approved or proposed uses include:

1. Approved 7-Eleven Convenience Store (4,872 sq. ft.) and Gas Station (with 16 fueling positions) in the southeast quadrant of the Blue Oaks Boulevard/Roseville Parkway intersection
2. Proposed Ivy at Campus Oaks Senior Living Center
3. Future 6,500 square foot retail pad located between the 7-Eleven Store and Ivy at Campus Oaks Senior Living Center.
4. 15-acre Business Park on Parcel CO-51 situated directly east of the above three parcels.

Access would be provided by the following driveways (see Figure 1):

- Driveway 1 on Roseville Parkway – assumed (for analysis purposes) to permit all turning movements.
- Driveway 2 on Roseville Parkway – restricted to right-turns in and right-turns out only
- Driveway 3 on Blue Oaks Boulevard – restricted to right-turns in and right-turns out only
- Driveway 4 on Painted Desert Drive – all turning movements permitted

Driveway 1 would be situated directly opposite the full-access COTC south driveway. Although the site plan specifies placement of a right-turn only sign exiting Driveway 1, full access has been assumed in lieu of further preventative measures for analysis purposes. A 30-foot-wide access easement runs along the eastern edge of the property continuously between Blue Oaks Boulevard and Painted Desert Drive. This easement allows the Business Park property to utilize Driveways 1 – 4. Note that the Business Park would also be accessible from a new south leg at the Blue Oaks Boulevard/New Meadow Drive intersection and from a direct connection to Painted Desert Drive.

From the information provided in these two sections, a critical conclusion is drawn:

- Recommendations from the 2018 study for the COTC south driveway (situated opposite Driveway 1) were predicated on the assumption that an east leg to the intersection would not be present and that a TWLTL would be provided on Roseville Parkway to allow for two-stage gap acceptance for motorists turning left out of that driveway. The proposed project would alter at least one, but potentially both, of those conditions.

III. Existing Conditions

Figure 1 shows the current configuration of Roseville Parkway between Blue Oaks Boulevard and Painted Desert Drive. As shown, two northbound lanes and two southbound lanes are provided. The COTC south and north driveways on the west side of the street are constructed, with northbound left-turn pockets providing access to each. **Image 2** shows the view of Roseville Parkway looking north from Driveway 1.

Image 2: View of Roseville Parkway (looking north from Driveway 1 toward COTC north driveway)

The Roseville Parkway/Blue Oaks Boulevard intersection is controlled by a traffic signal, while the Roseville Parkway/Painted Desert Drive intersection features a roundabout.

Field observations indicate that many motorists turn out of the COTC north driveway and then immediately perform a u-turn within the above pictured northbound left-turn lane.[1]

[1] Observations revealed this movement can occur as often as four times per minute during peak periods.

IV. Project Travel Characteristics

Trip Generation

The trip generation of the 7-Eleven Convenience Store and Gas Station, Ivy Senior Living Center, 6,500 square foot retail pad, and Business Park on Parcel CO-51 was estimated using data from the *Trip Generation Manual, 11th Edition* (Institute of Transportation Engineers, 2021). **Table 1** shows the estimated weekday PM peak hour trip generation. As shown, the four projects would generate approximately 550 PM peak hour trips, with 290 being pass-by[2].

TABLE 1
PM PEAK HOUR TRIP GENERATION

Land Use	ITE Code	Quantity	Trip Rate[1]			Trips		
			In	Out	Total	In	Out	Total
Convenience Market and Gas Station	945	16 fueling positions	11.38	11.38	22.76	182	182	364
Assisted Living Center	254	98.1 KSF	0.15	0.33	0.48	15	32	47
Retail Pad	822	6.5 KSF	3.22	3.38	6.60	21	22	43
Light Industrial	110	150 KSF	0.09	0.56	0.65	14	84	98
					Gross Trips	232	320	552
					Pass-by Trips	-145	-145	-290
					New Trips	87	175	262

Notes:
[1] Trip rates from the *Trip Generation Manual, 11th Edition* (Institute of Transportation Engineers, 2021).
[2] Business Park assumed to be developed with 150 KSF of Light Industrial uses consistent with previous studies for Camus Oaks Master Plan in 2015 and 2017.
[3] The following pass-by percentages were applied based on data in the *Trip Generation Manual, 11th Edition* (Institute of Transportation Engineers, 2021):
- Convenience Market/Gas Station: 75%
- General Retail: 40%

Trip Distribution

Table 2 displays the project's estimated distribution of new trips. As shown, the majority of new trips are expected to arrive and depart via Blue Oaks Boulevard. These percentages are applicable to a cumulative condition, which assumes the Roseville Parkway bridge between Foothills Boulevard and Washington Boulevard is constructed, thereby allowing continuous travel along Roseville Parkway between eastern, central, and northwest Roseville.

[2] A "pass-by" trip is made by a motorist already on the roadway that enters the project site while en route to a different primary destination. Pass-by trips do not add new trips to the adjacent roadway but do utilize project driveway(s).

TABLE 2 TRIP DISTRIBUTION	
Trip Distribution	**Percentage [1]**
Blue Oaks Blvd toward SR 65 (East)	35%
Blue Oaks Blvd toward Woodcreek Oaks Blvd (West)	35%
Roseville Parkway toward Foothills Blvd (South)	20%
Painted Desert Drive toward Woodcreek Oaks Blvd (West)	10%
Total	100%

Note:
[1] Trip distribution percentages obtained from the *Campus Oaks Town Center Access Study Technical Memo* (Fehr & Peers, July 2018).

Pass-by trips would divert traffic off of Blue Oaks Boulevard and Roseville Parkway. The City's cumulative (2035) travel demand model shows Blue Oaks Boulevard carrying substantially more traffic than Roseville Parkway in this area. Accordingly, the majority of pass-by trips would come from that arterial. The major pass-by traffic generator (7-Eleven Convenience Market and Gas Station) is situated at the Roseville Parkway/Blue Oaks Boulevard intersection.

Trip Assignment

Trips generated by each of the four land uses were assigned to the project accesses in accordance with each project's location, trip generation, and permitted driveway turning movements. Trips generated by Parcel CO-51 (Business Park) would be distributed across several access points including the signalized access at Blue Oaks Boulevard, a direct driveway on Painted Desert Drive, and Driveways 1 and 2 on Roseville Parkway.

Figure 2 shows the PM peak hour volumes at each driveway. This figure also shows volumes for the two COTC driveways on Roseville Parkway derived from the 2018 memo.

V. Project Access Review

The project access review focuses on the following project access aspects:

1. Traffic operations analysis at project driveways and COTC driveways
2. Evaluation of left-turn ingress from Roseville Parkway
3. Driveway throat depth requirements
4. Need for deceleration lanes/tapers at project driveways

Refer to **Figure 3** for study recommendations.

Traffic Operations Analysis

A SimTraffic micro-simulation model was developed for the study area, including the four project driveways, two COTC driveways on Roseville Parkway, the Blue Oaks Boulevard/Roseville Parkway signalized intersection, and the Painted Desert Drive/Roseville Parkway roundabout[3].

The latest version of the City of Roseville cumulative (2035) travel demand model was used to analyze for cumulative (2035) PM peak hour conditions. [4]

Table 3 shows the average delay and level of service (LOS) during the PM peak hour at the project driveways on Roseville Parkway and Painted Desert Drive and at two COTC driveways. Refer to **Appendix A** for technical calculations. All but one of these movements would operate at LOS A. Delays are modest due to the frequent gaps in Roseville Parkway traffic due to the traffic signal at Blue Oaks Boulevard and roundabout at Painted Desert Drive.

TABLE 3
PM PEAK HOUR DRIVEWAY OPERATIONS – CUMULATIVE CONDITIONS

Driveway	Movement	Volume	Average Delay	LOS
Project Driveway 1 on Roseville Parkway	Southbound Left	15	2 sec/veh	A
	Westbound Left/Through/Right	87	9 sec/veh	A
Project Driveway 2 on Roseville Parkway	Westbound Right	100	4 sec/veh	A
Project Driveway 4 on Painted Desert Drive)	Southbound Left/Right	10	3 sec/veh	A
COTC North Driveway on Roseville Parkway	Northbound Left	77	6 sec/veh	A
	Eastbound Right	103	4 sec/veh	A
COTC South Driveway on Roseville Parkway	Northbound Left	16	8 sec/veh	A
	Eastbound Left	82	13 sec/veh	B
	Eastbound Right	32	7 sec/veh	A

Note:
[1] Analyzed using SimTraffic micro-simulation model.

[3] The analysis is focused on driveway operations rather than operations at the signalized intersection and roundabout. They are included to replicate the effects of platooned arrivals of traffic approaching project driveways.

[4] The 2035 model projects 10,800 ADT on Roseville Parkway south of Blue Oaks Boulevard and 17,600 ADT on the two-lane segment (posted 35 mph) from Painted Desert Drive to east of Blue Dog Drive. A sensitivity test of the model was performed by modifying the two-lane mid-block segment to have four lanes and a 40 mph free flow speed. The resulting model output showed 22,000 ADT south of Blue Oaks Boulevard and 28,000 ADT south of Painted Desert Drive. Thus, the current design of the mid-block segment of Roseville Parkway limits traffic volumes along this segment of Roseville Parkway. There are no current plans to widen the two-lane segment of Roseville Parkway.

Table 4 shows the maximum queue lengths for stop or yield-controlled movements at the study driveways. Refer to **Appendix A** for technical calculations.

TABLE 4
PM PEAK HOUR DRIVEWAY QUEUING – CUMULATIVE CONDITIONS

Driveway	Movement	Available Storage [1]	Maximum Queue [2]
Project Driveway 1 on Roseville Parkway	Southbound Left	- [3]	25 ft.
	Westbound Left/Through/Right	50 ft.	**100 ft.**
Project Driveway 2 on Roseville Parkway	Westbound Right	100 ft.	75 ft.
Project Driveway 4 on Painted Desert Drive)	Southbound Left/Right	100 ft.	25 ft.
COTC North Driveway on Roseville Parkway	Northbound Left	- [3]	75 ft.
	Eastbound Right	125 ft.	75 ft.
COTC South Driveway on Roseville Parkway	Northbound Left	125 ft.	25 ft.
	Eastbound Left	100 ft.	125 ft.
	Eastbound Right	100 ft.	125 ft.

Note:
[1] Based on project site plan or aerial imagery.
[2] Analyzed using SimTraffic micro-simulation model. Rounded to the nearest 25 feet.
[3] A distance of 285 feet would be provided between these turn lanes, which would utilize the same median space if southbound left-turn ingress is permitted at Driveway 1. No storage amount is shown in this table due to the uncertainty of how that median space would be allocated.
Bolded cells represent queues that exceed the available storage.

Table 4 indicates that a maximum outbound queue of four vehicles (100 feet) is expected at Driveway 1 on Roseville Parkway, which would exceed the available storage by two vehicles. This queue occurs as a result of the driveway's single left/right lane and the large proportion of left-turn outbound traffic (two-thirds of outbound trips) which require more time to find gaps in both directions of Roseville Parkway. Additionally, the addition of a fourth leg to the Roseville Parkway/COTC South Driveway would cause the maximum queue exiting the COTC South Driveway to exceed the available storage.

Evaluation of Left-Turn Ingress from Roseville Parkway

The following guidance related to driveway placement and left-turn ingress lanes is contained in the *City of Roseville Design and Construction Standards* (2021):

1. *The centerline of driveways on opposite sides of the street shall either be in direct line, or have a minimum offset distance as listed below (measured from the centerline of the driveways):*
    - *For driveways on arterials and expressways the minimum offset shall be as specified in detail ST-47 (600 feet).*

    Where a raised median is provided along the center of the street separating conflicting turning movements, the offset requirements as stated above will not apply.
2. *On arterials and expressways and where left turns in will be permitted, a left turn deceleration lane shall be provided. This may be in the form of a separate left turn pocket on a six (6)-lane road, or a continuous two (2)-way-left-turn-lane on a four (4)-lane road. The minimum left turn pocket length shall be 200 feet plus a 120 foot entry taper.*

Since the City of Roseville 2035 General Plan (2020) shows this segment of Roseville Parkway as a minor arterial, the above guidance applies to both the project and COTC driveways.[5]

Driveway 1 would be situated directly opposite the COTC south driveway, which achieves consistency with #1 above. However, Driveway 1 would be offset 310 feet from the COTC north driveway. Because conflicting (inbound) left-turns would be allowed at each driveway, the minimum required offset distance of 600 feet (as indicated in City standards detail ST-47) would not be met. Thus, Driveway 1 would not be consistent with this part of #1 above.

With respect to #2 above, a two-way left-turn lane (TWLTL) is not recommended because it likely would result in continued u-turns by motorists after they exit the COTC north driveway.

Evaluation of Deceleration Lane/Taper at Driveway 1

According to Figure 2, northbound right-turns at Driveway 1 would be modest (less than 10 vehicles per hour). A right-turn curb flare (deceleration taper) is also constructed. Thus, no additional deceleration is required at this driveway.

[5] General Plan & Development Guidelines - City of Roseville

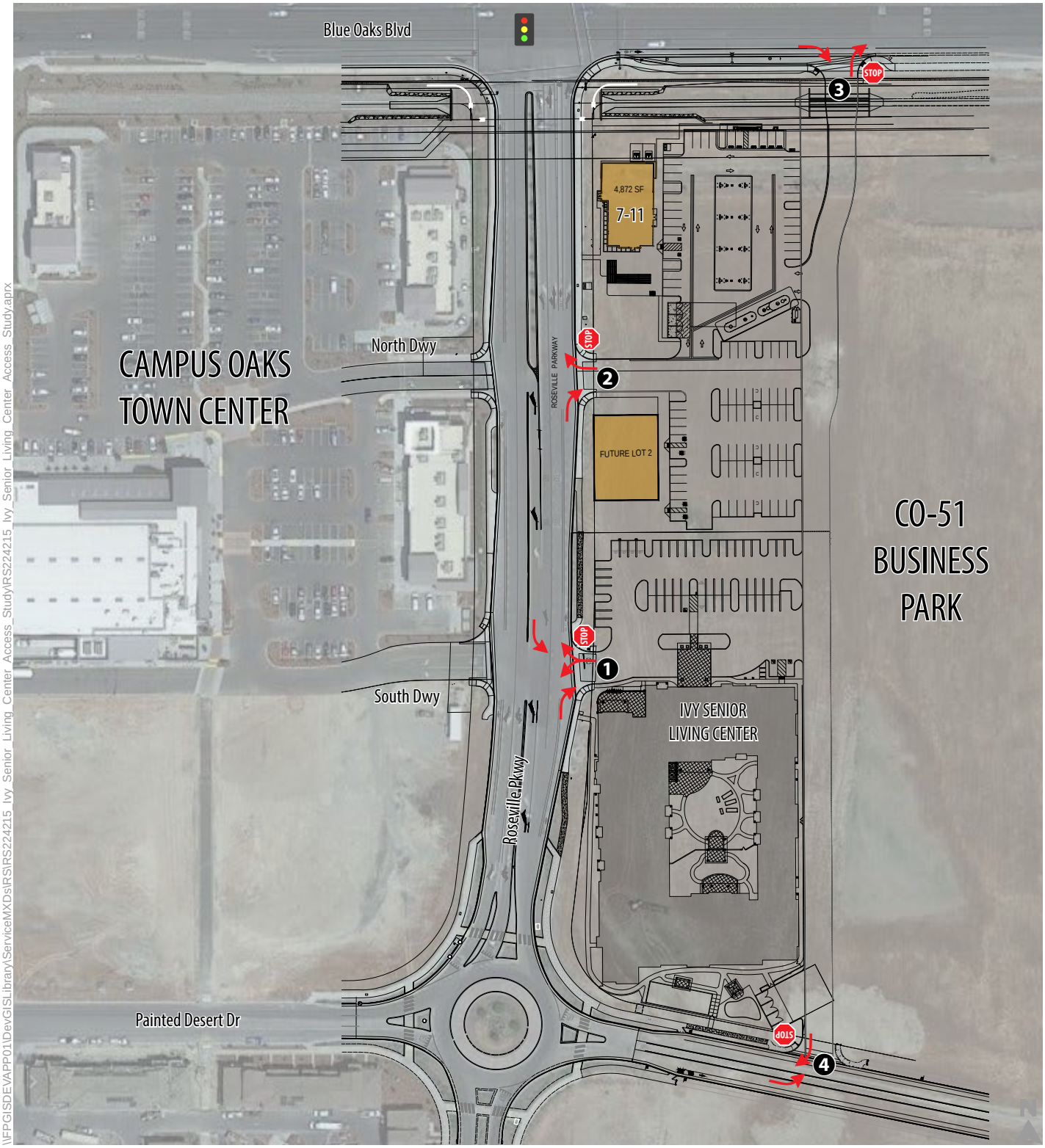
VI. Recommendations

If all movements were allowed at Project Driveway 1 on Roseville Parkway, vehicle queues exiting this driveway would exceed the available storage. Additionally, by adding a fourth (project) leg to the Roseville Parkway/COTC South Driveway, the maximum queue exiting the COTC South Driveway would also exceed its available storage. Finally, the resulting configuration would be inconsistent with City standards related to driveway placement and left-turn ingress as described on the previous page. For these reasons, the following is recommended (see Figure 3):

- Maintain Project Driveway 1 in current location and install a triangular raised median within the intersection to restrict movements at Driveway 1 to right-turns only while maintaining full access to the COTC South Driveway.[6]
- Extend narrow raised median along Roseville Parkway to connect with the COTC North Driveway/Project Driveway 2 intersection (so as to physically prevent u-turns from occurring on southbound Roseville Parkway).

The restriction of left-turns from Project Driveway 1 would result in the rerouting of most of these movements through the Roseville Parkway/Painted Desert Drive roundabout to access driveways on Painted Desert Drive to the east. The added traffic to the roundabout would not adversely affect operations, as it is anticipated to operate at LOS A during the PM peak hour under cumulative conditions.

[6] This design would be comparable to similar installations on Rocky Ridge Drive east of Eureka Road and on Fairway Drive at the Lowes Home Improvement Store Driveway.



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1 Project Driveway

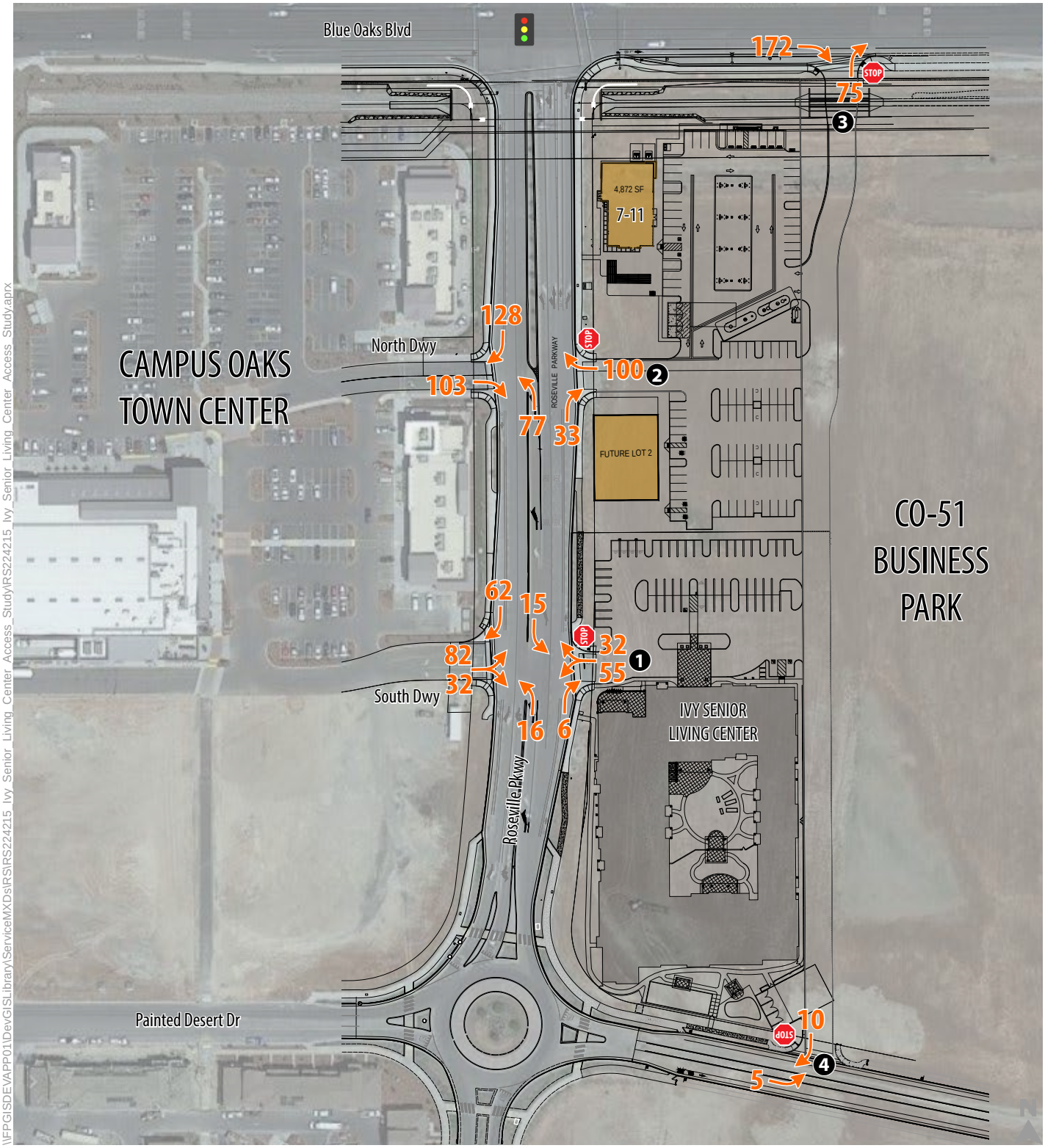
Permitted Movement

Traffic Signal

STOP Stop Sign

Figure 1

Project Site Plan and Access



1 Project Driveway

Permitted Movement

X X PM Peak Hour Volume

Traffic Signal

Stop Sign

Figure 2

PM Peak Hour Driveway Volumes

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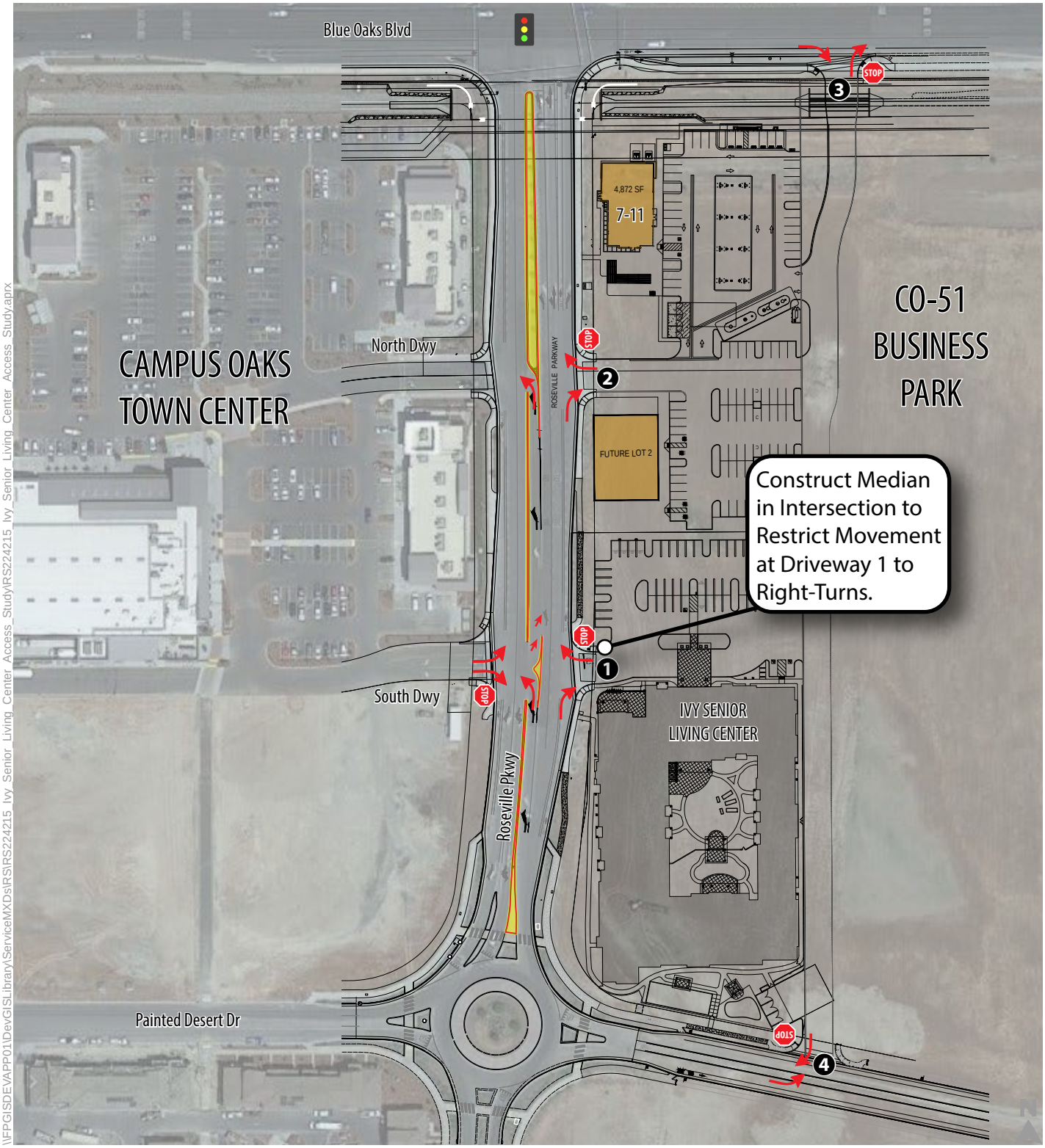

Raised Median

Traffic Signal

Stop Sign

Figure 3

Project Recommendations

Appendix A – Year 2035 Intersection Operations Technical Calculations

Intersection 2 **Roseville Pkwy/North Drwy** **Side-street Stop**

Direction	Movement	Demand Volume (vph)	Served Volume (vph) Average	Served Volume (vph) Percent	Total Delay (sec/veh) Average	Total Delay (sec/veh) Std. Dev.	LOS
NB	Left Turn	77	80	104.3%	5.5	1.2	A
	Through	253	255	100.8%	0.6	0.1	A
	Right Turn	33	33	100.9%	0.3	0.1	A
	Subtotal	363	369	101.6%	1.6	0.3	A
SB	Left Turn						
	Through	492	441	89.7%	1.4	0.2	A
	Right Turn	128	114	88.9%	1.2	0.2	A
	Subtotal	620	555	89.5%	1.4	0.2	A
EB	Left Turn						
	Through						
	Right Turn	103	108	104.6%	3.8	0.7	A
	Subtotal	103	108	104.6%	3.8	0.7	A
WB	Left Turn						
	Through						
	Right Turn	100	98	97.8%	3.6	0.9	A
	Subtotal	100	98	97.8%	3.6	0.9	A
Total		1,186	1,129	95.2%	1.9	0.2	A

SimTraffic Post-Processor **Ivy Senior Living**
Average Results from 10 Runs **Cumulative Conditions**
Volume and Delay by Movement **PM Peak Hour**

Intersection 3 **Roseville Pkwy/South Drwy** **Side-street Stop**

Direction	Movement	Demand Volume (vph)	Served Volume (vph) Average	Served Volume (vph) Percent	Total Delay (sec/veh) Average	Total Delay (sec/veh) Std. Dev.	LOS
NB	Left Turn	16	16	100.6%	7.7	3.7	A
	Through	249	255	102.5%	0.6	0.1	A
	Right Turn	6	6	105.0%	0.5	0.8	A
	Subtotal	271	278	102.4%	1.0	0.2	A
SB	Left Turn	15	12	77.3%	2.4	0.6	A
	Through	518	482	93.0%	0.9	0.2	A
	Right Turn	62	55	89.0%	0.5	0.2	A
	Subtotal	595	549	92.2%	0.9	0.2	A
EB	Left Turn	82	84	102.1%	13.2	3.4	B
	Through						
	Right Turn	32	33	102.8%	7.1	3.5	A
	Subtotal	114	117	102.3%	11.5	3.4	B
WB	Left Turn	55	58	106.2%	10.7	2.9	B
	Through						
	Right Turn	32	32	99.4%	5.1	1.8	A
	Subtotal	87	90	103.7%	8.8	2.7	A
Total		1,067	1,033	96.8%	2.9	0.7	A

Intersection 4 **Roseville Pkwy/Painted Desert Dr** **Roundabout**

Direction	Movement	Demand Volume (vph)	Served Volume (vph) Average	Served Volume (vph) Percent	Total Delay (sec/veh) Average	Total Delay (sec/veh) Std. Dev.	LOS
NB	Left Turn	99	96	96.9%	3.8	0.2	A
	Through	200	205	102.4%	5.4	0.4	A
	Right Turn	20	21	104.5%	4.1	0.7	A
	Subtotal	319	322	100.8%	4.8	0.3	A
SB	Left Turn	84	74	88.0%	8.3	2.9	A
	Through	376	356	94.7%	9.6	1.8	A
	Right Turn	145	141	97.0%	5.1	0.7	A
	Subtotal	605	571	94.3%	8.4	1.5	A
EB	Left Turn	38	35	91.3%	4.7	1.4	A
	Through	10	11	108.0%	5.1	2.2	A
	Right Turn	46	45	98.7%	4.3	1.4	A
	Subtotal	94	91	96.7%	4.7	1.0	A
WB	Left Turn	40	40	100.0%	3.6	0.7	A
	Through	20	19	92.5%	5.4	1.3	A
	Right Turn	33	35	106.4%	3.8	1.4	A
	Subtotal	93	94	100.6%	4.0	0.8	A
Total		1,111	1,077	96.9%	6.6	0.8	A

SimTraffic Post-Processor **Ivy Senior Living**
Average Results from 10 Runs **Cumulative Conditions**
Queue Length By Lane Group **PM Peak Hour**

Intersection 2 **Roseville Pkwy/North Drwy** **Side-street Stop**

Direction	Lane Group	Storage (ft)	Average Queue (ft) Average	Average Queue (ft) Std. Dev.	95th Queue (ft) Average	95th Queue (ft) Std. Dev.	Maximum Queue (ft) Average	Maximum Queue (ft) Std. Dev.	Block Time Pocket	Block Time Upstream
EB	Right Turn	379	40	3	64	4	83	9	0%	0%
NB	Left Turn	100	25	4	57	7	72	18	0%	0%
	Through	251	0	0	0	0	0	0	0%	0%
	Through/Right	251	0	1	2	6	6	18	0%	0%
SB	Through	302	0	1	1	4	2	8	0%	0%
	Through/Right	302	2	1	11	5	22	8	0%	0%
WB	Right Turn	428	36	3	57	7	67	12	0%	0%

SimTraffic Post-Processor **Ivy Senior Living**
Average Results from 10 Runs **Cumulative Conditions**
Queue Length By Lane Group **PM Peak Hour**

Intersection 3 **Roseville Pkwy/South Drwy** **Side-street Stop**

Direction	Lane Group	Storage (ft)	Average Queue (ft) Average	Average Queue (ft) Std. Dev.	95th Queue (ft) Average	95th Queue (ft) Std. Dev.	Maximum Queue (ft) Average	Maximum Queue (ft) Std. Dev.	Block Time Pocket	Block Time Upstream
EB	Shared	376	53	8	95	19	133	26	0%	0%
NB	Left Turn	100	8	3	30	6	35	9	0%	0%
SB	Left Turn	100	3	2	17	8	28	10	0%	0%
	Through	251	0	0	1	3	2	7	0%	0%
	Through/Right	251	0	1	3	4	11	11	0%	0%
WB	Shared	452	43	6	76	15	97	26	0%	0%