

**NOTICE OF DETERMINATION  
for an ADDENDUM TO AN ENVIRONMENTAL IMPACT REPORT**

TO: County Clerk  
County of Placer  
2954 Richardson Drive  
Auburn, CA 95603

FROM: CITY OF ROSEVILLE  
Escarlet Mar, Associate Planner  
311 Vernon Street  
Roseville, CA 95678

**FILED**

**OCT 28 2022**

Ryan Ronco  
COUNTY CLERK OF PLACER COUNTY  
BY: *[Signature]*  
DEPUTY

DATE: October 28, 2022

SUBJECT: NOD FILING, AS REQUIRED BY CEQA (Public Resources Code Section 21152)

PROJECT TITLE: NIPA PCL CO-42 – The Ivy at Blue Oaks; File #PL22-0178

PROJECT APPROVAL DATE: October 27, 2022

STATE CLEARINGHOUSE NUMBER: 95112022 – Previously Certified EIR, Hewlett-Packard Master Plan EIR

CONTACT PERSON: Escarlet Mar, Associate Planner; (916) 774-5247

APPLICANT; OWNER; DEVELOPER: Carissa Savant, Park IV Group, LLC (Applicant); BBC Roseville Oaks, LLC (Owner)

PROJECT LOCATION: 275 Roseville Parkway, Roseville, Placer County, CA; APN 481-260-031-000

SUMMARY 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.

**DETERMINATIONS FOR ENVIRONMENTAL IMPACT REPORT ADDENDUM**

This notice is to advise interested parties that the City of Roseville (Lead Agency) has approved and made the following determinations regarding the above-described project:

- The Hewlett Packard Master Plan Environmental Impact Report/Initial Study (SCH #95112022) was prepared and certified on June 5, 1998, pursuant to the provisions of CEQA.
- No substantial changes are proposed in the project which would require major revisions of the previous EIR.
- No substantial changes have occurred with respect to the circumstances under which the project is undertaken.
- There is no new information of substantial importance which was not known and could not have been known with the exercise or due diligence at the time the previous EIR was certified as complete.
- Only minor technical changes or additions are necessary in order to deem the adopted environmental document adequate.

The environmental documentation and record of project approval may be examined at the City of Roseville, Office of the City Clerk, 311 Vernon Street, Roseville, CA 95678; Monday-Friday, 8 a.m. to 5 p.m. (916-774-5263).

10/28/2022

DATE

*[Signature]*  
Escarlet Mar, Associate Planner

POSTED **OCT 28 2022**  
Through \_\_\_\_\_  
RYAN RONCO, COUNTY CLERK  
By *[Signature]*  
Deputy Clerk

#22-276



State of California - Department of Fish and Wildlife  
**2022 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
DFW 753.5a (REV. 01/01/22) Previously DFG 753.5a

Print

StartOver

Save

RECEIPT NUMBER:

31 — 10/28/2022 —

STATE CLEARINGHOUSE NUMBER (If applicable)

**SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.**

LEAD AGENCY

CITY OF ROSEVILLE

LEAD AGENCY EMAIL

DATE

10/28/2022

COUNTY/STATE AGENCY OF FILING

Placer

DOCUMENT NUMBER

220276

PROJECT TITLE

**NIPA PCL CO-42-THE IVY AT BLUE OAKS FILE #PL22-0178**

PROJECT APPLICANT NAME

PARK IV GROUP LLC

PROJECT APPLICANT EMAIL

PHONE NUMBER

(949) 878-8160

PROJECT APPLICANT ADDRESS

3 PARK PLAZA SUITE 1920

CITY

IRVINE

STATE

CA

ZIP CODE

92614

**PROJECT APPLICANT** (Check appropriate box)

☒ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☐ Private Entity

**CHECK APPLICABLE FEES:**

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,539.25	\$	0.00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,548.00	\$	0.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,203.25	\$	0.00

☒ Exempt from fee

☐ Notice of Exemption (attach)

☐ CDFW No Effect Determination (attach)

☒ Fee previously paid (attach previously issued cash receipt copy)

<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	0.00
<input checked="" type="checkbox"/> County documentary handling fee		\$	50.00
<input type="checkbox"/> Other		\$	

**PAYMENT METHOD:**

☐ Cash ☒ Credit ☐ Check ☐ Other

**TOTAL RECEIVED** \$ 50.00

SIGNATURE

X

*S Kasza*

AGENCY OF FILING PRINTED NAME AND TITLE

S KASZA, DEPUTY

State of California -- Department of Fish and Wildlife  
**2018 ENVIRONMENTAL FILING FEE CASH RECEIPT**  
DFW 753.5a (Rev. 01/18)

RECEIPT#

**31-180284**

STATE CLEARING HOUSE#

(if applicable)

95-112022 previous cert EIR  
Hewlett-Packard Master Plan  
-ADDENDUM

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY

**CITY OF ROSEVILLE**

DATE

**10/29/2018**

COUNTY/STATE AGENCY OF FILING

**PLACER COUNTY CLERK AUBURN**

PROJECT TITLE

**HPCO PCL CO-21, -31, -41, -42 -CAMPUS OAKS COMMERCIAL**

PROJECT APPLICANT NAME

**BBC ROSEVILLE OAKS LLC**

PHONE NUMBER

**916-786-8158**

PROJECT APPLICANT ADDRESS

**130 DIAMOND CREEK PL STE 1**

CITY

**ROSEVILLE**

STATE

**CA**

ZIPCODE

**95747-5198**

PROJECT APPLICANT (Check appropriate box):

☐ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☒ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)

\$3,168.00 \$

☐ Mitigated/Negative Declaration (MND) (ND)

\$2,280.75 \$

☐ Application Fee Water Diversion (State Water Resources Control Board Only)

\$850.00 \$

☐ Projects Subject to Certified Regulatory Programs (CRP)

\$1,077.00 \$

☒ County Administrative Fee

\$50.00 \$ 50.00

☒ Project that is exempt from fees

☐ Notice of Exemption (attach)

☐ DFG No Effect Determination (attach)

☒ Other Addendum

\$

PAYMENT METHOD:

☐ Cash ☐ Credit ☒ Check ☐ Other

**TOTAL RECEIVED \$50.00**

SIGNATURE

**X**

*S. Kasza*

TITLE

**S. KASZA, DEPUTY**

PROJECT APPLICANT COPY

CDFW/ASB COPY

LEAD AGENCY COPY

COUNTY CLERK COPY

FG 753.5a (Rev. 01/18)

**NOTICE OF DETERMINATION  
for an ADDENDUM to an ENVIRONMENTAL IMPACT REPORT**

TO: County Clerk  
County of Placer  
2954 Richardson Drive  
Auburn, CA 95603

FROM: CITY OF ROSEVILLE  
Lauren Hocker, Associate Planner  
311 Vernon Street  
Roseville, CA 95678

POSTED 10/29/2018  
Through \_\_\_\_\_  
RYAN RONCO, COUNTY CLERK  
By [Signature]  
Deputy Clerk

DATE: October 26, 2018

**FILED**

SUBJECT: NOD FILING, AS REQUIRED BY CEQA (Public Resources Code Section 21152)

**OCT 29 2018**

PROJECT TITLE: HPCO PCL CO-21, -31, -41, -42 – Campus Oaks Commercial

PROJECT APPROVAL DATE: October 25, 2018

RYAN RONCO  
COUNTY CLERK OF PLACER COUNTY  
BY [Signature]  
Deputy

STATE CLEARINGHOUSE NUMBER: **95112022** - Previous Certified EIR, Hewlett-Packard Master Plan EIR

CONTACT PERSON: Lauren Hocker, Associate Planner, (916) 774-5272

APPLICANT AND OWNER: Stephen Des Jardins, BBC Roseville Oaks, LLC

#18-284

PROJECT LOCATION: 1495 Blue Oaks Boulevard

**SUMMARY PROJECT DESCRIPTION:** The applicant requests approval of a General Plan Amendment and Rezone to redesignate approximately 10 acres from Business Professional (BP) to Community Commercial (CC), and a Development Agreement Amendment to reflect the land use changes. A Major Project Permit (MPP) Stage 1 Modification is requested to change the HPCO Master Plan to reflect the proposed land use changes and approve a master site plan for the Campus Oaks Commercial Center. An MPP Stage 2 is requested for the proposed detailed site planning for the development of 240,000 square feet of commercial building area with 16 total buildings, and to approve detailed elevations for nine of those buildings. A Tentative Subdivision Map is requested to divide the site into 15 lots. The project site has already been mass-graded and surrounding roadways have been completed, consistent with previous approved projects in the area.

**DETERMINATIONS FOR ENVIRONMENTAL IMPACT REPORT**

This notice is to advise interested parties that the City of Roseville (Lead Agency) has approved and made the following determinations regarding the above-described project:

- No substantial evidence exists that the project will result in new or more severe significant effects on the environment.
- An *Environmental Impact Report* was prepared and certified by the City of Roseville pursuant to the provisions of CEQA, and an Addendum to this EIR was prepared and considered pursuant to the provisions of CEQA.
- No new mitigation measures were made a Condition of Approval of this project. The Mitigation Monitoring Program adopted as part of the EIR to which this project Addendum is attached remains applicable to this project.
- Findings and a Statement of Overriding Considerations were previously made pursuant to the provisions of CEQA.
- The Lead Agency has complied with Subdivision (d) of Section 21080.3.1 and the California Native American Tribes contacted failed to request consultation within 30 days.

The environmental documentation and record of project approval may be examined at the City of Roseville, Office of the City Clerk, 311 Vernon Street, Roseville, CA 95678; Monday–Friday, 8 a.m. to 5 p.m. (916-774-5263).

10.26.18  
DATE

[Signature]  
LAUREN HOCKER, Associate Planner



STATE OF CALIFORNIA-THE RESOURCES AGENCY

DEPARTMENT OF FISH AND GAME

**ENVIRONMENTAL FILING FEE CAS RECEIPT**

DFG 753.5a (6-91)

44663

Lead Agency: Roseville City Council

Date: 00-10-1996

County/State Agency of Filing: City of Roseville

Document No.: 0698

Project Title: Hewlett-Packard Master Plan

Project Applicant Name: City of Roseville

Phone Number: (916) 774-5246

Project Applicant Address: 311 Vernon St Roseville CA 95678

Project Applicant (check appropriate box): Local Public Agency ☒

School District ☐

Other Special District ☐

State Agency ☐

Private Entity ☐

**CHECK APPLICABLE FEES:**

☒ Environmental Impact Report

☐ Negative Declaration

☐ Application Fee Water Diversion (State Water Resources Control Board Only)

☒ Projects Subject to Certified Regulatory Programs

☒ County Administrative Fee

☐ Project that is exempt from fees

\$850.00 \$ 850.00

\$1,250.00 \$ \_\_\_\_\_

\$850.00 \$ \_\_\_\_\_

\$850.00 \$ \_\_\_\_\_

30.00 - \$25.00 \$ 30.00

**TOTAL RECEIVED**

\$ 980.00

Signature and title of person receiving payment: Tenackia Deputy Clerk

FIRST COPY-PROJECT APPLICANT

SECOND COPY-DFG/FASB

THIRD COPY-LEAD AGENCY

FOURTH COPY-COUNTY/STATE AGENCY OF FILING

NOTED JUN 10 1996  
AUG 01 1996  
JIM McCAULEY, COUNTY CLERK  
Deputy Clerk

FILED

JUN 10 1996

Jim McCauley  
COUNTY CLERK OF PLACER COUNTY  
BY *[Signature]*  
DEPUTY

NOTICE OF ENVIRONMENTAL DETERMINATION  
for an ENVIRONMENTAL IMPACT REPORT

TO: ☒ (check box) PLACER COUNTY CLERK  
Recorder's Office  
11960 Heritage Oak Place  
P.O. Box 5228, Auburn, CA 95604-5228

☒ (check box) STATE CLEARINGHOUSE  
Office of Planning and Research  
1400 Tenth Street (at "O" St.)  
Sacramento, CA 95814

FROM: CITY OF ROSEVILLE  
Carolyn Parkinson, City Clerk  
311 Vernon Street, Roseville, CA 95678

DATE: June 10, 1996

SUBJECT: NOD FILING, AS REQUIRED BY CEQA (Public Resources Code Section 21152)

PROJECT TITLE: Hewlett-Packard Master Plan

PROJECT APPROVAL DATE: June 5, 1996

STATE CLEARINGHOUSE NUMBER: 95112022 (If submitted to the SCH)

CONTACT PERSON / ADDRESS / PHONE: Chris Burrows, Senior Planner 774-5276  
316 Vernon Street, Roseville, CA 95678

PROJECT LOCATION: SEE ATTACHED EXHIBIT "A"

SUMMARY PROJECT DESCRIPTION: SEE ATTACHED EXHIBIT "A"

FILED

SEP 13 1996

CITY OF ROSEVILLE  
BY *[Signature]*

DETERMINATION FOR AN ENVIRONMENTAL IMPACT REPORT (EIR)

This notice is to advise interested parties that the Roseville City Council (Lead Agency) has approved and made the following determinations regarding the above-described project:

- ☒ An Environmental Impact Report was prepared and certified for this project, pursuant to the provisions of CEQA.
- ☒ As approved, the project will have a significant effect on the environment.
- ☒ Written Findings were prepared for significant impacts identified in the EIR (CEQA Guidelines, Section 15091).
- ☒ Statement of Overriding Considerations was adopted for significant/unavoidable impacts (CEQA Guidelines Section 15093).
- ☒ Mitigation measures were made "required conditions of approval" for the project, and a Mitigation Monitoring Program was approved as part of the project.

The environmental documentation and record of project approval may be examined at the City of Roseville, Office of the City Clerk, 311 Vernon Street, Roseville, CA 95678; Monday - Friday, 8 a.m. to 5 p.m. (774-5263).

June 10, 1996  
DATE

*[Signature]*  
CAROLYN PARKINSON, ROSEVILLE CITY CLERK

## EXHIBIT "A"

### Project Location

The Proposed Project is located within the North Roseville Industrial Area in the northwest portion of the City of Roseville, in Placer County, California (see Figure 1-1). The Hewlett-Packard Master project area (project area) consists of approximately 500.2 acres located at 8000 Foothills Boulevard, at the southwest corner of Foothills Boulevard and Blue Oaks Boulevard.

The Proposed Project is generally situated six miles west of Interstate 80 (I-80). State Highway 65 (SR 65) provides access from the northwest and intersects I-80 in Roseville. The Proposed Project is approximately one mile west of the Blue Oaks Boulevard interchange on SR 65.

### Project Description

The Proposed Project is a Master Plan for the comprehensive planning of the 500-acre Hewlett-Packard site in Roseville (see Figure 1-2). The proposed Master Plan is intended to address all aspects of the site by establishing master site, grading, drainage and utility plans, adopting development standards and design guidelines, and establishing an approval process that would enable the orderly development of the remainder of the site. In addition, the Master Plan is requesting approval to increase current entitlements for building square footage and total number of employees to approximately 4.25 million square feet and approximately 13,180 employees. Of this, 370,000 square feet would be new development on the existing two hundred acres, while 2,303,000 square feet would be new development on the remaining 254 acres (not including the 45.9 acres of open space). Of this, 28.5 acres would be designated General Commercial. It is anticipated that 70 percent of the site would be developed by 2010. Total buildout of the Proposed Project is anticipated to occur incrementally over a 20-to-25 year time-frame.