

**ITEM V-B: GENERAL PLAN AMENDMENTS, DEVELOPMENT AGREEMENT AMENDMENT, REZONE, MAJOR PROJECT PERMIT-STAGE 1 (MASTER PLAN AMENDMENT), AND LOT LINE ADJUSTMENT – 1485 BLUE OAKS BL. – CAMPUS OAKS AMENDMENTS – FILE # PL16-0153.**

**REQUEST**

The proposed project includes General Plan Amendments (Text and Land Use), a Development Agreement Amendment, Rezone, Major Project Permit-Stage 1 (Master Plan Amendment), and Lot Line Adjustment to the Campus Oaks Master Plan area. The proposed project will amend portions of the approximately 234.5 acre Campus Oaks property by converting the five (5) acre CO-21 parcel from High Density Residential (HDR) to Business Professional (BP) land use, increasing the number of HDR units by 61, decreasing the number of Medium Density Residential (MDR) units by 49, and decreasing the number of Low Density Residential (LDR) units by 12. The acreage and unit allocation within the Master Plan will be amended for residential parcels to accommodate the adjustments to the residential land uses. The project will transfer 38 affordable residential units from parcel CO-21 to parcels CO-22 and CO-23 and add 11 additional affordable units to the plan area (distributed between parcels CO-22 and CO-23). Amendments are proposed to the Campus Oaks Development Agreement to account for the modifications to the Master Plan, and relate to affordable housing, fees and changes in land use.

**Applicant** – Scott Canel  
**Property Owner** – Stephen Des Jardins, BBC Roseville Oaks, LLC

**SUMMARY RECOMMENDATION**

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

- A. Recommend the City Council adopt the Addendum to the Hewlett Packard Master Plan EIR;
- B. Recommend the City Council approve the General Plan Text Amendment;
- C. Recommend the City Council approve the General Plan Land Use Map Amendment;
- D. Recommend that the City Council adopt the five (5) findings of fact and approve the 5<sup>th</sup> Development Agreement Amendment for the BBC Roseville Parcel;
- E. Recommend that the City Council adopt the two (2) findings of fact and approve the Rezone;
- F. Recommend the City Council adopt the two (2) findings of fact and approve the Major Project Permit –Stage 1 (HP Campus Oaks Master Plan Amendment), subject to the one (1) condition of approval; and
- G. Recommend the City Council adopt the three (3) findings of fact and approve the Lot Line Adjustment, subject to the ten (10) conditions of approval.

**SUMMARY OF OUTSTANDING ISSUES**

There are two outstanding issues with the proposed 5<sup>th</sup> Development Agreement. The City of Roseville and the property owner, BBC Roseville, are negotiating items related to the Public Benefit Fees that will be paid and language regarding the satisfaction of the Affordable Housing obligations, as further discussed in this report. Staff will continue to work with the applicant on these items and update the Commission as to their status at the meeting. Ultimately these items will be addressed before the project is considered by the City Council.

## **REPORT ORGANIZATION**

Because of the multiple entitlements and length of the staff report, the following specific portions of the staff report are divided by sections:

- A. Background and Project Description
- B. General Plan Amendments and Rezone
- C. Master Plan Amendment
- D. Development Agreement Amendment and Fiscal Considerations
- E. Lot Line Adjustment
- F. Environmental Determination and Discussion Regarding Traffic and Water/Sewer
- G. Public Outreach
- H. Recommendation
- I. Conditions of Approval
- J. Attachments and Exhibits

## **A. BACKGROUND AND PROJECT DESCRIPTION**

### **BACKGROUND**

The project site is located at 1485 Blue Oaks Boulevard at the southeast corner of Blue Oaks Boulevard and Woodcreek Oaks Boulevard, within the City's North Industrial Planning Area. The project site was originally part of the Hewlett Packard (HP) campus that included approximately ±500 acres of Light Industrial (±450 acres) and Open Space (±45 acres) lands. Development of the HP campus was originally guided by the Hewlett Packard Master Plan (HPMP), which was adopted in June 1996, and subsequently amended in March 2001. The HP campus has since been subdivided and sold to four separate property owners (BBC Roseville, Hewlett Packard, Cokeva and Quality Investment Properties (QIP)). The City retains ownership of the 45 acre open space preserve. In 2015, BBC Roseville and Hewlett Packard, as joint applicants amended the HPMP as it relates to their properties. The 2015 amended master plan, referred to as the Hewlett-Packard Campus Oaks Master Plan (HPCO MP) provides guidance for future development of those two properties. Cokeva and QIP continue to rely on the existing HPMP.

The HPCO MP created a master plan for approximately 375.73 acres of the HPMP area. The HPCO MP is organized into two integrally connected planning sub-areas: the Hewlett-Packard Campus and Campus Oaks:

- Hewlett-Packard Campus. Covering 141.2 acres in the southeastern corner of the HPCO MP site, this sub-area currently includes Hewlett-Packard's manufacturing and office uses. The Hewlett-Packard Campus is planned for continued light industrial, recreation and related development.

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

The HPCO MP introduced mixed-use residential, commercial, and office uses along with park and public uses on the Campus Oaks site. The anticipated development on the Campus Oaks site includes the following:

- 948 residential units (104 acres)
  - 242 Low Density Residential
  - 310 Medium Density Residential (19 middle-income purchase units)
  - 396 High Density Residential (38 very low-income rental and 38 low-income rental units)
- 19.3 acres – 170,000 square feet of Community Commercial (CC)
- 5.5 acres – 60,000 square feet of Business Professional
- 33 acres – 300,000 of Light Industrial (Tech/Business Park Uses)
- 2.5 acres Public/Quasi-Public (Fire Station, Well Site)
- 19.44 acres Parks
- 2 acres Open Space

The only modifications to the Hewlett Packard site with the HPCO MP were to a small portion of their land (8.7 acres) to create the city-wide park on parcels HP-2/CO-64. Hewlett Packard maintained its Light Industrial zoning and land use designations on the remainder of their property.

The proposed project would amend the master plan for the Campus Oaks site as outlined in the Project Description below.

## **PROJECT DESCRIPTION**

The proposed project will convert the five (5) acre CO-21 parcel from High Density Residential (HDR) to Business Professional (BP) and modify the acreage of several other residential parcels. The number of residential units (948) within the plan area will remain unchanged, however the distribution of units between the High Density Residential (HDR), Medium Density Residential (MDR), and Low Density Residential (LDR) will be modified. The proposed land use changes are reflected in Table 1 below and in **Attachment 1**. The project will also modify the affordable housing obligations. Below is a summary of the applicant's requested entitlements for the project.

- 1) **General Plan Text Amendment** – A text change is proposed to the General Plan - Land Use Element to allow variations in the affordable housing ratios, which would allow very low-income rental units to be credited towards meeting the requirement for low-income rental units;
- 2) **General Plan Land Use Map Amendment** – Map changes to the General Plan are proposed that will change the land use designation of parcel CO-21 from HDR to BP and change the acreage and density of parcels CO-4, CO-6, CO-12, CO-14, CO-22, CO-23, and CO-24 a & b to reflect the change in residential units;
- 3) **Development Agreement Amendments** – Approval of the fifth (5<sup>th</sup>) amendment to the Hewlett Packard Development Agreement between the City and BBC Roseville Oaks. This DA would vest development rights and obligations of the property owner and the City as they pertain to the proposed project;

- 4) **Rezone** – Zoning Map amendment to rezone parcel CO-21 from a HDR to BP zoning designation, and to modify zoning boundaries on the residential parcels CO-4, CO-6, CO-12, CO12, CO-22, and CO-23.
- 5) **Major Project Permit-Stage 1 (Master Plan Amendment)** – Amendments to the HPCO MP are being processed through a Major Project Permit (MPP) Stage 1 entitlement. Amendments are proposed to the Campus Oaks portion of the master plan to reflect the changes in land use, zoning, and affordable residential units. The modifications to the master plan also include an updated conceptual development plan to show how the Campus Oaks parcels could develop based on the new land use plan (see Figure 5-2 within the master plan). The phasing plan has been updated to incorporate parcel CO-23 into the first phase of development.
- 6) **Lot Line Adjustments** - Approval of a Lot Line Adjustment to adjust the lot lines of parcels within the Campus Oaks Large Lot Subdivision Map to align with the land use changes.

The purpose of the requested entitlements is to facilitate a High Density Residential (mixed market rate and affordable units) project on parcels CO-22 and CO-23. The anticipated housing project on these parcels would include 395 HDR units, 87 of which would be affordable for very-low income residents. Actual development of the project would require Planning Commission approval of a MPP Stage 2 (Architecture and Landscaping) in addition to approval of building permits and improvement plans.

## **B. GENERAL PLAN AMENDMENTS & REZONE**

Text changes to the Affordable Housing Policy within the General Plan – Land Use Element are proposed to allow the City flexibility in requiring very low, low, and middle income affordable housing units. The General Plan (GP) text changes are shown in **Exhibit B**. The proposed changes in land use will necessitate the amendment of the GP land use map. The land use changes are outlined in Table 1 below and **Attachment 1**. The GP map changes are shown in **Exhibit C**. The changes in zoning designation for the affected parcels are shown in **Exhibit D**.

### **General Plan Text Amendment - Affordable Housing Policy**

The General Plan – Land Use Element contains a policy requiring 10% of all new development to be affordable to very-low, low, and middle income households. Currently the policy, which was adopted with the Amoruso Ranch Specific Plan, requires the allocation of the affordable units to be, at a minimum 40% rental to very low-income households, 40% rental to low-income households, and the remaining 20% reserved for middle-income purchase or distributed among the very-low and low categories.

In order to facilitate the mixed market rate and affordable development on the site, the City is proposing additional language be added to the General Plan policy, as follows:

*Variations in affordable housing ratios may be approved through a Development Agreement where the following criteria are met:*

- a. *A need has been identified for a specific affordable housing type (very low, low or middle-income) and the project meets this need;*
- b. *The project does not rely on or obtain City subsidies; and*
- c. *Units proposed within this criteria would allow for individuals to stay within their units as their future income grows.*

The additional language does not minimize a projects affordable housing obligations but will allow the City more flexibility when reviewing a projects compliance with the intent of the General Plan affordable housing policies.

The applicant is proposing to provide 395 rental units on parcels CO-22 and CO-23, 87 of which will be available for very low-income households. This equates to 11 additional affordable units beyond the City’s requirement. The project will not rely on City subsidies, and instead utilizes Federal tax credits. Due to the differences in the federal requirements, individuals may stay within their units as their income grows. As outlined, the project would meet the proposed General Plan language. With the proposed GP text amendment, the 87 very-low income units could be credited as meeting the very-low income and low income affordable housing obligations. The 19 middle income purchase units remain designated on parcel CO-5. The project meets all other General Plan affordable housing policies by exceeding the 10% affordable goal and dispersing affordable units throughout a project.

**General Plan Land Use Map Amendments**

The land use plan for the HPCO MP was evaluated with the 2015 entitlements and found to be consistent with the General Plan goals, policies, and implementation measures. The proposed project would make minor changes to the land use plan. As mentioned, the project would convert five (5) acres of HDR to BP land use. Additional land use modifications will be made to adjust the land use boundaries, allocated units, and density on several residential lots. The land use modifications are reflected in Table 1. The proposed land use amendments are shown in **Bold** and the existing land use is shown in ~~strike-out~~.

**Table 1 - Campus Oaks Land Use Amendments**

Parcel	Land Use	Zoning	Gross Acres	Allocated Units	Density (du/ac)	Allocated Sq.Ft	FAR
CO-21	<del>HDR</del> <b>BP</b>	<del>R3/DS</del> <b>BP</b>	5.0	<del>125</del>	<del>25</del>	<b>28,000</b>	<b>13%</b>
CO-31	BP	BP	5.54			<del>6032,000</del>	<del>25%</del> <b>13%</b>
<i>Sub-Total Employment &amp; Commercial</i>			<del>186.92</del> <b>191.92</b>			1,730,000	<del>24</del> <b>19%</b>
CO-6	LDR	RS/DS	<del>8.14</del> <b>5.64</b>	<del>48</del> <b>36</b>	<del>5.9</del> <b>6.4</b>		
<i>Sub-Total LDR</i>			<del>46.76</del> <b>44.26</b>	<del>242</del> <b>230</b>	5.2		
CO-4	MDR	RS/DS	<del>8.3</del> <b>7.06</b>	<del>84</del> <b>60</b>	<del>40</del> <b>8.5</b>		
CO-12	MDR	RS/DS	<del>4.88</del> <b>4.79</b>	34	7.0		
CO-16	MDR	RS/DS	<del>2.55</del> <b>1.36</b>	<del>19</del> <b>10</b>	<del>7.5</del> <b>7.4</b>		
<i>Sub-Total MDR</i>			<del>35.60</del> <b>33.01</b>	<del>310</del> <b>261</b>	<del>8.7</del> <b>7.9</b>		
CO-22	HDR	R3/DS	<del>7.26</del> <b>8.40</b>	<del>119</del> <b>210</b>	<del>46.4</del> <b>25.0</b>		
CO-23	HDR	R3/DS	<del>5.0</del> <b>8.95</b>	<del>72</del> <b>185</b>	<del>44.4</del> <b>20.7</b>		
CO-24 a	HDR	R3/DS	2.36	<del>40</del> <b>31</b>	<del>47.0</del> <b>13.1</b>		
CO-24 b	HDR	R3/DS	2.35	<del>40</del> <b>31</b>	<del>47.0</del> <b>13.2</b>		
<i>Sub-Total HDR</i>			<del>21.97</del> <b>22.06</b>	<del>396</del> <b>457</b>	<del>48.0</del> <b>20.7</b>		
<i>Sub-Total Residential</i>			<del>104.33</del> <b>99.3</b>	948	<del>9.1</del> <b>9.5</b>		

As shown in the table above there are minor acreage adjustments to the employment & commercial and residential parcels. The overall allocated square footage for the BP uses will not increase. Staff anticipates future intensification of this parcel as the master plan is refined. Future modifications will be subject to CEQA and City review.

The density on the residential parcels will remain within the ranges identified in the GP for LDR, MDR and HDR land uses. The project maintains the General Plan and Campus Oaks goals of providing a diversity of housing types in the plan area. The project will not introduce any new land uses to the plan area and will maintain the existing allocated square footages for commercial and industrial parcels.

Converting parcel CO-21 from HDR to BP will locate more intensive professional office uses on the arterial roadways and the HDR uses internal to the site, adjacent to transit stops and near the employment center. Parcel CO-21 is located within the Campus Oaks Town Center, which is intended to provide a mix of retail and office uses providing services to the adjacent residential uses. The adjacent parcels within the Town Center have a CC and BP land use designation. As BP is a supported land use for the Town Center, the conversion of the Parcel CO-21 to BP is consistent with the HPCO MP. The applicant is proposing a HDR development that offers a mix of townhomes and apartments with shared on-site amenities. The transfer of the HDR units from parcel CO-21 to parcels CO-22 and CO-23 will facilitate development of this mix of HDR product types, which is substantially consistent with GP policies of providing a variety of affordable housing options. Given the reasons outlined above staff supports the GP land use changes.

The potential impacts from the land use changes have been addressed in the Initial Study. The Initial Study did not identify any new impacts not already analyzed from the project.

### **Zoning**

Zoning for the Campus Oaks site was established with the adoption of the HPCO MP in 2015. To insure consistency between the General Plan land use and zoning, the project would require a rezone of parcel CO-21 from HDR to BP. Additional adjustments to the zoning boundaries of some of the residential parcels are required to match the land use plan. The proposed Rezone is shown in **Exhibit D**. The zoning modifications would not introduce new zoning designations to Campus Oaks. The zoning map will be updated to be consistent with the General Plan land use map.

### **General Plan and Rezone Conclusion**

Staff finds that the proposed land uses and variations in residential density provided is substantially consistent with the intent and character of the HPCO Master Plan. The proposed changes comply with the existing and proposed General Plan Policies. As such, staff supports the proposed changes.

### **C. MASTER PLAN AMENDMENT**

As described in the Background Section of this report, the HPCO MP governs the 375 acre Hewlett Packard and Campus Oaks sites, which includes 189 acres owned by BBC Roseville, 45 acres owned by the City (existing OS preserve) and 141 acres owned by Hewlett Packard. The master plan serves as the guiding document for development/use of these three properties. The HPCO MP includes sections regarding the Planning Framework, Hewlett Packard Campus Development Plan, Campus Oaks Development Plan and Administration. Project objectives are centered on continuing to provide a flexible development plan for HP operations and future development opportunities within a mixed use environment that supports goals for employment generation, positive jobs/housing balance and economic stability that remains consistent with Blueprint and smart growth principles. The proposed modifications to the HPCO MP are only to the Campus Oaks section of the master plan.

The proposed modifications to the HPCO MP are shown in **Exhibit E**. Two versions of the HPCO MP are provided; the first only includes the redline change pages, and the second is the complete master plan with proposed changes incorporated into the document. The proposed modifications to the HPCO MP will adjust tables and text based on the proposed land use modifications described previously. In addition to the land use tables and figure updates, the proposed modifications to the text are summarized as follows:

- Campus Oaks Town Center description – remove references to high density residential within the Town Center. The vision for the Town Center will remain as a destination where residents can shop, eat, recreate, obtain services and meet their everyday needs.

- **Pedestrian/Bicycle Connection** – add a paragraph within Section 3.2.2 - Pedestrian and Bicycle Network to describe the pedestrian/bicycle connection envisioned between parcels CO-22 and CO-4. The connection is proposed to link the residential neighborhoods to the Town Center. In the adopted conceptual plan, a roadway was proposed between the two parcels. The proposed pedestrian connection, anticipated to be similar in design to the two other paseos within Campus Oaks, will provide the same connection opportunity as the roadway. The actual design of the pedestrian connection will be reviewed with the development plans for parcels CO-22 and CO-4. A requirement to address the pedestrian/bicycle connection in the Campus Oaks Design Guidelines was added in Section 5.4 – Design Guidelines.
- **Affordable Housing** – adjust the affordable housing plan to indicate the very low-income rental units being credited toward satisfying the low-income rental unit obligations. The proposed General Plan language is also added.

The phasing plan will be updated to include parcel CO-23 in the first phase of the Campus Oaks Development. The conceptual plan is updated to show the land use modifications reflected in a development plan. The proposed modifications maintain substantial consistency with HPCO MP. As discussed in the Environmental section below, no adverse effects on the public have been identified.

#### **D. DEVELOPMENT AGREEMENT AMENDMENT**

The proposed project includes a development agreement (DA) amendment to the original HP Development Agreement. The proposed DA is the 5<sup>th</sup> Amendment to the HP DA and is related to the Campus Oaks property within the HPCO MP. The proposed DA Amendment has been negotiated between the landowner and the City to enforce the obligations between the parties and enable the continued development of the plan area. The DA is a binding contract with a 30-year life span that vests the entitlements, sets the terms, rules, conditions, regulations, obligations, and other provisions relating to the development of the Campus Oaks properties. The DA outlines requirements and provides the details of responsibility, timing, and financing.

The purpose of the DA Amendment is to acknowledge the changes being proposed by the General Plan Amendment, Master Plan Amendment and Rezone and adjust the provisions of the DA accordingly. In summary the proposed DA will amend sections of the existing DA for Campus Oaks, as follows:

- **Vested Entitlements** – update the land use acreage, number of residential units, and square footage vested with the project;
- **Affordable Housing** – update the affordable housing obligations for Campus Oaks to require that a total of 87 rental units be made available to very low-income households on parcels CO-22 and CO-23. The requirement for 19 middle-income purchase units will remain on parcel CO-5. Upon development of the affordable rental units and the sale of the middle-income purchase units to qualified buyers, the developer of parcel CO-22 & CO-23 may receive a credit for the 11 additional very low-income affordable units, which can be applied to another housing project proposed by the developer, as agreed to by the City;
- **Project Phasing** – update to include parcel CO-23 in the first phase of the Campus Oaks project. The City-wide Park (parcels HP-2/CO-64) will still be required to be developed with Phase B and Phase C of Campus Oaks;
- **Neighborhood Park Fees** – The DA will update the project neighborhood park fees to ensure there is no net loss in neighborhood parks fees. More details on this fee is provided in the fiscal analysis discussion below; and

- **Public Benefit Fee** – update to amend public benefit fee obligations. Two options for the public benefit fee are outlined in the fiscal discussion below.

All other obligations contained within the previous DA's will not change. Copies of the proposed 5<sup>th</sup> DA Amendment is attached as **Exhibit F**.

As mentioned above, the City and the property owner have not reached agreement on two issues within the DA Amendment. These issues are the timing and application in which the developer will receive a credit for the 11 additional affordable units and the Public Benefit Fees. The issues are discussed in the Affordable Housing and Fiscal Consideration section below.

### **Affordable Housing Credit**

City staff and the applicant are in disagreement over the timing of when the Affordable Housing Developer will be given a credit for the 11 additional affordable housing units. The City is recommending the 87 affordable rentals be constructed and the 19 middle-income purchase units be sold to qualified middle-income buyers prior to allowing the transfer of the 11 additional units to another very-low affordable development outside of the Campus Oaks plan. The applicant is proposing to allow the credit to be applied upon completion of the 87 affordable rental units, independent of the sale of the 19 middle-income purchase units. City staff's proposal is included in the proposed DA, and the applicant's proposal is provided as a change page to the DA (titled Change Page 8).

The City's proposal provides assurance that the middle-income units will be provided within Campus Oaks. Traditionally these units have been difficult to sell and several developers have failed to comply with their DA obligations when it comes to fulfilling the middle-income affordable housing requirements. As such only a fraction of the development agreement's required middle-income purchase units are actually delivered to middle-income qualified buyers. Due to these challenges, City staff offered the applicant the option to credit the 11 additional very low-income rental units towards meeting 11 of the middle-income purchase units. The applicant and property owner instead preferred to reserve the credit should they construct another very low-income affordable housing development outside of the plan area and need the credits for a future affordability obligation.

A major component of analysis of the project was the 11 additional affordable units that would be provided. If the 19 units are not sold to middle-income households, than the plan does not actually generate affordable units in excess of the plan area requirement. Staff agrees that the developer should be credited and granted the ability to transfer the affordable obligations to a project elsewhere in the City for any units developed and conveyed to an affordable renter or qualified home buyer in excess of the 10% plan area obligation. As proposed the development agreement obligates the developer to attempt to deliver middle income purchase units and relieves the developer of the affordable purchase obligation if they do not sell the home to a qualified buyer within a specified time period. Staff believes the credit should be given only for affordable housing actually delivered rather than what is committed in the development agreement.

### **Fiscal Considerations**

The City is required to evaluate the impact the Campus Oaks project will have on the City's General Fund. The General Plan and the City's adopted Non-Residential to Residential conversion policy includes requirements for proposed projects to have a revenue neutral or positive fiscal impact on the General Fund. A fiscal analysis was prepared with the HPCO MP project and provided the background for the Development Agreement fee obligations. Economic & Planning Systems (EPS) prepared an updated fiscal analysis to evaluate the fiscal considerations of the proposed land use modifications with this project (see **Attachment 2**).

The fiscal analysis shows that the project will result in costs that need to be made whole with financing mechanisms and fees in order to ensure there is no negative impact to the City's General Fund. The fiscal analysis identified modifications to Community Facilities Districts (CDF's) that will be required, which will be brought forward to City Council at a later date. The fiscal analysis also identified the following fees that need to be updated with this project:

**Neighborhood Park Fees:** The Campus Oaks site includes two neighborhood parks. The fees to construct the neighborhood parks are the responsibility of the developer. The fiscal analysis identified the amount of fees that would be required to cover the construction cost of the park envisioned in the HPCO MP conceptual park plan. For Campus Oaks, the total fee was distributed among all residential units in the plan area based on the mix of LDR, MDR, and HDR proposed in the HPCO MP. The original neighborhood park fees are as follows:

<b>Anticipated Neighborhood Park Fees</b>			
<i>Land Use</i>	<i>#Units</i>	<i>Fee Per Unit</i>	<i>Fee</i>
LDR	242	\$3,177	\$768,834
MDR	310	\$3,177	\$984,870
HDR Townhomes	271	\$3,177	\$860,967
HDR Apartments	125	\$2,097	\$262,125
<b>Total</b>			<b>\$2,876,796</b>

The total anticipated Neighborhood Park Fee to be collected was \$2,876,796, which was to cover the cost of the both planned neighborhood parks.

The proposed project will change the mix of LDR, MDR, and HDR units and create a neighborhood park funding shortfall. However, the current DA includes provision to require supplemental in-lieu fees in the event a rezone application creates such a shortfall. The City and the property owner are in agreement that the project shall not result in a net loss to the anticipated neighborhood park fees, however, the property owner, is proposing to exempt the 87 very low-income affordable rental units from paying the neighborhood park fees in order to reduce the affordable housing project costs. In order to cover the loss of fees from the affordable housing portion of the project and the redistribution of unit types, the neighborhood park fee will be increased on the LDR, MDR, and HDR units, as follows:

<b>Proposed Neighborhood Park Fees</b>			
<i>Land Use</i>	<i>#Units</i>	<i>Fee Per Unit</i>	<i>Fee</i>
LDR	230	\$3,804	\$874,920
MDR	261	\$3,804	\$992,844
HDR Townhomes	62	\$3,804	\$235,848
HDR Apartments	308	\$2,511	\$773,388
HDR Apartments Very Low	87	\$0	\$0
<b>Total</b>			<b>\$2,877,000</b>

The fee increase is equivalent to \$627 per LDR, MDR, and HDR Townhome unit, and \$414 per HDR Apartment unit (exempting the HDR very low-income apartment units). The increase in fees will ensure there is no net loss to the anticipated neighborhood park fees.

At the request of the property owner, and as agreed to by City staff, a provision has been added to the DA to allow the neighborhood park fees to be re-assessed should changes in the park plan be approved by the City.

**Public Benefit Fee:** At the time the HPCO Master Plan was approved, the project was made to comply with the City's Conversion of Non-Residential to Residential Land Use Guidelines. These Guidelines were created to ensure the City was compensated for the lost tax revenue and the loss of job generating land uses. One of the provisions within these guidelines is a requirement that projects converting non-residential designated land to residential designated land provide a specific public benefit that may be in the form of a community benefit fee. With the approval of the HPCO MP (within the 4<sup>th</sup> DA Amendment) the City and the Campus Oaks property owner agreed to a Public Benefit fee of \$1,280 for the 552 units within the LDR and MDR land use designations and a fee of \$845 for the 396 units within the HDR land use designation. The total anticipated revenue from this public benefit fee was **\$1,041,180**.

The proposed land use plan would change the unit allocation to provide for a total of 491 LDR and MDR units and 457 HDR units. This results in 61 units being converted from LDR/MDR to HDR and a loss of \$435 in Public Benefit Fee for each of these 61 units (a total reduction of \$26,490). The City can support this reduction in anticipated revenue, because the fee is based on unit type and not an overall anticipated revenue amount. The total anticipated revenue under this scenario would be **\$1,014,645**.

The property owner has asked to exempt the 395 unit apartment complex from paying the Public Benefit Fee. The property owner believes the project in of itself provides a public benefit by providing long-term affordable housing in a mixed income multi-family complex. The property owner argues that the project is unique, will not require a City subsidy and will include an annual private subsidy. With a Public Benefit Fee of \$1,280 for the 491 units within the LDR and MDR land use designations and a fee of \$845 for the 62 units within the HDR land use designation, the total anticipated revenue from this public benefit fee would be \$680,870. The property owner's request would amount to a \$333,775 reduction in Public Benefit Fees paid to the City (395 units x \$845 per unit) beyond what the City can support (**\$1,014,645-\$680,870 = \$333,775**).

The City disagrees that the proposed project provides a unique public benefit that would substantiate the waiver of \$333,775 in Public Benefit Fees. The original intent of the Public Benefit Fee was to comply with the Conversion of Non-Residential to Residential Land Use Guidelines, to offset the loss of the taxes and job generating land uses that are displaced with these type of rezone projects. These Guidelines require both the provision of affordable housing and the Public Benefit Fee. In addition, the City believes the property owner has already received an exemption of certain fees to assist with developing the HPCO MP. As part of the HPCO MP project that was approved by Council in August 2015, the project was given credits towards the community benefit fee (aka. Public Benefit Fee) in the amount of \$2,226 per unit in recognition of components of the project that had a citywide benefit (improvements to Blue Oaks BI, the Fire Station site and the Citywide Park on Parcel HP-2). The remaining community benefit (aka. Community Infrastructure and Parks Benefit Fee) in the amount of \$2,574 was waived by the City Council in recognition of the citywide benefit of the proposed HP Way. The City does not feel the 11 additional affordable units (from 76 very-low and low to 87 very-low units) proposed with the project justifies the waiver of an additional \$333,775 in Public Benefit Fees

The City is prepared to exempt the 395 units from the Public Benefit Fee, if the \$333,775 potential loss is reallocated among the remaining 553 units. This would create a Public Benefit Fee of \$1,910 for the 491 units within the LDR and MDR land use designations and a fee of \$1,240 for the 62 units within the HDR land use designation. The total anticipated revenue from this public benefit fee would be **\$1,014,690**.

The DA Amendment provided in **Exhibit F** includes the Public Benefit Fee supported by the City. The property owner's proposed language is included in a change page to the DA Amendment (labeled Change Page 10). City staff are recommending the Planning Commission recommend the City's proposed version.

## **Development Agreement Conclusion**

For reasons outlined above, the City staff recommends the Planning Commission recommend approval of the proposed DA Amendment without the change pages requested by the property owner. The DA Amendment has been reviewed by all affected departments and the terms have been found to be acceptable to all parties. Staff has reviewed the changes and believes the findings can be made to approve the staff supported DA Amendment.

## **F. LOT LINE ADJUSTMENT**

A Large Lot Subdivision Map was recorded for the Campus Oaks site to establish the land use parcels. A Lot Line Adjustment is proposed to adjust the large lot parcel lines to be consistent with the proposed land use plan. The Lot Line Adjustment is provided in **Exhibit F**.

The Subdivision Ordinance does not list any required findings for a Lot Line Adjustment; however, a Lot Line Adjustment must comply with the following criteria shown in ***italicized bold text***. Each criterion is followed by a discussion/evaluation.

### ***1. Compliance with the City of Roseville General Plan.***

The large lot parcels will be adjusted to align with the General Plan land use amendments for the project.

### ***2. Compliance with the Zoning Ordinance for the district in which it is located.***

All parcels are currently undeveloped. Prior to development, staff will review the proposed site plans to ensure compliance with applicable zoning standards.

### ***3. Compliance with the local building regulations.***

Future development on the lots will be required to comply with applicable Building and Fire Codes. Accordingly, the proposed Lot Line Adjustments do not present any conflicts with the local building regulations.

### ***4. Provisions for relocation of existing infrastructure or easements.***

The Planning Division has forwarded this proposal to affected City departments for review and comment. Staff did not receive any comments related to infrastructure or easements. The approved HP Campus Oaks Subdivision Map, which includes the affected lots, was previously reviewed by other City departments and utility providers. The proposed Lot Line Adjustments will not affect any existing infrastructure or easements, and therefore comply with this criterion.

## **G. ENVIRONMENTAL DETERMINATION**

As part of the project, an Initial Study leading to an Addendum was prepared consistent with the California Environmental Quality Act (CEQA). The Addendum was based on the Initial Study's findings that the proposed project is substantially consistent with the previously certified Hewlett Packard Master Plan EIR which was certified by the City Council on June 5, 1996 (SCH#95112022) and to changes to the HPMP approved with the HPCO MP. An Addendum was adopted with the HPCO MP project. This Addendum is therefore the 2<sup>nd</sup> Addendum to the Hewlett Packard Master Plan EIR.

CEQA does not require public review of an addendum; however, the City made the document available with the distribution of the staff report on July 21, 2016. A copy of the addendum is provided herein as **Exhibit A**.

Two studies were completed to support the analysis in the Initial Study; a traffic analysis and a water and sewer analysis. The studies are provided as appendices to the Initial Study. The following is summary of the findings within these studies:

### **Traffic**

A traffic study was prepared by Fehr & Peers to evaluate the potential impacts on daily vehicle trips from the proposed land use changes. The study found that the project would result in 100 fewer daily trips, 10 fewer A.M. peak hour trips, and 15 fewer P.M. peak hour trips as compared to the 2015 HPCO MP traffic assumptions. Additionally, the traffic study analyzed the projects potential impacts to internal circulation. The study found that the project would add trips to some internal roadway segments while reducing trips on other segments. Overall, however, it was determined the redistribution of trips would not have an adverse effect on internal traffic conditions. No additional mitigation is required.

### **Water and Sewer**

Morton & Pitalo prepared a memo, provided as Appendix B to the Initial Study, to evaluate the projects potential impacts on water. Demand for potable water is based on land use type and residential density. The results of the memo determined that the water demand for the Campus Oaks project would remain unchanged at 411.5 acre feet per year. The planned water and sewer infrastructure could accommodate the proposed project. As such, there would be no impacts to water supply or changes required to the planned infrastructure.

### **Addendum Conclusion**

No new impacts not previously considered by the original EIR were identified. No additional mitigation was required. Refer to the Initial Study for a discussion of all environmental areas including air quality, noise etc. Based on the Initial Study findings that the project is consistent with the conclusions identified in the 1996 EIR, staff supports adoption of the Addendum.

## **H. PUBLIC OUTREACH**

Public hearing notices were sent to property owners within a 300-foot radius of the project site and to RCONA, the Blue Oaks Neighborhood Association and Quail Glen Neighborhood Association. Additional notices were either provided via mail or email to interested persons who previously requested notification of the public hearings related to the project area. At the time of publication of this report, no comments have been received regarding the project.

## **I. RECOMMENDATION**

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

- A. Review the Initial Study for the First Amended Campus Oaks Master Plan and recommend the City Council adopt the 2<sup>nd</sup> Addendum to the Hewlett Packard Master Plan EIR.
- B. Recommend the City Council adopt the two findings of fact as stated below, and adopt the resolution approving the GENERAL PLAN TEXT AMENDMENT – 1485 BLUE OAKS BOULEVARD – CAMPUS OAKS AMENDMENTS PROJECT – FILE# PL16-0153 amending the General Plan Text as shown in Exhibit B.
  1. *The proposed General Plan Amendment does not result in any internal inconsistencies within the Plan, and*

2. *The proposed General Plan Amendment is consistent with the goals, policies, and implementation measures specified in the City of Roseville General Plan.*
- C. Recommend the City Council adopt the two findings of fact as stated below, and adopt the resolution approving the GENERAL PLAN LAND USE MAP AMENDMENT – 1485 BLUE OAKS BOULEVARD – CAMPUS OAKS AMENDMENTS PROJECT – FILE# PL16-0153 amending the General Plan land use map as shown in Exhibit C.
1. *The proposed General Plan Amendment does not result in any internal inconsistencies within the Plan, and*
  2. *The proposed General Plan Amendment is consistent with the goals, policies, and implementation measures specified in the City of Roseville General Plan.*
- D. Recommend that the City Council adopt the five findings of fact as stated below, and approve the 5<sup>th</sup> DEVELOPMENT AGREEMENT AMENDMENT FOR THE BBC ROSEVILLE OAKS PARCEL – 1485 BLUE OAKS BOULEVARD – CAMPUS OAKS AMENDMENTS PROJECT – FILE# PL16-0153 as shown in Exhibit F.
1. *The proposed Development Agreement Amendment is consistent with the objectives, policies, general land uses and programs specified in the General Plan;*
  2. *The Proposed Development Agreement Amendment is consistent with the provisions of Chapter 19.84 of the Roseville Zoning Ordinance;*
  3. *The Proposed Development Agreement will not be detrimental to the health, safety, or general welfare of the residents of the City of Roseville;*
  4. *The Proposed Development Agreement will not adversely affect the orderly development of property or the preservation of property values; and*
  5. *The Proposed Development Agreement will provide sufficient benefit to the City to justify the amendment.*
- E. Recommend the City Council adopt the two findings of fact as stated below and approve the REZONE – 1485 BLUE OAKS BOULEVARD – CAMPUS OAKS AMENDMENTS PROJECT – FILE# PL16-0153 as shown in Exhibit D:
1. *The proposed rezone is consistent with the objectives, policies, general land uses and programs specified in the General Plan.*
  2. *The proposed rezone is consistent with the public interest, health, safety, and welfare of the City.*
- F. Recommend the City Council adopt the two (2) findings of fact as stated below and approve the MAJOR PROJECT PERMIT STAGE 1 (CAMPUS OAK MASTER PLAN AMENDMENT) -1485 BLUE OAKS BOULEVARD – CAMPUS OAKS AMENDMENTS PROJECT – FILE# PL16-0153 as shown in Exhibit E.
1. *The Preliminary Development Plan is consistent with the General Plan, the HP Campus Oaks Master Plan, and the Community Design Guidelines; and,*
  2. *The design and the installation of the Preliminary Development Plan will not be detrimental to the public health and safety, or be materially detrimental to the public welfare.*
- G. Recommend that the City Council adopt the three findings of fact as stated in the staff report with the condition that the Council approve the General Plan Amendment, Rezone and Development

Agreement and approve the LOT LINE ADJUSTMENT - 1485 BLUE OAKS BOULEVARD – CAMPUS OAKS AMENDMENTS PROJECT – FILE# PL16-0153, as shown in Exhibit G.

## **J. CONDITIONS OF APPROVAL**

### **DRAFT CONDITIONS OF APPROVAL MAJOR PROJECT PERMIT –STAGE 1 (MASTER PLAN AMENDMENT)**

1. The Major Project Permit -Stage 1 for the First Amendment of the Campus Oaks Master Plan is approved as shown in Exhibit E. (Planning)

### **DRAFT CONDITIONS OF APPROVAL LOT LINE ADJUSTMENT**

1. The Lot Line Adjustment is approved as shown in Exhibit G. (Planning, Engineering)
2. The following shall be submitted to Engineering prior to recordation of the lot line adjustment:
  - a) Two copies of property boundary description with exhibit map (8.5" x 11" sheet), and one copy of boundary closure calculations for resulting lots. These items shall be stamped and signed by a California Licensed Land Surveyor or Registered Civil Engineer authorized to practice land surveying.
  - b) One copy of the Conditions of Approval.
  - c) A completed Property Owner Consent Form.
  - d) Deed to convey interest in the property.
  - e) Preliminary title report no older than six months for all properties involved. (Engineering)
3. If surveying monuments are placed as a result of this Property Line Adjustment, it will be the responsibility of the Surveyor to record a Record of Survey with the County Recorder's Office. (Engineering)
4. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
5. The applicant shall submit to the Engineering Division of the Development Services Department a paper copy and an electronic copy of the recorded Voluntary Merger per the "Digital Submittal of Cadastral Surveys". (Environmental Utilities, Engineering)
6. Two Lot Line Adjustments (LLA) will need to be processed through the Engineering Division of the Development Services Department. One LLA for "Area A" and one LLA for "Area B". (Engineering)
7. Prior to recordation of the lot line adjustment, the applicant shall pay the City's surveyor's processing and consulting fee of \$150. (Engineering)
8. Any relocation, rearrangement, or change to existing City facilities due to this Voluntary Merger shall be paid for by the applicant. (Engineering, Environmental Utilities, Electric)

9. All existing buildings shall conform to Table 5A of the Uniform Building Code (UBC) with regard to the minimum distance to the property line. (Building)
10. Any structures crossing the adjusted Lot/Parcel lines shall be removed prior to recordation of the Voluntary Merger documents. (Engineering)

## **K. ATTACHMENTS AND EXHIBITS**

### **Attachments**

1. Land Use Plan
2. EPS Fiscal Analysis

### **Exhibits**

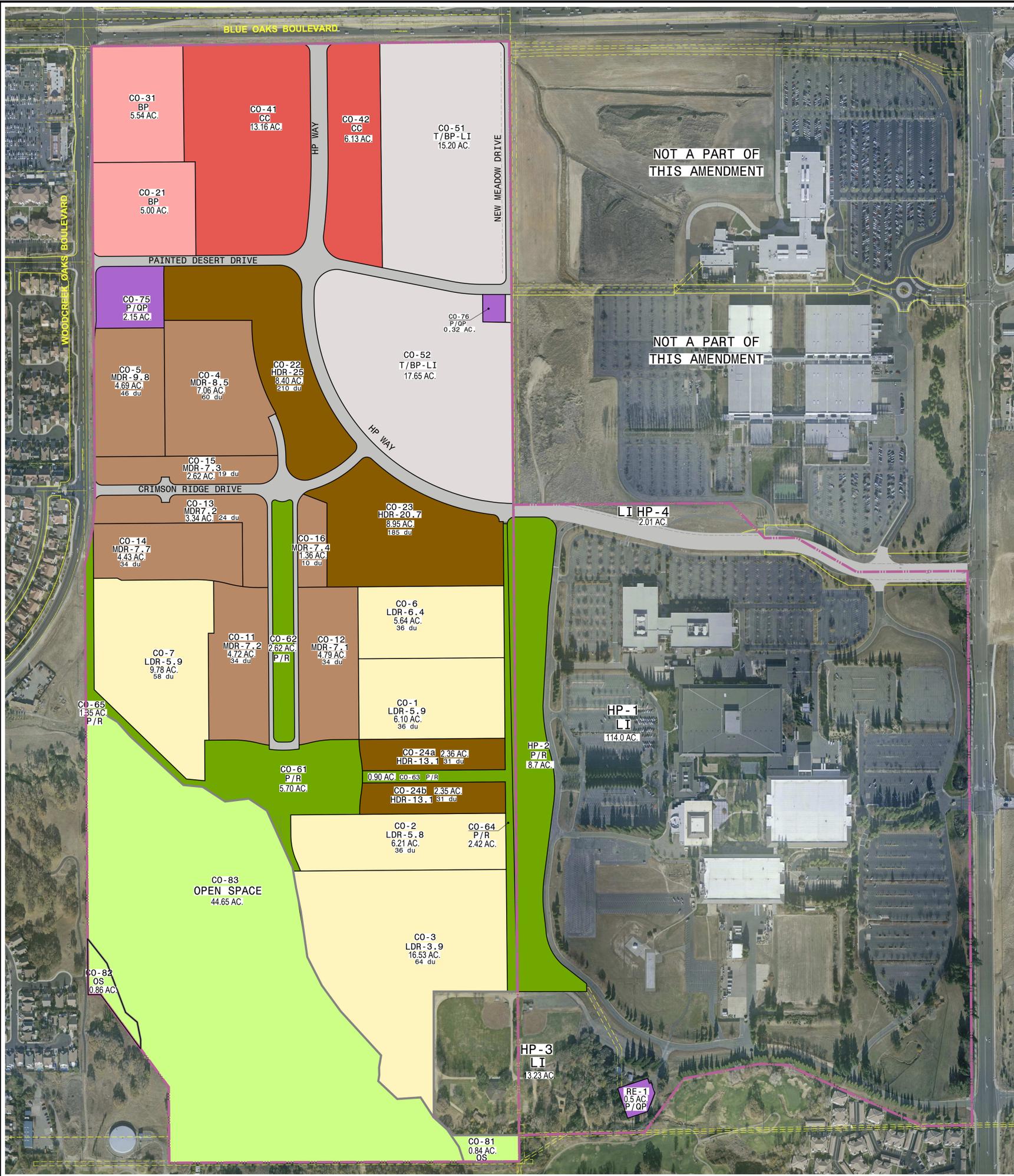
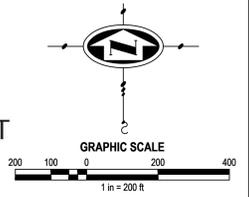
- A. Addendum and Initial Study with technical studies
- B. General Plan Text Redlines
- C. General Plan Amendment Land Use Map (Existing & Proposed)
- D. Rezone (Existing & Proposed)
- E. Hewlett Packard Campus Oaks Master Plan (Redlines & Updated Version with Incorporated Redlines)
- F. Fifth Amendment to the Hewlett Packard DA between the City and BBC Roseville Oaks (with optional Change Page 8 & Change Page 10)
- G. Lot Line Adjustment

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



MASTER PLAN AMENDMENT

HEWLETT - PACKARD ROSEVILLE  
CAMPUS OAKS MASTER PLAN  
REVISED LAND USE PLAN - JUNE 2, 2016 - GPA#1



HEWLETT-PACKARD | CAMPUS OAS MASTER PLAN AMENDMENT

LAND USE SUMMARY - JUNE 2, 2016 - GPA#1 - V.2.4

PARCEL	LAND USE	ZONING	GROSS AREA (acres)	BUILDING SQUARE FEET (SF)			Dwelling Units (du)	
				EXISTING DEVELOPED	REMAINING CAPACITY	TOTAL	FLOOR AREA RATIO (FAR)	DENSITY (du/ac)
<b>RESIDENTIAL</b>								
<b>LOW DENSITY RESIDENTIAL (0.5-6.9 du/ac)</b>								
CO-1	LDR	RS/DS	6.10					5.9 36
CO-2	LDR	RS/DS	6.21					5.8 36
CO-3	LDR	R1/DS	16.53					3.9 64
CO-6	LDR	RS/DS	5.64					6.4 36
CO-7	LDR	RS/DS	9.78					5.9 58
Sub-Total:			44.26					5.2 230
<b>MEDIUM DENSITY RESIDENTIAL (7.0-12.9 du/ac)</b>								
CO-4	MDR	RS/DS	7.06					8.5 60
CO-5	MDR	RS/DS	4.69					9.8 46
CO-11	MDR	RS/DS	4.72					7.2 34
CO-12	MDR	RS/DS	4.79					7.1 34
CO-13	MDR	RS/DS	3.34					7.2 24
CO-14	MDR	RS/DS	4.43					7.7 34
CO-15	MDR	RS/DS	2.62					7.3 19
CO-16	MDR	RS/DS	1.36					7.4 10
Sub-Total:			33.01					7.9 261
<b>HIGH DENSITY RESIDENTIAL (13.0 and above, Attached or Detached du/ac)</b>								
CO-22	HDR	R3/DS	8.40					25.0 210
CO-23	HDR	R3/DS	8.95					20.7 185
CO-24a	HDR	R3/DS	2.36					13.1 31
CO-24b	HDR	R3/DS	2.35					13.2 31
Sub-Total:			22.06					20.7 457
Residential Total:			99.33					9.5 948
			34.1%					
<b>COMMERCIAL AND EMPLOYMENT USES</b>								
<b>PROFESSIONAL OFFICE</b>								
CO-21	BP	BP	5.00	28,000	28,000			12.88%
CO-31	BP	BP	5.54	32,000	32,000			13.26%
Sub-Total:			10.54	60,000	60,000			13.07%
<b>COMMERCIAL</b>								
CO-41	CC	CC	13.16	120,000	120,000			20.93%
CO-42	CC	CC	6.13	50,000	50,000			18.72%
Sub-Total:			19.29	170,000	170,000			20.23%
<b>LIGHT INDUSTRIAL (TECH / BUSINESS PARK)</b>								
CO-51	T/BP-LI	MP/SA	15.2	150,000	150,000			22.65%
CO-52	T/BP-LI	MP/SA	17.65	150,000	150,000			19.51%
Sub-Total:			32.85	300,000	300,000			20.97%
<b>LIGHT INDUSTRIAL</b>								
HP-1	LI	M1/SA	114	593,820	564,000	1,157,820		23.32%
	R1	LI			200,000	200,000		
	R2	LI			200,000	200,000		
	R3	LI			126,220	126,220		
	R4	LI			131,190	131,190		
	R5	LI			158,760	158,760		
	R6	LI			177,650	177,650		
HP-3	LI	M1/SA	13.23		42,180	42,180		7.32%
HP-4	LI	M1/SA	2.01		-	-		0.00%
Sub-Total:			129.24	593,820	606,180	1,200,000		21.32%
Commercial and Employment Total:			191.92	593,820	1,136,180	1,730,000		65.9%
<b>PARKS, OPEN SPACE &amp; PUBLIC USES</b>								
<b>PARKS AND OPEN SPACE</b>								
CO-61	P/R	PR	5.70					
CO-62	P/R	PR	2.62					
CO-63	P/R (Paseo)	PR (Paseo)	0.9					
CO-64	P/R	PR	2.42					
CO-65	P/R (Paseo)	PR (Paseo)	1.35					
HP-2	P/R	PR	8.7					
CO-81	OS	OS	0.84					
CO-82	OS	OS	0.86					
CO-83	OS	OS	44.65					
Parks and Open Space Total:			68.04					
<b>PUBLIC</b>								
CO-75	P/QP	P/QP	2.15					
CO-76	P/QP	P/QP	0.32					
RE-1	P/QP	P/QP	0.5					
Public / Quasi-Public Total:			2.97					
Parks, Open Space & Public Uses Total:			71.01					
<b>ROADS</b>								
	Campus Oaks		13.47					
	HP		10.71					
			2.76					
<b>Master Plan Total:</b>			<b>375.73</b>	<b>593,820</b>	<b>1,136,180</b>	<b>1,730,000</b>		<b>948</b>

FOOTNOTES:

- (1) INDICATES EXISTING SQUARE FOOTAGE BY BUILDING
- (2) INDICATES FUTURE SQUARE FOOTAGE BY BUILDING



**MEMORANDUM**

To: Gina McColl, Jeannine Thrash, and Monty Hanks,  
City of Roseville

From: Jamie Gomes and Mark Polhemus

Subject: HP Campus Oaks Rezone Special Taxes Analysis;  
EPS #162050

Date: July 20, 2016

*The Economics of Land Use*



The City of Roseville (City) has received an application from BBC Roseville Oaks, LLC. (Applicant) requesting a rezone affecting several parcels in the HP Campus Oaks Project (HP Campus Oaks or Project). The requested rezone does not change the total number of units permitted in the Project but does redistribute the total number of units between land uses to accommodate a proposed 395-unit high-density development project that will include 87 units accessible to very-low-income residents.

The City retained Economic & Planning Systems, Inc. (EPS) to help the City evaluate potential fiscal impacts from the proposed rezone. EPS understands the proposed rezone will be accompanied by a development agreement (DA) amendment addressing the proposed changes.

**Overview**

The existing HP Campus Oaks Master Plan (Master Plan or Existing) land uses and proposed rezone land uses are shown in **Table 1** and **Table 2**, respectively. The City requested this analysis address how the proposed rezone affects the revenues expected to be generated by several City public financing mechanisms. **Table 3** provides a summary of the impacts on the estimated Maximum Annual Special Tax (MAST) and impact fee revenues for the following public financing mechanisms applicable to the Project:

- Community Facilities District (CFD) No. 1 (Public Facilities).
- CFD No. 2 (Public Services).
- CFD No. 3 (Municipal Services).
- CFD No. 4 Annexation No. 4 (Public Services).

*Economic & Planning Systems, Inc.  
2295 Gateway Oaks Drive, Suite 250  
Sacramento, CA 95833-4210  
916 649 8010 tel  
916 649 2070 fax*

*Oakland  
Sacramento  
Denver  
Los Angeles*

**www.epsys.com**

- DA—Public Benefit Fee.
- DA—Neighborhood Parks Fee.

## Summary

**Table 3** summarizes the expected revenues from various financing mechanisms for the Project before and after the proposed rezone. EPS understands the City and Applicant continue to negotiate on a couple of items referenced in this memorandum. Where alternative outcomes may be possible, EPS has provided quantitative analysis for each option to inform staff recommendations and the City Council's discretion.

The remainder of this memorandum is organized by financing mechanism identifying the estimated impacts the proposed rezone would have on the public financing mechanisms listed above. **Appendix A** contains detailed calculations for each financing mechanism.

## CFD No. 1 (Public Facilities)

The City formed CFD No. 1 to finance several backbone infrastructure and other public facilities required for the Project. Tax-exempt bonds have been sold, and the annual special taxes are being levied to fund annual debt service on the bonds, CFD administration, and to fund eligible CFD facilities costs. The CFD Rate, Method of Apportionment, and Manner of Collection of Special Tax (RMA) includes provisions to ensure no net loss of revenue would occur when land uses change in the Project. The Applicant and City have reviewed the land use changes proposed with the rezone application and have confirmed the approach outlined in **Table A-1** will be the way in which CFD No. 1 special taxes will be reallocated if the rezone is approved. **Table A-1** includes only that subset of land uses affected by the rezone and demonstrates no net loss of CFD No. 1 special taxes would occur.

## CFD No. 2 (Public Services)

The City formed CFD No. 2 to fund the maintenance and operation of certain authorized services of the CFD, such as open space, landscape corridors, leaf pick up and street sweeping, parks, storm water systems, transit facilities, and other authorized facilities under the Mello-Roos Act that serve the Project. The maximum annual special tax was derived by allocated total estimated annual costs to the land uses that benefit from the maintenance of such facilities. **Tables A-2** and **A-3** show the maximum annual special taxes by land use and parcel based on the original Master Plan land uses. Because the annual maintenance requirement will not change as a result of the rezone, CFD No. 2 still will need to generate the same annual special tax revenue as originally anticipated. Similar to CFD No. 1, the CFD No. 2 RMA contains provisions to reallocate the maximum annual special tax to land uses that are developed, even if at different densities. **Table A-4** demonstrates how the CFD No. 2 special tax could be reallocated to the rezoned land uses. The CFD No. 2 RMA allows for a trading of special taxes between parcels, as long as the City and all affected owners agree and there is no reduction in the MAST. Given these provisions, an alternative reallocation of MAST on parcels affected by the rezone may be implemented, subject to City approval. In no event, will the CFD No. 2 MAST fall below existing levels.

### **CFD No. 3 (Municipal Services)**

CFD No. 3 is a CFD that supplements funding for new municipal services (e.g., public safety services) for new development areas in the City. CFD No. 3 was created to offset revenues lost through tax-sharing agreements for areas the City annexed from Placer County into the City. Where negative fiscal impacts are demonstrated to occur from new development projects, the City requires such projects annex into CFD No. 3 to offset those fiscal impacts. Since its inception with the West Roseville Specific Plan, the City has processed approximately 15 to 20 annexations into CFD No. 3. Based on a fiscal impact analysis of the Master Plan project, the original Project DA required the Project annex into CFD No. 3 but at a rate that was lower than other areas in the City. The rate was lower for a variety of factors, including the mix of land uses and the fact that as an infill location, the City retains a larger share of the ad valorem property tax as compared to some of the City's annexation areas. As shown in **Table A-5**, the Project was anticipated to generate approximately \$82,300 annually in CFD No. 3 revenues.

Because the proposed rezone maintains the same number of permitted residential land uses and does not change the proposed mix of nonresidential uses, the City did not require that the entire Project fiscal impact analysis be reexamined. Rather, this analysis compares the CFD No. 3 revenue before and after the proposed rezone. As shown in **Table A-6**, the Project will generate approximately \$78,500 in CFD No. 3 revenues annually, which is approximately \$3,800 less than originally anticipated. While this change results in a decrease, the decrease is less than 5 percent annually, as compared to the original Master Plan land uses. For context, the difference in revenue equals less than one-half of 1 percent of the total annual City expenditures for the Project (at buildout).

### **CFD No. 4 Annexation No. 4 (Public Services)**

CFD No. 4 was created when the original Hewlett-Packard project was entitled, which permitted development of the area that now includes the Hewlett-Packard campus and surrounding businesses. CFD No. 4 was created to fund annual maintenance of the open space preserve that is located at the southwest corner of the Project. The area in CFD No. 4 that now includes the Project was and remains obligated to pay the CFD No. 4 special tax. Although subject to the rules of a separate RMA, CFD No. 4 is much like CFD No. 2 in that the RMA ensures there is no net loss of special tax revenue. As such, EPS did not prepare a quantitative analysis comparing before and after the rezone. For additional context, CFD No. 4 special taxes have not had to be levied at maximum levels for several years. The features of the RMA and the fact that annual costs are less than permitted, maximum annual special taxes ensure the proposed rezone would not have an adverse impact for CFD No. 4.

### **DA—Public Benefits Fee**

The original Master Plan DA set forth a Public Benefits Fee for new residential development in the Project. **Table A-7** shows the rates by land use type and the overall amount that would have been generated by the Master Plan land uses. EPS understands the City and Project applicant are examining two options for the Public Benefits Fee related to the proposed rezone. Under the City's DA option, the Public Benefits Fee would be imposed at \$1,280 for all single-family land uses and would be imposed at \$845 on all multifamily units. **Table A-8** shows the resulting

calculation for the rezoned land uses if the Public Benefits Fee were implemented under the City's preferred option. Under the Applicant's option, the Public Benefits Fee would be imposed at \$1,280 for all single-family land uses and \$845 high-density townhomes; and the Public Benefits Fee would not be imposed on the 395 high-density apartment units. **Table A-9** shows this calculation. As another alternative, **Table A-10** shows the affect if the revenue that would have been generated by the 395 high-density apartment units were reallocated back to all single-family uses and high-density townhomes, the rate per single-family use would have to increase from \$1,280 per single-family unit to \$1,910 per single-family unit, and the rate per high-density townhome would increase from \$845 per unit to \$1,240. In this example, the high-density apartment units would not pay the Public Benefits Fee.

## **DA—Neighborhood Parks Fee**

The original Master Plan DA set established a Neighborhood Parks Fee to be imposed on all single-family and all multifamily residential development. **Table A-11** shows the original Neighborhood Parks Fee included in the DA. EPS understands the City and Applicant are considering two options as to how to address the Neighborhood Parks Fee relative to the Proposed Rezone. **Table A-12** shows the Neighborhood Parks Fee revenue if the same rates were imposed on the Proposed Rezone land use plan. Under this option, the total Neighborhood Parks Fee revenue collected would be approximately \$291,000 less than the original Master Plan DA amount. As a second alternative (**Table A-13**), the total Neighborhood Parks Fee revenue could be held constant, with the amount being reallocated to all residential land uses (excluding the 87 very-low-income units). In that instance, the total revenue would be the same as originally anticipated with the rate per unit paying the fee increasing proportionally.

**Table 1  
HP Campus Oaks Proposed Rezone  
Land Use Summary - Master Plan**

<b>Land Use Summary - Master Plan</b>
---

Land Use [1]	Gross Acreage	Average Density	Units	Bldg. Sq. Ft.
<b>Residential</b>				
		<i>Units/Acre</i>		
LDR	46.8	5.2	242	-
MDR Rowhouse	18.1	7.2	130	-
MDR Paseo	8.4	10.0	84	-
MDR Cluster	9.1	10.5	96	-
HDR Townhomes [2]	14.6	16.0	233	-
HDR Townhomes - Affordable Low [2]	2.4	16.0	38	-
HDR Apartments [3]	3.5	25.0	87	-
HDR Apartments - Affordable Very Low [3]	1.5	25.0	38	-
<b>Residential Subtotal</b>	<b>104.3</b>		<b>948</b>	
<b>Nonresidential</b>				
		<i>FAR</i>		
Professional Office	5.5	0.25	-	60,000
Commercial	19.3	0.20	-	170,000
Tech/Business Park	32.9	0.21	-	300,000
<b>Nonresidential Subtotal</b>	<b>57.7</b>		<b>-</b>	<b>530,000</b>
<b>Subtotal Residential and Nonresidential</b>	<b>162.0</b>		<b>948</b>	<b>530,000</b>
<b>Other Land Uses</b>				
Parks and Open Space	59.3	-	-	-
Public	2.5	-	-	-
Roads	10.7	-	-	-
<b>Other Subtotal</b>	<b>72.5</b>		<b>-</b>	<b>-</b>
<b>Total</b>	<b>234.5</b>		<b>948</b>	<b>530,000</b>

*"lu\_plan"*

Source: DCP; Morton & Pitalo; EPS.

[1] Land uses based on Campus Oaks Master Plan Land Use Summary dated 4/20/2015.

[2] HDR Townhomes and HDR Townhomes - Affordable Low planned for parcels CO-22, CO-23, CO-24a, and CO-24b.

[3] HDR Apartments and HDR Apartments - Affordable Very Low planned for parcels CO-21.

**Table 2**  
**HP Campus Oaks Proposed Rezone**  
**Land Use Summary - Proposed Rezone**

<b>Land Use Summary - Proposed Rezone</b>
---

Land Use [1]	Gross Acreage	Average Density	Units	Bldg. Sq. Ft.
<b>Residential</b>		<i>DU/Ac.</i>		
LDR	44.3	5.2	230	-
MDR Rowhouse	16.8	7.2	121	-
MDR Paseo	7.1	8.5	60	-
MDR Cluster	9.1	8.8	80	-
HDR Townhomes [2]	4.7	13.2	62	-
HDR Townhomes - Affordable Low	0.0	0.0	0	-
HDR Apartments [3]	13.5	22.8	308	-
HDR Apartments - Affordable Very Low [3]	3.8	22.8	87	-
<b>Residential Subtotal</b>	<b>99.3</b>		<b>948</b>	
<b>Nonresidential</b>		<i>FAR</i>		
Professional Office	10.5	0.13	-	60,000
Commercial	19.3	0.20	-	170,000
Tech/Business Park	32.9	0.21	-	300,000
<b>Nonresidential Subtotal</b>	<b>62.7</b>		<b>-</b>	<b>530,000</b>
<b>Subtotal Residential and Nonresidential</b>	<b>162.0</b>		<b>948</b>	<b>530,000</b>
<b>Other Land Uses</b>				
Parks and Open Space	59.3	-	-	-
Public	3.0	-	-	-
Roads	10.7	-	-	-
<b>Other Subtotal</b>	<b>73.0</b>		<b>-</b>	<b>-</b>
<b>Total</b>	<b>235.0</b>		<b>948</b>	<b>530,000</b>

"lu\_rezone\_sum"

Source: DCP; Morton & Pitalo; EPS.

[1] Land uses based on the HP-CO Master Plan Amendment Land Use Summary dated June 17, 2016.

[2] HDR Townhomes planned for parcels CO-24a and CO-24b.

[3] HDR Apartments and HDR Apartments - Affordable Very Low planned for parcels CO-22 and CO-23.

**Table 3**  
**HP Campus Oaks Proposed Rezone**  
**Summary Comparison of Revenues for Master Plan and Proposed Rezone**

Item	Table Reference	Estimated Annual Revenue FY 15-16				Comments
		Master Plan	Proposed Rezone	Difference		
				Amount	Percent	
<i>Formula</i>		<i>A</i>	<i>B</i>	<i>C = B - A</i>	<i>C / A</i>	
<b>CFD No. 1</b>	Table A-1	\$1,538,745	\$1,538,745	\$0	0.0%	RMA allows transfer of special tax to other parcels for rezone. [1]
<b>CFD No. 2</b>	Tables A-2 to A-4	\$309,900	\$309,900	\$0	0.0%	RMA allows transfer of special tax to other parcels for rezone. [2]
<b>CFD No. 3</b>	Tables A-5 & A-6	\$82,300	\$78,492	(\$3,808)	-4.6%	Difference equates to less than one half of one percent of estimated buildout annual City exp.
<b>CFD No. 4</b>	n/a					RMA allows for reallocation of special tax to subdivided parcels.
<b>DA - Public Benefit Fee</b>	Tables A-7 to A-10					
City Alternative	Table A-8	\$1,041,180	\$1,014,645	(\$26,535)	-2.5%	Compares Master Plan to City Alternative for proposed rezone.
Applicant Alternative	Table A-9	\$1,041,180	\$680,870	(\$360,310)	-34.6%	Compares Master Plan to Applicant Alternative for proposed rezone.
Reallocation of HDR Alternative	Table A-10	\$1,041,180	\$1,014,690	(\$26,490)	-2.5%	Reallocates revenue not collected on HDR to remaining units proportionally.
<b>DA - Neighborhood Parks Fee</b>	Tables A-11 to A-13					
Applicant Alternative	Table A-12	\$2,876,922	\$2,585,749	(\$291,173)	-10.1%	Compares Master Plan to Applicant Alternative for proposed rezone.
Reallocation of HDR Alternative	Table A-13	\$2,876,922	\$2,876,922	\$0	0.0%	Reallocates revenue not collected on HDR - very low income to remaining units proportionally.

[1] Amount shown in Table A-1 is for a subset of CFD No. 1 parcels. No net loss in revenue for the subset equates to no net loss for the entire CFD No. 1 district.  
 [2] Amount shown in Table A-4 is for a subset of CFD No. 2 parcels. No net loss in revenue for the subset equates to no net loss for the entire CFD No. 2 district.

"revenue\_comp"



## APPENDIX A

**Table A-1**  
**HP Campus Oaks Proposed Rezone**  
**HDR Maximum Special Taxes Summary in the Base Year of FY 2015-16 [1] [2]**

**Rezone Including  
Transfers**

Large Lot Parcel	Tax per Unit	Tax per Acre	Existing			Plus Transfers		Proposed		
			Acres	No. of Units	MAST	Units	MAST	Acres	No. of Units	MAST
<b>CO-21</b>										
HDR	n/a	\$6,300	4.94	87	\$31,122	(87)	\$0	4.94	0	\$31,122
HDR-Affordable Very Low	\$0	n/a		38	\$0	(38)	\$0		0	\$0
<b>Total CO-21 [3]</b>			<b>4.94</b>	<b>125</b>	<b>\$31,122</b>	<b>(125)</b>	<b>\$0</b>	<b>4.94</b>	<b>0</b>	<b>\$31,122</b>
<b>CO-22</b>										
HDR	\$1,200	n/a	7.19	95	\$114,000	0	\$0	8.20	95	\$114,000
<i>HDR from CO-21 [3]</i>	<i>n/a</i>	<i>n/a</i>		<i>0</i>	<i>\$0</i>	<i>14</i>	<i>\$0</i>		<i>14</i>	<i>\$0</i>
HDR-Affordable Low	\$720	n/a		24	\$17,280	0	\$0		24	\$17,280
HDR ( Transferred from CO-24a)	\$1,200	n/a		0	\$0	7	\$8,400		7	\$8,400
<i>HDR-Affordable Very Low from CO-21</i>	<i>\$0</i>	<i>n/a</i>		<i>0</i>	<i>\$0</i>	<i>45</i>	<i>\$0</i>		<i>45</i>	<i>\$0</i>
<i>MDR from CO-4</i>	<i>\$1,500</i>	<i>n/a</i>		<i>0</i>	<i>\$0</i>	<i>20</i>	<i>\$30,000</i>		<i>20</i>	<i>\$30,000</i>
<i>MDR</i>	<i>\$1,800</i>	<i>n/a</i>		<i>0</i>	<i>\$0</i>	<i>0</i>	<i>\$0</i>		<i>0</i>	<i>\$0</i>
<b>Total CO-22</b>			<b>7.19</b>	<b>119</b>	<b>\$131,280</b>	<b>86</b>	<b>\$38,400</b>	<b>8.20</b>	<b>205</b>	<b>\$169,680</b>
<b>CO-23</b>										
HDR	\$1,200	n/a	4.93	58	\$69,600	0	\$0	8.65	58	\$69,600
<i>HDR (transferred from CO-24a &amp; CO-24b)</i>	<i>\$1,200</i>	<i>n/a</i>		<i>0</i>	<i>\$0</i>	<i>11</i>	<i>\$13,200</i>		<i>11</i>	<i>\$13,200</i>
<i>HDR from CO-21 [3]</i>	<i>n/a</i>	<i>n/a</i>			<i>\$0</i>	<i>24</i>	<i>\$0</i>		<i>24</i>	<i>\$0</i>
HDR-Affordable Low	\$720	n/a		14	\$10,080	0	\$0		14	\$10,080
<i>HDR-Affordable Very Low (Portion from CO-21)</i>	<i>\$0</i>	<i>n/a</i>		<i>0</i>	<i>\$0</i>	<i>42</i>	<i>\$0</i>		<i>42</i>	<i>\$0</i>
<i>MDR from CO-14</i>	<i>\$1,500</i>	<i>n/a</i>		<i>0</i>	<i>\$0</i>	<i>16</i>	<i>\$24,000</i>		<i>16</i>	<i>\$24,000</i>
<i>MDR from CO-04</i>	<i>\$1,500</i>	<i>n/a</i>		<i>0</i>	<i>\$0</i>	<i>4</i>	<i>\$6,000</i>		<i>4</i>	<i>\$6,000</i>
<i>MDR from CO-16</i>	<i>\$1,800</i>	<i>n/a</i>		<i>0</i>	<i>\$0</i>	<i>9</i>	<i>\$16,200</i>		<i>9</i>	<i>\$16,200</i>
<i>LDR from CO-6</i>	<i>\$2,280</i>	<i>n/a</i>		<i>0</i>	<i>\$0</i>	<i>12</i>	<i>\$27,360</i>		<i>12</i>	<i>\$27,360</i>
<b>Total CO-23</b>			<b>4.93</b>	<b>72</b>	<b>\$79,680</b>	<b>118</b>	<b>\$86,760</b>	<b>8.65</b>	<b>190</b>	<b>\$166,440</b>
<b>Subtotal CO-22 &amp; CO-23</b>			<b>12.12</b>	<b>191</b>	<b>\$210,960</b>	<b>204</b>	<b>\$125,160</b>	<b>16.85</b>	<b>395</b>	<b>\$336,120</b>
<b>CO-4</b>										
MDR	\$1,500	n/a	8.37	84	\$126,000	(24)	(\$36,000)	6.86	60	\$90,000
<b>CO-16</b>										
MDR	\$1,800	n/a	2.65	19	\$34,200	(9)	(\$16,200)	1.36	10	\$18,000
<b>CO-6</b>										
LDR	\$2,280	n/a	8.14	48	\$109,440	(12)	(\$27,360)	5.64	36	\$82,080
<b>CO-14</b>										
MDR	\$1,500	n/a	4.43	50	\$75,000	(16)	(\$24,000)	4.43	34	\$51,000
<b>CO-24a</b>										
HDR	\$1,200	n/a	2.36	40	\$48,000	(9)	(\$10,800)	2.36	31	\$37,200
<b>CO-24b</b>										
HDR	\$1,200	n/a	2.35	40	\$48,000	(9)	(\$10,800)	2.35	31	\$37,200
<b>Total</b>			<b>45.36</b>	<b>597</b>	<b>\$682,722</b>	<b>0</b>	<b>\$0</b>	<b>44.79</b>	<b>597</b>	<b>\$682,722</b>

*"cfd1\_transfer"*

[1] Assumes "transfer of units" provisions of CFD No. 1 RMA are utilized.  
 [2] Assumes City staff approval of proposed transfer.  
 [3] Special tax for units transferred from CO-21 accounted for based on a tax per-acre.

**Table A-2**  
**HP Campus Oaks Proposed Rezone**  
**CFD No. 2 Estimated Annual Cost Allocation to Land Uses**

Large Lot Number	Specific Plan Lot Designation	Assessor's Parcel Number	Tax Category	Acres	No. of Units	Maximum Annual Special Tax Rate per Unit [1][2]	Unit of Measure	Maximum Annual Special Tax per Large Lot [1][2]
1	CO-31	017-231-016	BP	5.45	n/a	\$2,590	per Acre	\$14,116
2	CO-41	017-231-017	CC	13.16	n/a	\$1,560	per Acre	\$20,530
3	CO-21	017-231-018	HDR	4.94	87	\$177	per Unit	\$15,399
3	CO-21	017-231-018	HDR/Aff Very Low		38	\$0	per Unit	\$0
<b>Lot 3 Subtotals</b>				<b>4.94</b>	<b>125</b>			<b>\$15,399</b>
4	CO-42	017-231-019	CC	6.20	n/a	\$1,560	per Acre	\$9,672
5	CO-51	017-231-020	T/BP-LI	15.20	n/a	\$547	per Acre	\$8,314
6	CO-75	017-231-021	P/QP	2.20	0	Tax-Exempt		\$0
7	CO-5	017-231-022	MDR	4.66	27	\$352	per Unit	\$9,504
7	CO-5	017-231-022	MDR/Affordable		19	\$177	per Unit	\$3,363
<b>Lot 7 Subtotals</b>				<b>4.66</b>	<b>46</b>			<b>\$12,867</b>
8	CO-4	017-231-023	MDR	8.37	84	\$352	per Unit	\$29,568
9	CO-22	017-231-024	HDR	7.19	95	\$177	per Unit	\$16,815
9	CO-22	017-231-024	HDR/Aff Low		24	\$0	per Unit	\$0
<b>Lot 9 Subtotals</b>				<b>7.19</b>	<b>119</b>			<b>\$16,815</b>
10	CO-15	017-231-025	MDR	2.51	19	\$352	per Unit	\$6,688
11	CO-52	017-231-026	T/BP-LI	17.64	n/a	\$547	per Acre	\$9,649
12	CO-13	017-231-027	MDR	3.40	24	\$352	per Unit	\$8,448
13	CO-14	017-231-028	MDR	4.42	50	\$352	per Unit	\$17,600
14	CO-7	017-231-029	LDR	9.78	58	\$352	per Unit	\$20,416
15	CO-11	017-231-030	MDR	4.72	34	\$352	per Unit	\$11,968
16	CO-12	017-231-031	MDR	4.89	34	\$352	per Unit	\$11,968
17	CO-16	017-231-032	MDR	2.65	19	\$352	per Unit	\$6,688
18	CO-23	017-231-033	HDR	4.93	58	\$177	per Unit	\$10,266
18	CO-23	017-231-033	HDR/Aff Low		14	\$0	per Unit	\$0
<b>Lot 18 Subtotals</b>				<b>4.93</b>	<b>72</b>			<b>\$10,266</b>
19	CO-6	017-231-034	LDR	8.14	48	\$352	per Unit	\$16,896
20	CO-1	017-231-035	LDR	6.10	36	\$352	per Unit	\$12,672
21	CO-24a	017-231-036	HDR	2.35	40	\$177	per Unit	\$7,080
22	CO-24b	017-231-037	HDR	2.35	40	\$177	per Unit	\$7,080
23	CO-3	017-231-038	LDR	16.58	64	\$352	per Unit	\$22,528
24	CO-76	017-231-039	P/QP	0.32	n/a	Tax-Exempt		\$0
25	CO-2	017-231-040	LDR	6.21	36	\$352	per Unit	\$12,672
C	CO-62	017-231-041	Tax-Exempt	5.70	n/a	Tax-Exempt		Tax-Exempt
B	CO-63	017-231-042	Tax-Exempt	0.90	n/a	Tax-Exempt		Tax-Exempt
A	CO-61	017-231-043	Tax-Exempt	2.20	n/a	Tax-Exempt		Tax-Exempt
D	CO-81	017-231-044	Tax-Exempt	0.84	n/a	Tax-Exempt		Tax-Exempt
E	CO-82	017-231-045	Tax-Exempt	0.86	n/a	Tax-Exempt		Tax-Exempt
F	CO-65	017-231-046	Tax-Exempt	1.30	n/a	Tax-Exempt		Tax-Exempt
G	CO-64	017-231-047	Tax-Exempt	2.40	n/a	Tax-Exempt		Tax-Exempt
<b>Totals</b>				<b>197.88</b>	<b>948</b>			<b>\$309,900</b>

"cfd2\_mast"

[1] FY 2016-17 is the Base Year  
 [2] Increases in each Fiscal Year following the Base Year by the Tax Escalation Factor.

**Table A-3**  
**HP Campus Oaks Proposed Rezone**  
**Maximum Annual Special Tax per Tax Category - Base Year [1]**

<b>Tax Category</b>	<b>Maximum Annual Special Tax per Unit or per Acre [2]</b>	<b>Unit of Measure</b>	<b>Original Parcel/ Large Lot Parcel Numbers</b>	<b>Original Assessor's Parcel Numbers</b>
LDR	\$352.00	Per Unit	(20, 25, 23, 19, 14)	017-231-035, 017-231-040, 017-231-038, 017-231-034, 017-231-029
MDR	\$352.00	Per Unit	(7 - portion, 8, 15, 16, 12, 10, 17)	017-231-030, 017-231-031, 017-231-027, 017-231-025, 017-231-032 017-231-022 (portion), 017-231-023
MDR (Affordable)	\$177.00	Per Unit	(7 - portion)	017-231-022 (portion)
HDR	\$177.00	Per Unit	(3 - portion, 9 - portion, 18 - portion, 21, 22)	017-231-018 (portion), 017-231-024 (portion), 017-231-033 (portion) 017-231-036, 017-231-037
HDR Affordable Low	\$0.00	Per Unit	(9 - portion, 18 - portion)	017-231-024 (portion), 017-231-033 (portion)
HDR Affordable Very Low	\$0.00	Per Unit	(3 - portion)	017-231-018 (portion)
BP	\$2,590.00	Per Acre	(1)	017-231-016
CC	\$1,560.00	Per Acre	(2, 4)	017-231-017, 017-231-019
T/BP-LI	\$547.00	Per Acre	(5, 11)	017-231-020, 017-231-026

[1] FY 2016-17 is the Base Year

[2] Increases in each Fiscal Year following the Base Year by the Tax Escalation Factor.

**Table A-4**  
**HP Campus Oaks Proposed Rezone**  
**Anticipated CFD No. 2 Reallocation of Maximum Annual Special Taxes**

Large Lot Parcel	Existing Land Uses					Proposed Rezone				
	Tax per Unit	Unit of Measure	Acres	No. of Units	MAST	Tax per Unit	Unit of Measure	Acres	No. of Units	MAST
<b>CO-21</b>										
HDR Apartments	\$177.00 per unit		4.94	87	\$15,399	\$0.00 per unit		0.00	0	\$0
HDR Apartments - Affordable Very Low	\$0.00 per unit			38	\$0	\$0.00 per unit		0.00	0	\$0
Professional Office	\$0.00 per acre		0.00	0	\$0	\$3,079.80 per acre		5.00	0	\$15,399
<b>Subtotal CO-21</b>			<b>4.94</b>	<b>125</b>	<b>\$15,399</b>			<b>5.00</b>	<b>0</b>	<b>\$15,399</b>
<b>CO-22</b>										
HDR Townhomes	\$177.00 per unit		7.19	95	\$16,815	\$0.00 per unit		0.00	0	\$0
HDR Townhomes - Affordable Low	\$0.00 per unit			24	\$0	\$0.00 per unit		0.00	0	\$0
HDR Apartments	\$177.00 per unit		0.00	0	\$0	\$82.02 per unit		8.40	205	\$16,815
HDR Apartments - Affordable Very Low	\$0.00 per unit		0.00	0	\$0	\$0.00 per unit		0.00	0	\$0
<b>Subtotal CO-22</b>			<b>7.19</b>	<b>119</b>	<b>\$16,815</b>			<b>8.40</b>	<b>205</b>	<b>\$16,815</b>
<b>CO-23</b>										
HDR Townhomes	\$177.00 per unit		4.93	58	\$10,266	\$0.00 per unit		0.00	0	\$0
HDR Townhomes - Affordable Low	\$0.00 per unit			14	\$0	\$0.00 per unit		0.00	0	\$0
HDR Apartments	\$177.00 per unit		0.00	0	\$0	\$54.03 per unit		8.95	190	\$10,266
HDR Apartments - Affordable Very Low	\$0.00 per unit		0.00	0	\$0	\$0.00 per unit		0.00	0	\$0
<b>Subtotal CO-23</b>			<b>4.93</b>	<b>72</b>	<b>\$10,266</b>			<b>8.95</b>	<b>190</b>	<b>\$10,266</b>
<b>CO-4</b>										
MDR Paseo	\$352.00 per unit		8.37	84	\$29,568	\$492.80 per unit		7.06	60	\$29,568
<b>CO-16</b>										
MDR Rowhouse	\$352.00 per unit		2.65	19	\$6,688	\$668.80 per unit		1.36	10	\$6,688
<b>CO-6</b>										
LDR	\$352.00 per unit		8.14	48	\$16,896	\$469.33 per unit		5.64	36	\$16,896
<b>CO-14</b>										
MDR Cluster	\$352.00 per unit		4.42	50	\$17,600	\$517.65 per unit		4.43	34	\$17,600
<b>CO-24a</b>										
HDR Townhomes	\$177.00 per unit		2.35	40	\$7,080	\$228.39 per unit		2.36	31	\$7,080
<b>CO-24b</b>										
HDR Townhomes	\$177.00 per unit		2.35	40	\$7,080	\$228.39 per unit		2.35	31	\$7,080
<b>Total</b>			<b>45.34</b>	<b>597</b>	<b>\$127,392</b>			<b>45.55</b>	<b>597</b>	<b>\$127,392</b>

"cfd2\_rezone"

A-4

**Table A-5  
HP Campus Oaks Proposed Rezone  
CFD No. 3 Maximum Annual Special Tax - Master Plan**

<b>CFD No. 3 MAST - Master Plan</b>
---

Item	Units	Tax Rate per Unit/ Acre	Max. Annual Special Tax
<b>Residential</b>	<i>units</i>	<i>per unit</i>	
LDR	242	\$156	\$37,752
MDR Rowhouse	130	\$91	\$11,843
MDR Paseo	84	\$91	\$7,652
MDR Cluster	96	\$91	\$8,746
HDR Townhomes [1]	233	\$46	\$10,613
HDR Townhomes - Affordable Low [1]	38	\$23	\$865
HDR Apartments [2]	87	\$46	\$3,963
HDR Apartments - Affordable V. Low [2]	38	\$23	\$865
<b>Residential Subtotal</b>	<b>948</b>		<b>\$82,300</b>

*"cfd3\_mast\_existing"*

Source: EPS.

[1] HDR Townhomes and HDR Townhomes - Affordable Low planned for parcels CO-22, CO-23, CO-24a and CO-24b.

[2] HDR Apartments and HDR Apartments - Affordable V. Low planned for parcels CO-21.

A-5

**Table A-6**  
**HP Campus Oaks Proposed Rezone**  
**CFD No. 3 Maximum Annual Special Tax - Proposed Rezone**

<b>CFD No. 3 MAST -          Proposed Rezone</b>
--

Item	Units	Tax Rate per Unit/ Acre	Max. Annual Special Tax
<b>Residential</b>	<i>units</i>	<i>per unit</i>	
LDR	230	\$156	\$35,880
MDR Rowhouse	121	\$91	\$11,023
MDR Paseo	60	\$91	\$5,466
MDR Cluster	80	\$91	\$7,288
HDR Townhomes [1]	62	\$46	\$2,824
HDR Townhomes - Affordable Low	0	\$23	\$0
HDR Apartments [2]	308	\$46	\$14,030
HDR Apartments - Affordable V. Low [2]	87	\$23	\$1,981
<b>Residential Subtotal</b>	<b>948</b>		<b>\$78,492</b>

*"cfd3\_mast\_rezone"*

Source: EPS.

[1] HDR Townhomes planned for parcels CO-24a and CO-24b.

[2] HDR Apartments and HDR Apartments - Affordable V. Low planned for parcels CO-22 and CO-23.

A-6

**Table A-7  
HP Campus Oaks Proposed Rezone  
Public Benefit Fee Revenue - Master Plan**

<b>Public Benefit Fee - Master Plan</b>
---

Item	Number of Units	Tax Rate per Unit/ Acre	Max. Annual Special Tax
<b>Residential</b>	<i>units</i>	<i>per unit</i>	
LDR	242	\$1,280	\$309,760
MDR Rowhouse	130	\$1,280	\$166,400
MDR Paseo	84	\$1,280	\$107,520
MDR Cluster	96	\$1,280	\$122,880
HDR Townhomes [1]	233	\$845	\$196,885
HDR Townhomes - Affordable Low [1]	38	\$845	\$32,110
HDR Apartments [2]	87	\$845	\$73,515
HDR Apartments - Affordable V. Low [2]	38	\$845	\$32,110
<b>Residential Subtotal</b>	<b>948</b>		<b>\$1,041,180</b>

*"pbf\_mp"*

Source: EPS.

[1] HDR Townhomes and HDR Townhomes - Affordable Low planned for parcels CO-22, CO-23, CO-24a and CO-24b.

[2] HDR Apartments and HDR Apartments - Affordable V. Low planned for parcels CO-21.

A-7

**Table A-8  
HP Campus Oaks Proposed Rezone  
Public Benefit Fee Revenue - Proposed Rezone (City Alt.)**

<b>Public Benefit Fee - Proposed Rezone (City Alt.)</b>
---

Item	Number of Units	Tax Rate per Unit/ Acre	Max. Annual Special Tax
<b>Residential</b>	<i>units</i>	<i>per unit</i>	
LDR	230	\$1,280	\$294,400
MDR Rowhouse	121	\$1,280	\$154,880
MDR Paseo	60	\$1,280	\$76,800
MDR Cluster	80	\$1,280	\$102,400
HDR Townhomes [1]	62	\$845	\$52,390
HDR Townhomes - Affordable Low	0	\$845	\$0
HDR Apartments [2]	308	\$845	\$260,260
HDR Apartments - Affordable V. Low [2]	87	\$845	\$73,515
<b>Residential Subtotal</b>	<b>948</b>		<b>\$1,014,645</b>

*"pbf\_rezone\_city"*

Source: EPS.

[1] HDR Townhomes planned for parcels CO-24a and CO-24b.

[2] HDR Apartments and HDR Apartments - Affordable V. Low planned for parcels CO-22 and CO-23.

A-8

**Table A-9**  
**HP Campus Oaks Proposed Rezone**  
**Public Benefit Fee Revenue - Prop. Rezone (Applicant Alt.)**

**Public Benefit Fee -  
 Prop. Rezone (Applicant Alt.)**

Item	Number of Units	Tax Rate per Unit/ Acre	Max. Annual Special Tax
<b>Residential</b>	<i>units</i>	<i>per unit</i>	
LDR	230	\$1,280	\$294,400
MDR Rowhouse	121	\$1,280	\$154,880
MDR Paseo	60	\$1,280	\$76,800
MDR Cluster	80	\$1,280	\$102,400
HDR Townhomes [1]	62	\$845	\$52,390
HDR Townhomes - Affordable Low	0	\$0	\$0
HDR Apartments	308	\$0	\$0
HDR Apartments - Affordable V. Low	87	\$0	\$0
<b>Residential Subtotal</b>	<b>948</b>		<b>\$680,870</b>

*"pbf\_rezone\_applicant"*

Source: EPS.

[1] HDR Townhomes planned for parcels CO-24a and CO-24b.

[2] HDR Apartments and HDR Apartments - Affordable V. Low planned for parcels CO-22 and CO-23.

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**Table A-10**  
**HP Campus Oaks Proposed Rezone**  
**Public Benefit Fee Revenue - Prop. Rezone (Reallocation Alt.)**

<b>Public Benefit Fee -  Proposed Rezone  (Reallocation Alt.)</b>
---

Item	Number of Units	Tax Rate per Unit/ Acre	Max. Annual Special Tax
<b>Residential</b>	<i>units</i>	<i>per unit</i>	
LDR	230	\$1,910	\$439,300
MDR Rowhouse	121	\$1,910	\$231,110
MDR Paseo	60	\$1,910	\$114,600
MDR Cluster	80	\$1,910	\$152,800
HDR Townhomes [1]	62	\$1,240	\$76,880
HDR Townhomes - Affordable Low	0	\$0	\$0
HDR Apartments	308	\$0	\$0
HDR Apartments - Affordable V. Low	87	\$0	\$0
<b>Residential Subtotal</b>	<b>948</b>		<b>\$1,014,690</b>

*"pbf\_rezone\_realloc"*

Source: EPS.

[1] HDR Townhomes planned for parcels CO-24a and CO-24b.

[2] HDR Apartments and HDR Apartments - Affordable V. Low planned for parcels CO-22 and CO-23.

A-10

**Table A-11  
HP Campus Oaks Proposed Rezone  
Cost Allocation: Neighborhood Parks - Master Plan (2015\$)**

Land Use	Land Uses		Cost Allocation Basis			Park Cost Allocation		
	Developable Acres	Units/ Sq. Ft.	Persons Served [1]	Total Persons Served	Distribution of Persons Served	Assigned Cost	per Acre	per Unit/ Sq. Ft. [2]
<i>Formula</i>	<i>A</i>	<i>B</i>	<i>C</i>	<i>D=B*C</i>	<i>E=D/Total Persons</i>	<i>F=Total Cost*E</i>	<i>G=F/A</i>	<i>H=F/B</i>
<b>Residential</b>		<i>units</i>	<i>per unit</i>					<i>per unit</i>
LDR	46.8	242	3.08	745	26.7%	\$768,874	\$16,443	\$3,178
MDR Rowhouse	18.1	130	3.08	400	14.4%	\$413,031	\$22,807	\$3,178
MDR Paseo	8.4	84	3.08	259	9.3%	\$266,882	\$31,886	\$3,178
MDR Cluster	9.1	96	3.08	295	10.6%	\$305,008	\$33,444	\$3,178
HDR Townhomes [3] [4]	17.0	271	3.08	834	29.9%	\$861,011	\$50,737	\$3,178
HDR Apartments [5]	5.0	125	2.03	254	9.1%	\$262,116	\$52,423	\$2,097
<b>Residential Subtotal</b>	<b>104.3</b>	<b>948</b>		<b>2,787</b>	<b>100.0%</b>	<b>\$2,876,922</b>		
<b>Nonresidential</b>		<i>sq. ft.</i>						
Professional Office	5.5	60,000	NA	NA	NA	NA	NA	NA
Commercial	19.3	170,000	NA	NA	NA	NA	NA	NA
Tech/Business Park	32.9	300,000	NA	NA	NA	NA	NA	NA
Light Industrial	0.0	0	NA	NA	NA	NA	NA	NA
<b>Subtotal</b>	<b>57.7</b>	<b>530,000</b>				<b>\$0</b>		
<b>Total Project</b>	<b>115.3</b>			<b>2,787</b>	<b>100.0%</b>	<b>\$2,876,922</b>		

A-11

"n\_parks\_alloc"

Source: Fuhrman Leamy Land Group; EPS.

- [1] Persons served per unit for given land uses averages the City of Roseville's assumption of 2.64 persons per unit. Persons served per unit adjusted for HDR Townhomes and HDR Apartments to equal 66 percent of LDR and MDR uses.
- [2] Excludes administration fee, if applicable. Amounts rounded up to the nearest dollar.
- [3] Townhomes treated similar to LDR for neighborhood park cost allocation.
- [4] HDR Townhomes planned for parcels CO-22, CO-23, CO-24a and CO-24b.
- [5] HDR Apartments planned for parcel CO-21.

**Table A-12  
HP Campus Oaks Proposed Rezone  
Neighborhood Parks Fee Revenue - Proposed Rezone**

<b>Neighborhood Parks Fee Revenue - Proposed Rezone</b>
---

Item	Number of Units	Fee per Unit [1]	Amount
<b>Residential</b>	<i>units</i>	<i>per unit</i>	
LDR	230	\$3,178	\$730,940
MDR Rowhouse	121	\$3,178	\$384,538
MDR Paseo	60	\$3,178	\$190,680
MDR Cluster	80	\$3,178	\$254,240
HDR Townhomes [2]	62	\$3,178	\$197,036
HDR Townhomes - Affordable Low	0	\$3,178	\$0
HDR Apartments [3]	308	\$2,097	\$645,876
HDR Apartments - Affordable V. Low [3]	87	\$2,097	\$182,439
<b>Residential Subtotal</b>	<b>948</b>		<b>\$2,585,749</b>

*"parks\_rezone\_revenue"*

Source: EPS.

[1] Amounts rounded up to the nearest dollar.

[2] HDR Townhomes planned for parcels CO-24a and CO-24b.

[3] HDR Apartments and HDR Apartments - Affordable V. Low planned for parcels CO-22 and CO-23.

**Table A-13**  
**HP Campus Oaks Proposed Rezone**  
**Cost Allocation: Neighborhood Park**

**Parks - Neighborhood (Rezone  
 Reallocation)**

Land Use	Land Uses		Cost Allocation Basis			Park Cost Allocation		
	Developable Acres	Units/ Sq. Ft.	Persons Served	Total Persons Served	Distribution of Persons Served	Assigned Cost	per Acre	per Unit/ Sq. Ft. [1]
<i>Formula</i>	<i>A</i>	<i>B</i>	<i>C</i>	<i>D=B*C</i>	<i>E=D/Total Persons</i>	<i>F=Total Cost*E</i>	<i>G=F/A</i>	<i>H=F/B</i>
<b>Residential</b>								
LDR	44.26	230	3.08	708	30.4%	\$874,930	\$19,768	\$3,805
MDR Rowhouse	16.83	121	3.08	372	16.0%	\$460,289	\$27,349	\$3,805
MDR Paseo	7.06	60	3.08	185	7.9%	\$228,243	\$32,329	\$3,805
MDR Cluster	9.12	80	3.08	246	10.6%	\$304,323	\$33,369	\$3,805
HDR Townhomes [2]	4.71	62	3.08	191	8.2%	\$235,851	\$50,028	\$3,805
HDR Townhomes - Affordable Low	0.00	0	3.08	0	0.0%	\$0	\$0	\$0
HDR Apartments [3]	13.53	308	2.03	626	26.9%	\$773,286	\$57,159	\$2,511
HDR Apartments - Affordable V. Low [3] [4]	3.82	87	0.00	0	0.0%	\$0	\$0	\$0
<b>Residential Subtotal</b>	<b>99.33</b>	<b>948</b>		<b>2,327</b>	<b>100.0%</b>	<b>\$2,876,922</b>		
<b>Nonresidential</b>								
Professional Office	10.54	60,000	N/A	N/A	N/A	\$0	\$0	\$0
Commercial	19.29	170,000	N/A	N/A	N/A	\$0	\$0	\$0
Tech/Business Park	32.85	300,000	N/A	N/A	N/A	\$0	\$0	\$0
<b>Nonresidential Subtotal</b>	<b>62.68</b>	<b>530,000</b>		<b>0</b>	<b>0.0%</b>	<b>\$0</b>		
<b>Total Project</b>	<b>162.01</b>			<b>2,327</b>	<b>100.0%</b>	<b>\$2,876,922</b>		

"parks\_rezone"

Source: EPS.

- [1] Amounts rounded up to the nearest dollar.
- [2] HDR Townhomes planned for parcels CO-24a and CO-24b.
- [3] HDR Apartments and HDR Apartments - Affordable V. Low planned for parcels CO-22 and CO-23.
- [4] Very low affordable units not allocated Neighborhood Parks costs.

2<sup>ND</sup> ADDENDUM AND INITIAL STUDY OF ENVIRONMENTAL  
SIGNIFICANCE

---

2016 FIRST AMENDED CAMPUS OAKS  
MASTER PLAN  
For the Campus Oaks Property

July 2016

Lead Agency:



311 Vernon Street  
Roseville, CA 95678

Prepared by:

Environmental Science Associates  
2600 Capitol Avenue, Suite 200  
Sacramento, CA 95816



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## INITIAL STUDY OF ENVIRONMENTAL SIGNIFICANCE

<b>Project Title/File Number:</b>	2016 FIRST AMENDED CAMPUS OAKS MASTER PLAN for the Campus Oaks Property	
<b>Project Location:</b>	Southeast corner of the Blue Oaks Boulevard and Woodcreek Boulevard, westerly of existing Hewlett-Packard (HP) campus.	
<b>Project Description:</b>	The applicant requests approval of an amendment to the Hewlett-Packard Campus Oaks Master Plan (HPCO). The amendment would increase the acreage available for Business Professional (BP) and decrease the acreage available for residential use. Also, the amendment would decrease the number of Low Density (LDR) and Medium Density (MDR) units and increase the number of High Density (HDR) residential units such that the overall unit count would remain unchanged.	
<b>Project Applicant:</b>	BBC Roseville Oaks, LLC	
<b>Property Owner:</b>	BBC Roseville Oaks, LLC	
<b>Lead Agency Contact Person:</b>	Gina McColl, Associate Planner	Phone (916) 774-5452

### COMPARING CHANGES AND/OR NEW INFORMATION TO PREVIOUS ENVIRONMENTAL DOCUMENTS

The purpose of the checklist is to evaluate the categories in terms of any “changes” or “new information” that may result in a changed environmental impact evaluation. A “no” answer does not necessarily mean that there are no potential impacts relative to the environmental category, but that there is no relevant change in the condition or status of the impact due to its insignificance or its treatment in a previous environmental document. In particular, this initial study assesses the extent to which the impacts of the proposed project have already been addressed in the certified Final Environmental Impact Report (EIR) for the Hewlett-Packard Roseville Campus Master Plan (HPMP), as approved by the Roseville City Council in 1996), and Addendum issued in July 2015 and adopted by the City Council in August 2015, which covered the current Hewlett-Packard Campus Oaks Master Plan. In 2014, BBC Roseville Oaks, LLC and Hewlett-Packard proposed changes to the approved 1996 HPMP to allow residential and mixed uses on the western portion of the Master Plan site, an area now known as Campus Oaks. These changes are known as the Hewlett-Packard Campus Oaks (HPCO) Amendment project (2015 HPCO Amendment). In August 2015, the Roseville City Council approved the 2015 HPCO Amendment, a General Plan amendment, rezone, and amendments to multiple Development Agreements. The potential environmental effects of the 2015 actions were evaluated in an initial study which ultimately supported the preparation of an addendum to the 1996 HPMP EIR, a

document described herein as the 2015 Addendum. Together, the 1996 HPMP EIR and 2015 Addendum comprise the collection of CEQA environmental review documents that have been conducted for the Master Plan site.

Overriding considerations were adopted with the certification of the 1996 HPMP EIR that accepted the possibility of certain impacts regardless of whether mitigations could reduce them to a less-than-significant level. Overriding considerations were also adopted in connection with the August 2015 project approvals associated with the 2015 Addendum. Thus, certain environmental categories might be answered with a “no” in the checklist because the proposed project does not introduce changes that would result in a modification to the conclusion of the 1996 HPMP EIR.

This document would constitute the 2<sup>nd</sup> Addendum to the 1996 HPMP EIR. It concentrates on changes to the project as approved in August 2015.

## **EXPLANATION OF CHECKLIST EVALUATION CATEGORIES:**

### **Where Impact was Analyzed in Prior Environmental Documents**

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

### **Do Proposed Changes Involve New or More Severe Impacts?**

Pursuant to Section 15162(a)(1) of the CEQA Guidelines, this column indicates whether the changes represented by the proposed project will result in new impacts that have not already been considered and mitigated by the previous CEQA documents or that substantially increase the severity of a previously identified impact. If a “yes” answer is given, additional mitigations will be specified in the discussion section including a statement of impact status after mitigation.

### **Any New Circumstances Involving New or More Severe 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 (environmental setting) that have occurred subsequent to the previous CEQA documents, which would result in the proposed project having significant impacts that were not considered or mitigated by previous CEQA documents or which substantially increase the severity of a previously identified impact.

### **Any New Information Requiring New Analysis or Verification?**

Pursuant to Section 15162(a)(3) of the CEQA Guidelines, this column indicates whether new information is available requiring an update to the analysis of previous CEQA documents to verify that the environmental conclusions and mitigations remain valid. This also applies to any new regulations that might change the nature of analysis or the specifications of a mitigation measure. If additional analysis is conducted as part of this initial study and the environmental conclusion remains the same, no new or additional mitigation is necessary.

### **Prior Environmental Document Mitigations Implemented or Address Impacts.**

Pursuant to Section 15162(a)(3) of the CEQA Guidelines, this column indicates whether other environmental documents provide mitigations to address effects in the related impact category. If N/A is indicated, previous environmental documents and this initial study conclude that the impact does not occur with this project, and therefore no mitigation is needed.

## DISCUSSION

A discussion of the previous CEQA documentation 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 that has already been implemented.

### 1996 Mitigation Measures

Applicable mitigation measures from the 1996 HPMP EIR that apply to the changes or new information are referenced under each environmental category.

### 2015 Mitigation Measures

Applicable mitigation measures developed in the 2015 Addendum that apply to the changes or new information are referenced under each environmental category.

As noted earlier, some site-specific studies have been prepared for the project with respect to impacts to determine if the proposed project would result in no impacts, have a less severe impact than previously identified, or have a more severe impact than previously identified. Based on its review of these studies, as well as its review of various analyses found in the HPMP, the City of Roseville Planning Division has analyzed the potential environmental impacts created by this project and determined that an **Addendum** is appropriate pursuant to CEQA Guidelines Section 15164.

Prepared by: Gina McColl  
Gina McColl, Associate Planner

Date: 7.18.16

## PROJECT DESCRIPTION

### Project Location

Located within the City of Roseville’s North Industrial Area, the approximately 492-acre Hewlett-Packard Roseville Campus Master Plan (HPMP) site is bounded by Blue Oaks Boulevard to the north, Foothills Boulevard to the east, and Woodcreek Oaks Boulevard to the west (**Figure 1**). The HPMP was amended in 2015 by the HPCO Amendment. The HPCO Amendment created a master plan for approximately 375.73-acres of the HPMP area. The HPCO master plan was evaluated in the 2015 Addendum. The HPCO master plan was organized into two integrally connected planning sub-areas: the Hewlett-Packard Campus and Campus Oaks (**Figure 2**):

- Hewlett-Packard Campus. Covering 141.2 acres in the southeastern corner of the Master Plan site, this sub-area currently includes Hewlett-Packard’s manufacturing and office uses. The Hewlett-Packard Campus is planned for continued light industrial, recreation and related development.
- Campus Oaks. Covering the western 234.5 acres of the Master Plan site, this sub-area is currently undeveloped, with the southern portion established as the Woodcreek Oaks Preserve, a 45-acre open space/wetland preserve. Campus Oaks is approved for a mix of residential, commercial, office, tech/business park, public and park uses.

The HPMP site also includes two properties at the southwest corner of Blue Oaks Boulevard and Foothills Boulevard that were not evaluated in the 2015 Addendum. These properties are not part of the HPCO Amendment. These properties are owned by Cokeva and Quality Investment Properties (QIP) and are developed with light industrial uses.

The currently proposed project would amend portions of the Campus Oaks project area (see **Figure 2**) and does not include amendments to the Hewlett-Packard Campus or other portions of the HPMP area. Thus, the proposed project is known as the 2016 First Amended Campus Oaks Master Plan for the Campus Oaks property.

### Existing Conditions

The HPMP site has been designated with light industrial land use for over 35 years. Approximately 230 acres of the eastern half of the HPMP site are developed with 1,231,820 square feet of light industrial manufacturing and office uses, along with parking lots, internal roadways, recreation facilities, and landscaping. Existing development of primary buildings within the HPMP site and surrounding uses as of 2016 are shown in **Figure 3**.

### Approved Land Uses

In 1996, the City of Roseville approved the Hewlett-Packard Roseville Campus Master Plan (1996 HPMP), which allowed for a mix of land uses such as commercial, industrial, and open space within the approximately 492-acre project site. In 2015, the City approved the Hewlett-Packard Campus Oaks Amendment (2015 HPCO Amendment) project, which changed the 1996 HPMP to allow for the mixed use Campus Oaks development on the western half of the site. **Table 1** below shows the acreages, area, dwelling units, floor area ration (FAR), and density as approved in 2015.

**Table 1**  
**2015 Approved Land Uses**

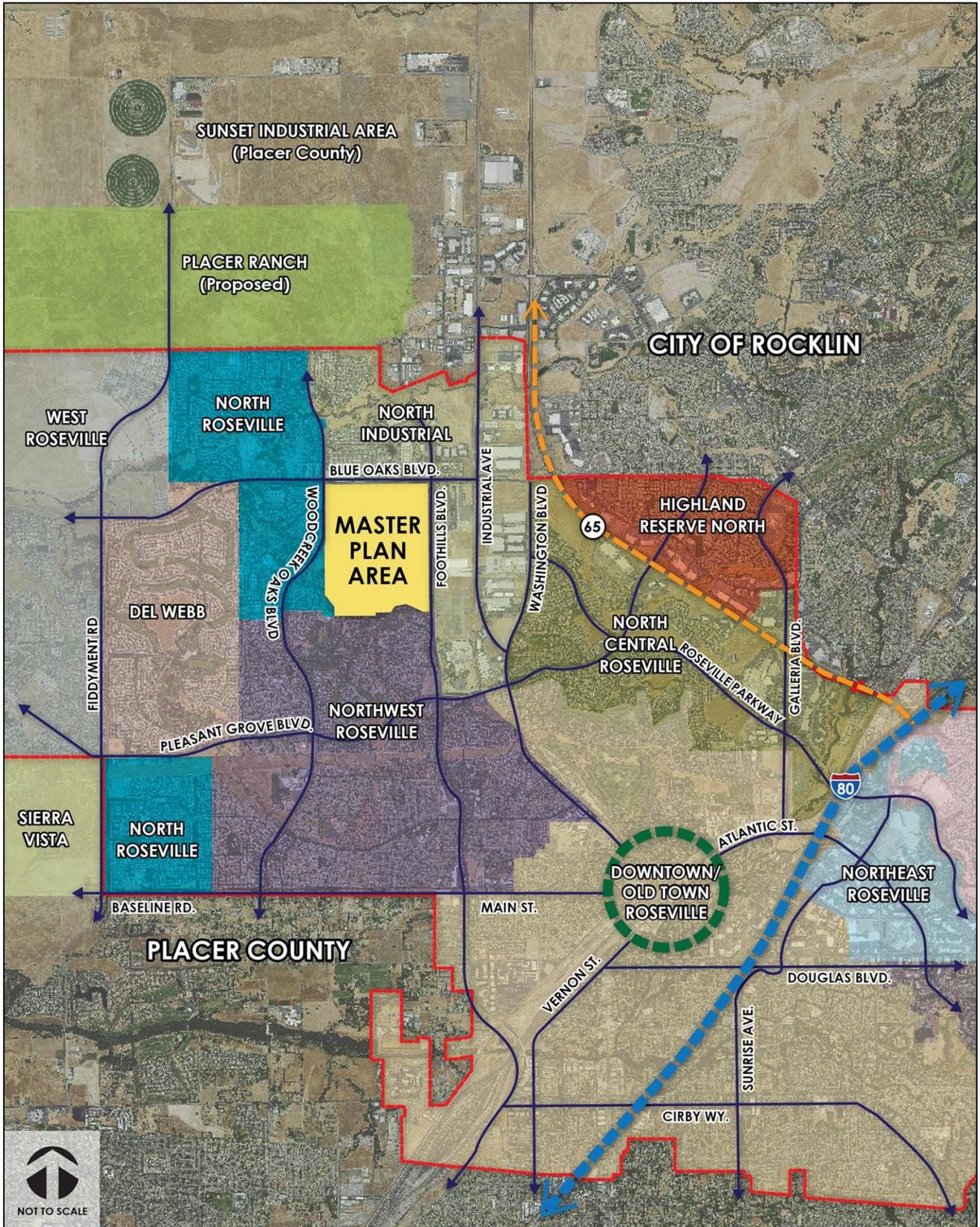
Land Use	Gross Acres	Building Square Feet (sf)				Dwelling Units	
		Existing Development	Future Development	Total Capacity	Avg. FAR	Dwelling Units	Average Density (du/ac)
<b>2015 HPCO</b>							
<b>Commercial And Employment Uses</b>							
Light Industrial (LI) <sup>1</sup>	129.24	593,820	606,180	1,200,000	21%		
Tech/Business Park (T/BP-LI)	32.85		300,000	300,000	21%		
Business Professional (BP)	5.54		60,000	60,000	25%		
Community Commercial (CC)	19.29		170,000	170,000	20%		
<b>Sub-Total</b>	<b>186.92</b>	<b>593,820</b>	<b>1,136,180</b>	<b>1,730,000</b>	<b>21%</b>		
<b>Residential Uses</b>							
Low Density (LDR)	46.76					242	5.2
Medium Density (MDR)	35.60					310	8.7
High Density (HDR)	21.97					396	18.0
<b>Sub-Total</b>	<b>104.33</b>					<b>948</b>	<b>9.1</b>
<b>Park, Open Space And Public Uses</b>							
Park & Recreation (P/R)	19.44						
Paseo (P/R)	2.25						
Open Space (OS)	46.35						
Public (P/QP)	2.97						
<b>Sub-Total</b>	<b>71.01</b>						
<b>Backbone Roads</b>	<b>13.47</b>						
<b>Total HPCO Site</b>	<b>375.73</b>	<b>593,820</b>	<b>1,136,180</b>	<b>1,730,000</b>	<b>21%</b>	<b>948</b>	<b>9.1</b>
<b>Other HPMP Properties</b>							
Cokeva	56.30	326,000	274,000	600,000			
Quality Investment Properties	58.44	312,000	588,000	900,000			
Roads	1.70						
<b>Total HPMP Area</b>	<b>492.17<sup>2</sup></b>	<b>1,231,820</b>	<b>1,998,180</b>	<b>3,187,820</b>		<b>948</b>	<b>9.1</b>

Note:

- Existing development consists of Buildings R3 (126,220 sf), R4 (131,190 sf), R5 (158,760 sf), and R6 (177,650 sf).
- The difference in total acreage between the 1996 HPMP (502 acres) and the Proposed Project (492.17 acres) is due to removal of a City recycled water tank and pumping station site from the project site in 2001, as well as updated mapping accuracy.

Source: Morton & Pitalo, 2015.

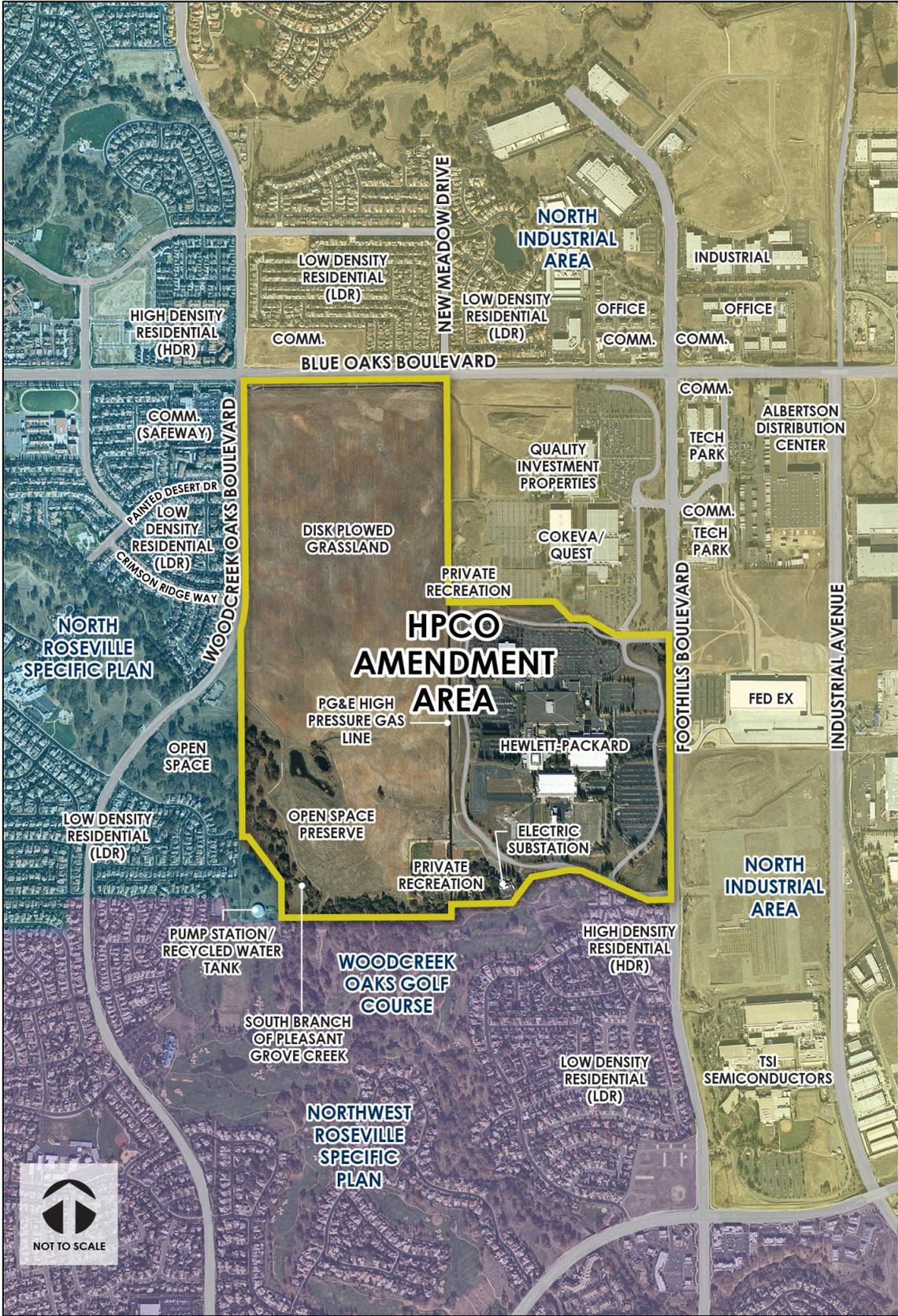
**Figure 1**  
**Hewlett-Packard Master Plan Area Location**



**Figure 2**  
**HPCO Amendment Area**



**Figure 3**  
**Existing Conditions and Surrounding Uses**



## Proposed 2016 First Amended Campus Oaks Master Plan

The proposed 2016 First Amended Campus Oaks Master Plan for the Campus Oaks property would reconfigure residential and office land uses within the Campus Oaks site. **Figure 4** shows the community form districts, which will remain unchanged under the proposed 2016 First Amended Campus Oaks Master Plan. **Figure 5** shows the proposed land use diagram for the Campus Oaks site. **Table 2** below identifies the proposed revisions to the HPCO land uses, with proposed deletions indicated by ~~strike through~~ and proposed additions indicated by double underline.

Within the Town Center section of the Campus Oaks site, the acreage designated for office use [Business Professional (BP)] would be increased from 5.54 acres to 10.54 acres. This change in acreage would not change the allocated square footage of BP use beyond 60,000 square feet (SF) approved under the 2015 HPCO Amendment. This 5-acre parcel proposed for redesignation is currently approved for High Density (HDR) residential use and is located at the northeast corner of the intersection of Woodcreek Oaks Boulevard and Painted Desert Drive. These changes would not result in any net increase in BP square footage compared with the 2015 HPCO Amendment, though the density of the previously-assumed BP uses would be somewhat reduced.

Within the Residential Neighborhoods section of the Campus Oaks site, the acreages allotted for Low Density (LDR), Medium Density (MDR), and HDR residential uses would be decreased. The number of dwelling units for LDR and MDR would decrease, while the number of HDR units would increase. **Table 2** below shows the existing and proposed acreages, number of units, and average densities associated with the proposed changes. Because the City of Roseville uses a population generation rate that is constant for all housing types and densities, the anticipated number of residents within the Campus Oaks site would remain unchanged at 2,475 new residents.

While the acreage available for BP, LDR, MDR, and HDR uses would change under the proposed 2016 First Amended Campus Oaks Master Plan, the overall square footage for office use and the number of dwelling units would remain the same. The proposed changes are intended to avoid any overall net increase in density or intensity within the overall HPCO Amendment area, and thus are intended to be environmentally neutral.

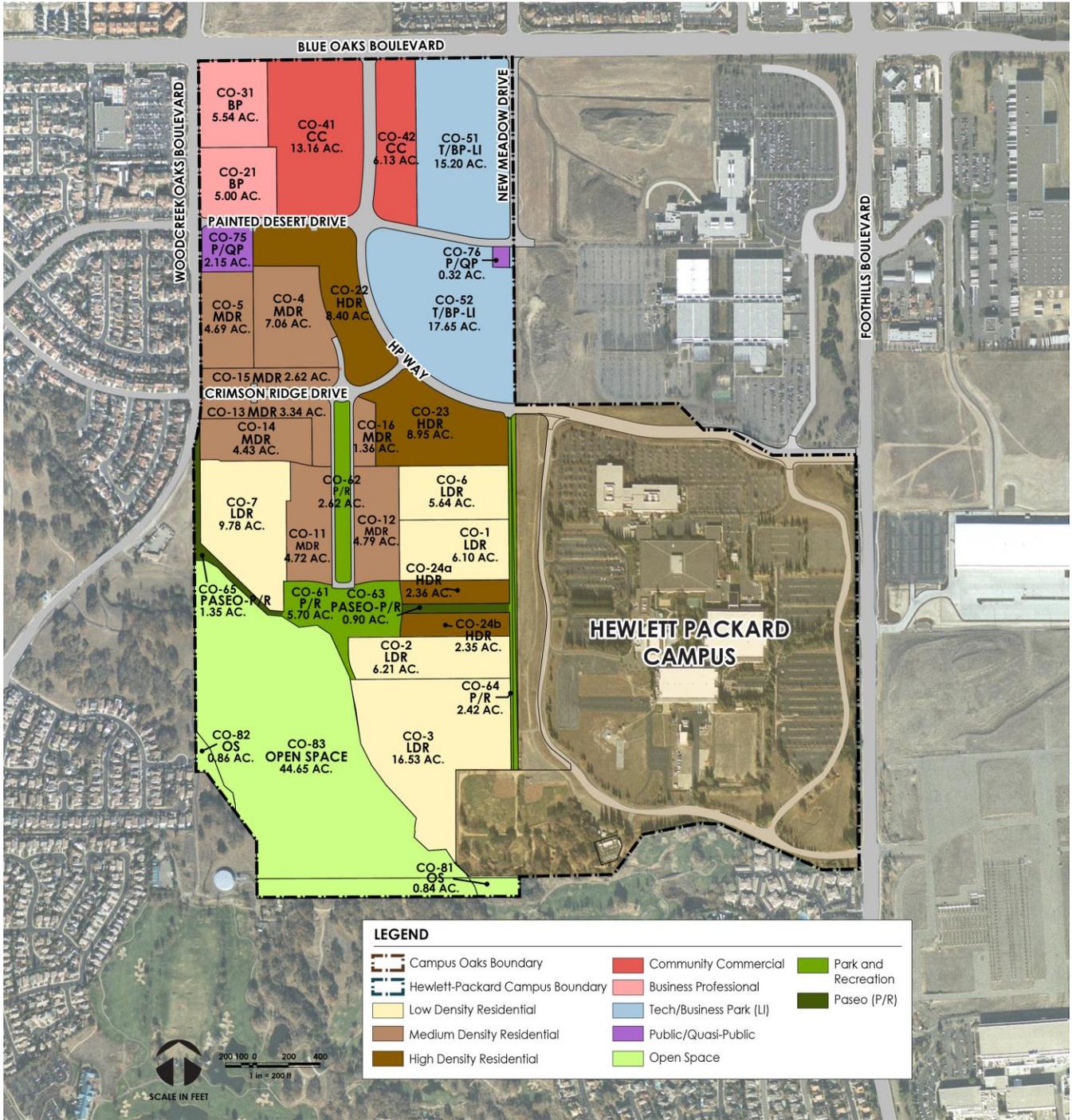
**Table 2  
 Proposed Land Use Changes**

Land Use	Gross Acres	Building Square Feet (sf)				Dwelling Units	
		Existing Development	Future Development	Total Capacity	Avg. FAR	Dwelling Units	Average Density (du/ac)
<b>2016 HPCO Amendment</b>							
<b>Commercial And Employment Uses</b>							
Light Industrial (LI) <sup>1</sup>	129.24	593,820	606,180	1,200,000	21%		
Tech/Business Park (T/BP-LI)	32.85		300,000	300,000	21%		
Business Professional (BP)	<del>5.54</del> <u>10.54</u>		60,000	60,000	<del>25</del> <u>13</u> %		
Community Commercial (CC)	19.29		170,000	170,000	20%		
<b>Sub-Total</b>	<del>186.92</del> <u>191.92</u>	<b>593,820</b>	<b>1,136,180</b>	<b>1,730,000</b>	<b>21%</b>		
<b>Residential Uses</b>							
Low Density (LDR)	<del>46.76</del> <u>44.26</u>					<del>242</del> <u>230</u>	5.2
Medium Density (MDR)	<del>35.60</del> <u>33.01</u>					<del>340</del> <u>261</u>	<del>8.77</del> <u>9</u>
High Density (HDR)	<del>24.97</del> <u>22.06</u>					<del>396</del> <u>457</u>	<del>18.02</del> <u>0.7</u>
<b>Sub-Total</b>	<del>104.33</del> <u>99.33</u>					<b>948</b>	<b>9.19</b> <u>5</u>
<b>Park, Open Space And Public Uses</b>							
Park & Recreation (P/R)	19.44						
Paseo (P/R)	2.25						
Open Space (OS)	46.35						
Public (P/QP)	2.97						
<b>Sub-Total</b>	<b>71.01</b>						
<b>Backbone Roads</b>	13.47						
<b>Total HPCO Site</b>	<b>375.73</b>	<b>593,820</b>	<b>1,136,180</b>	<b>1,730,000</b>	<b>21%</b>	<b>948du</b>	<b>9.19</b> <u>5</u>
<b>Other HPMP Properties</b>							
Cokeva	56.30	326,000	274,000	600,000			
Quality Investment Properties	58.44	312,000	588,000	900,000			
Roads	1.70						
<b>Total HPMP Area</b>	<b>492.17</b> <sup>2</sup>	<b>1,231,820</b>	<b>1,998,180</b>	<b>3,187,820</b>		<b>948du</b>	<b>9.19</b> <u>5</u>
Note: 1. Existing development consists of Buildings R3 (126,220 sf), R4 (131,190 sf), R5 (158,760 sf), and R6 (177,650 sf). 2. The difference in total acreage between the 1996 HPMP (502 acres) and the Proposed Project (492.17 acres) is due to removal of a City recycled water tank and pumping station site from the project site in 2001, as well as updated mapping accuracy. Source: Morton & Pitalo, 2015.							

**Figure 4**  
**Community Form Districts**



**Figure 5  
 Proposed Land Use Diagram**



## PREVIOUS ENVIRONMENTAL DOCUMENTS

The 1996 EIR evaluated the 1996 HPMP, which allows for a mix of land uses such as commercial, industrial, and open space. The 2015 Addendum evaluated the proposed changes to the master plan area to include the Campus Oaks mixed use development.

In accordance with the California Environmental Quality Act (CEQA), it was determined that the 1996 HPMP had the potential to have a significant adverse impact on the environment, and an environmental impact report (SCH 95112022) was prepared for the project. A Notice of Completion (NOC) was filed with the State of California Office of Planning and Research. The EIR was certified by the City Council on June 5, 1996.

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 federally threatened vernal pool fairy shrimp;
- Conversion of undeveloped landscape character to developed character;
- Short-term emissions of NO<sub>x</sub>, ROG, SO<sub>2</sub> 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 for the HPMP, which was adopted by the City and incorporated into the 1996 HPMP. As explained earlier, consistent with the requirements of Section 15162 of the State CEQA Guidelines, this Initial Study analyzes the impacts of the proposed 2016 First Amended Campus Oaks Master Plan in relation to the analysis completed in the 1996 EIR as updated by the 2015 Addendum.

The 2015 Addendum evaluated the potential environmental impact changes compared to the 1996 EIR, and determined that the 2015 HPCO Amendment project would not generate new significant impacts, substantially more severe significant impacts, or effects related to the CEQA definition of new information of substantial importance (i.e., new mitigation measures or alternatives, subject to the qualifications described above). The 2015 Addendum determined that none of the conditions requiring preparation of a subsequent EIR contained in State CEQA Guidelines Section 15162 were met, and that an Addendum was the appropriate CEQA document for the proposed changes.

The 1996 EIR and 2015 Addendum identified project-specific mitigation measures for the HPMP, which were adopted by the City and incorporated into the HPMP. As explained earlier, this Initial Study analyzes the impacts of the project in relation to the analysis completed in the 1996 EIR.

## **CITY OF ROSEVILLE MITIGATING POLICIES AND STANDARDS**

“[R]equiring compliance with environmental regulations is a common and reasonable mitigating measure.” (*Leonoff v. Monterey County Board of Supervisors* (1990) 222 Cal.App.3d 1337, 1355, quoting *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296, 308.) Conditions of Approval requiring such compliance are “proper where the public agency ha[s] meaningful information reasonably justifying an expectation of mitigation of environmental effects.” (*Leonoff, supra*, 222 Cal.App.3d at p. 1355, citing *Sundstrom, supra*, 202 Cal.App.3d at pp. 308-309.) In March 2003, the City of Roseville made formal findings to the effect that the following City regulations and ordinances, which include standards and policies that are uniformly applied throughout the City (together, “regulations”), will substantially mitigate specified environmental effects of future projects.

- City of Roseville Zoning Ordinance (RMC Title 19)
- Noise Regulation (RMC Ch.9.24)
- Flood Damage Prevention Ordinance (RMC Ch.9.80)
- Traffic Mitigation Fee (RMC Ch.4.44)
- Drainage Fees (Dry Creek [RMC Ch.4.49] and Pleasant Grove Creek [RMC Ch.4.48])
- City of Roseville Improvement Standards (Resolution 02-37)
- City of Roseville Construction Standards (Resolution 01-208)
- City of Roseville Grading Ordinance (RMC Ch.16.20)
- Tree Preservation Ordinance (RMC Ch.19.66)
- Subdivision Ordinance (RMC Title 18)
- Community Design Guidelines (Resolution 08-142)
- Water Efficient Landscape Ordinance (RMC Chapter14.18)
- City of Roseville General Plan as amended by the Amoruso Ranch Specific Plan (June 2016)

In conducting the analysis below, City staff has assumed that, to the extent that they are applicable to the proposed project, these regulations will be enforced, thereby substantially mitigating the significant effects of the proposed project addressed by these regulations.

## **INITIAL STUDY CHECKLIST**

The sample initial study checklist recommended by the State CEQA Guidelines is used by lead agencies to determine potential impacts of proposed projects on the physical environment. Set forth in Appendix G to the CEQA Guidelines, the checklist provides a list of questions concerning a comprehensive array of environmental issue areas potentially affected by the project. This initial study has been adapted from the version set forth in Appendix G to address the inquiries that are relevant under CEQA Guidelines Sections 15162, 15163, and 15164, which set forth the circumstances in which an agency must or may prepare a subsequent EIR, a supplemental FEIR, or an addendum. Thus, although the environmental inquiries included herein track those found in Appendix G, the potential answers to those inquiries have been modified due to the existence of previous CEQA documents and the analyses already contained in those documents.

As demonstrated in the checklist discussions below and the discussion that follows, no project changes or changes in circumstances surrounding the project since August 2015 have resulted in any new significant environmental effects not already addressed in the previous CEQA documents or any substantial increases in the severity of any previously identified significant effects. Rather, many of the project impacts analyzed in this 2016 Addendum are likely to be lower because the project modifications tend to reduce environmental impacts.

**1. Aesthetics**

Would the project:

<b>Environmental Issue</b>	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 Mitigations Implemented or Address Impacts.
a) Have a substantial adverse effect on a scenic vista?	1996 EIR, pp 4.7-4 through 4.7-7; pp. 4.7-10 through 4.7-11; Impact 4.7-1  2015 Addendum, pp.35-43	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 through 4.7-7; Impact 4.7-1  2015 Addendum, pp.35-43	No	No	No	Yes
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	1996 EIR, pp. 4.7-10 through 4.7-12; Impact 4.7-1; Impact 4.7-2.  2015 Addendum, pp.35-43.	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 through 4.7-13; Impact 4.7-3.  2015 Addendum, pp.35-43.	No	No	No	Yes

**Discussion:**

The 1996 EIR evaluated aesthetics impacts and determined that implementation of 1996 Mitigation Measure 4.7-3 would reduce impacts to a less-than-significant level. This mitigation measure requires the

minimization of glare through building orientation and materials. The 2015 Addendum determined that changing the land uses on the Campus Oaks site would not result in new significant impacts or a substantial increase in the severity of previously-identified significant impacts.

The proposed 2016 First Amended Campus Oaks Master Plan would revise the approved land uses in the Campus Oaks area to allow more HDR and fewer LDR and MDR residential units with the overall total number of residential units to remain unchanged. The proposed 2016 First Amended Campus Oaks Master Plan would also change five acres currently designated for HDR to BP use, though there would not be a change in the allocation of BP building square footage. By permitting a higher number of HDR units, visual changes could include additional multi-story buildings, such as apartment complexes or condominiums, and fewer one- and two-story single family units. While this would represent a change from the approved plan, these changes would be consistent with the approved development and surrounding land uses and would be required to be consistent with approved design guidelines. The degree of visual change would not be so great as to create a new significant environmental effect. Therefore, as compared to the previous CEQA documents, none of the proposed changes to the HPMP would result in new significant impacts or significant impacts that are substantially more severe than previously disclosed. Thus, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred” relative to aesthetic resources.

## 2. Agricultural Resources

Would the project:

Environmental Issue	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 Mitigations Implemented or Address 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 through 4.1-5; Impact 4.1-2  2015 Addendum, pp. 44-46	No	No	No	Yes
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	1996 EIR, p. 4.1-5; Impact 4.1-2  2015 Addendum, pp. 44-46	No	No	No	Yes

Environmental Issue	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 Mitigations Implemented or Address Impacts.
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	No	No	No	Yes
d) Result in the loss of forest land or conversion of forest land to non-forest use?	2015 Addendum, pp. 44-46	No	No	No	Yes
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 through 4.1-5; Impact 4.1-2  2015 Addendum, pp. 44-46	No	No	No	Yes

**Discussion:**

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. Today, the majority of the eastern half of the master plan site has been developed with light industrial and parking uses, although substantial development capacity remains. There are no forestry resources on the master plan site. The 2015 Addendum evaluated the potential impacts to agricultural and forestry resources due to changes in the land uses on the plan site, and determined that there would not be a significant impact.

The proposed 2016 First Amended Campus Oaks Master Plan would revise the approved land uses to allow more HDR and fewer LDR and MDR residential units with the overall total number of residential units to remain unchanged. The proposed 2016 First Amended Campus Oaks Master Plan would also change five acres currently designated for HDR to BP use, though there would not be a change in the allocation of BP building square footage. This proposed change in land use would not result in any changes to agricultural resources, especially because there is no active agricultural use within the HPMP site. Therefore, as compared to the previous CEQA documents, none of the proposed changes to the HPMP would result in new significant impacts or significant impacts that are substantially more severe than previously disclosed. Thus, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred” relative to agricultural or forestry resources.

### 3. Air Quality

Would the project:

<b>Environmental Issue</b>	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 Mitigations Implemented or Address Impacts.
a) Conflict with or obstruct implementation of the applicable air quality plan?	1996 EIR, pp. 4.10-12 through 4.10-13; Impact 4.10-6  2015 Addendum, pp. 48-68	No	No	No	Yes
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	1996 EIR, pp. 4.10-3 through 4.10-9; Impact 4.10-1 Impact 4.10-2 Impact 4.10-3 Impact 4.10-4  2015 Addendum, pp.48-68	No	No	No	Yes
c) Result in a cumulatively considerable net increase of any criteria for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?	1996 EIR, pp. 4.10-2 through 4.10-13; Impact 4.10-1 Impact 4.10-2 Impact 4.10-3 Impact 4.10-4 Impact 4.10-7  2015 Addendum, pp. 48-68	No	No	No	Yes
d) Expose sensitive receptors to substantial pollutant concentrations?	1996 EIR, pp. 4.10-2; Impact 4.10-1 Impact 4.10-2 Impact 4.10-3 Impact 4.10-4 Impact 4.10-7 Impact 4.10-8 Impact 4.10-9  2015 Addendum, pp. 48-68	No	No	No	Yes

Environmental Issue	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 Mitigations Implemented or Address Impacts.
e) Create objectionable odors affecting a substantial number of people?	1996 EIR, p. 4.10-22; Impact 4.10-5  2015 Addendum, pp.48-68	No	No	Yes	Yes

**Discussion:**

The air quality section of the 1996 EIR contained a qualitative impact analysis that concluded 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, however, were determined to be significant and unavoidable despite mitigation.

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 Appendix B of 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. In order to provide a comparison of the 1996 HPMP and the 2015 HPCO, the 2015 Addendum modeled the construction and operational emissions for both the 1996 and 2015 land use plans. 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 HPMP 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 proposed 2016 First Amended Campus Oaks Master Plan would revise the approved land uses to allow more HDR and fewer LDR and MDR residential units with the overall total number of residential units to remain unchanged. The proposed 2016 First Amended Campus Oaks Master Plan would also change five acres currently designated for HDR to BP use, though there would not be a change in the allocation of BP building square footage.

As presented in the traffic analysis prepared for the proposed 2016 First Amended Campus Oaks Master Plan, the proposed project would result in a decrease in average and peak time vehicle trips.<sup>1</sup> As there would be fewer vehicle trips under the proposed project as compared with the 2015 HPCO, it would be expected that the proposed project would result in a decrease in emissions. Additionally, the land use changes would not be expected to increase idling time within the HPMP site

Also, the slight change in the mix of residential densities and expansion of the BP use area would not create objectionable odors. Therefore, as compared to the previous CEQA documents, none of the proposed changes to the HPMP would result in new significant impacts or significant impacts that are substantially more significant than previously disclosed. Thus, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred” relative to air quality.

#### 4. Biological Resources

Would the project:

Environmental Issue	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 Mitigations Implemented or Address 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 through 4.5-12; Impact 4.5-1 Impact 4.5-4 Impact 4.5-5 Impact 4.5-6 Impact 4.5-7  2015 Addendum, pp. 69-85	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 Game or U.S. Fish and Wildlife Service?	1996 HPMP, pp. 4.5-3 through 4.5-4; Impact 4.5-1 Impact 4.5-4 Impact 4.5-5 Impact 4.5-8  2015 Addendum, pp. 69-85	No	No	No	Yes

<sup>1</sup> Fehr & Peers. June 13, 2016 Memorandum to Mark Stout, City of Roseville, regarding Traffic Analysis for Campus Oaks Land Use Amendment.

Environmental Issue	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 Mitigations Implemented or Address Impacts.
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	1996 EIR, pp. 4.5-4 through 4.5-6; Impact 4.5-3 Impact 4.5-8  2015 Addendum, pp. 69-85	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 through 4.5-12 Impact 4.5-5 Impact 4.5-7  2015 Addendum, pp. 69-85	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 through 4.5-4; Impact 4.5-2 Impact 4.5-8  2015 Addendum, pp. 69-85	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, p. 79	No	No	No	Yes

**Discussion:**

The 1996 EIR anticipated that the HPMP would convert the majority of the Master Plan site from annual grassland to urbanized light industrial uses. The 1996 HPMP included a wetland preserve/open space area in the southwest corner of the Master Plan site. Since the 1996 HPMP was approved, the majority of the annual grassland has been tilled on a regular basis. Wetland areas identified for fill under the 1996 HPMP have been permitted, the mitigation for all wetland fills has been implemented, and have been filled. The 2015 Addendum noted that the footprint of the revised Master Plan site would be essentially the same as evaluated in the 1996 EIR and that the Woodcreek Oaks Preserve/open space area anticipated in the 1996 HPMP has been established and dedicated to the City of Roseville. The 2015 Addendum reviewed the potential biological 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 between the 1996 EIR and 2015 Addendum.

Implementation of 1996 Mitigation Measures 4.5-5 and 4.5-7 would continue to be applicable as a result of the proposed 2016 First Amended Campus Oaks Master Plan. The proposed 2016 First Amended Campus Oaks Master Plan would revise the approved land uses to allow more HDR and fewer LDR and MDR residential units with the overall total number of residential units to remain unchanged, as would the area to be disturbed. Additionally, the proposed change of five acres of land dedicated for HDR use would be changed to BP use, though there would not be a change in the maximum BP building square footage. Because no additional land would be disturbed and existing mitigation measures would still apply, as compared to the previous CEQA documents, none of the proposed changes to the HPMP would result in new significant impacts or significant impacts that are substantially more significant than previously disclosed. Thus, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred” relative to biological resources.

### 5. Cultural Resources

Would the project:

Environmental Issue	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 Mitigations Implemented or Address Impacts.
a) Cause a substantial adverse change in the significance of a historic resource as defined in Section 15064.5?	1996 HPMP, pp. 4.6-5 through 4.6-6; Impact 4.6-1 Impact 4.6-3  2015 Addendum, pp. 81-85	No	No	No	Yes
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	1996 HPMP, pp. 4.6-5 through 4.6-6; Impact 4.6-1 Impact 4.6-2  2015 Addendum, pp. 81-85	No	No	No	Yes
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	1996 HPMP, pp. 4.3-2 through 4.3-3; Impact 4.6-1  2015 Addendum, pp. 81-85	No	No	No	Yes

Environmental Issue	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 Mitigations Implemented or Address Impacts.
d) Disturb any human remains, including those interred outside of formal cemeteries?	1996 EIR, pp. 4.6-5 through 4.6-6; Impact 4.6-1  2015 Addendum, pp. 81-85	No	No	No	Yes

**Discussion:**

The 1996 EIR anticipated that the 1996 HPMP would convert the majority of the project site 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 2015 Mitigation Measure 5-1 to mitigate impacts on any previously-unknown paleontological resources. The incorporation of Mitigation Measure 5-1, in conjunction with Mitigation Measure 4.6-1, would result in a less-than-significant impact to unknown cultural resources.

Implementation of 1996 Mitigation Measure 4.6-1 and 2015 Mitigation Measure 5-1 would continue to be applicable under the 2016 First Amended Campus Oaks Master Plan. The proposed 2016 First Amended Campus Oaks Master Plan would revise the approved land uses to allow more HDR and fewer LDR and MDR residential units with the overall total number of residential units to remain unchanged, as would the area to be disturbed. The proposed 2016 First Amended Campus Oaks Master Plan would also change five acres currently designated for HDR to BP use, though there would not be a change in the allocation of BP building square footage. Because no additional land would be disturbed and existing mitigation measures would still apply, as compared to the previous CEQA documents, none of the proposed changes to the HPMP would result in new significant impacts or significant impacts that are substantially more severe than previously disclosed. Thus, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred” relative to cultural resources.

## 6. Geology and Soils

Would the project:

Environmental Issue	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 Mitigations Implemented or Address Impacts.
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: <ul style="list-style-type: none"> <li>i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)</li> <li>ii) Strong seismic ground shaking?</li> <li>iii) Seismic-related ground failure, including liquefaction?</li> <li>iv) Landslides?</li> </ul>	1996 EIR, pp. 4.3-4 through 4.3-7; Impact 4.3-1 Impact 4.3-2  2015 Addendum, pp. 86-89	No	No	No	Yes
b) Result in substantial soil erosion or the loss of topsoil?	1996 EIR, pp. 4.3-7 through 4.3-11; Impact 4.3-4  2015 Addendum, pp. 86-89	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 through 4.3-11; Impact 4.3-2  2015 Addendum, pp. 86-89	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 through 4.3-11; Impact 4.3-2  2015 Addendum, pp. 86-89	No	No	No	Yes

Environmental Issue	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 Mitigations Implemented or Address Impacts.
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	2015 Addendum, pp. 86-89	No	No	No	Yes

**Discussion:**

The 1996 EIR anticipated that the Master Plan site would be developed with industrial and commercial uses, and concluded that the implementation of 1996 Mitigation Measure 4.3-2 requiring site-specific geotechnical evaluations would 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.

Mitigation Measure 4.3-2 from the 1996 EIR would continue to apply to the 2016 First Amended Campus Oaks Master Plan. The proposed 2016 First Amended Campus Oaks Master Plan would revise the approved land uses to allow more HDR and fewer LDR and MDR residential units with the overall total number of residential units to remain unchanged, and the area to be disturbed would be identical. The proposed 2016 First Amended Campus Oaks Master Plan would also change five acres currently designated for HDR to BP use, though there would not be a change in the allocation of BP building square footage. Because no additional land would be disturbed and existing mitigation measures would still apply, as compared to the previous CEQA documents, none of the proposed changes to the HPMP would result in new significant impacts or significant impacts that are substantially more severe than previously disclosed. Thus, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred” relative to geology or soils.

## 7. Greenhouse Gas Emissions

Would the project:

Environmental 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 of Substantial Importance?	Prior Environmental Documents Mitigations Implemented or Address Impacts.
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	2015 Addendum, pp. 90-95	No	No	No	Yes
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emission of greenhouse gases?	2015 Addendum, pp. 90-95	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 related to implementation of the 1996 HPMP, 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 Campus Oaks development would compare to the 1996 HPMP, the 2015 Addendum included a GHG analysis that accomplished two things: first, creating a kind of baseline GHG analysis for the 1996 HPMP despite the absence of any discussion of that subject in the 1996 EIR; and second, quantifying the GHG emissions associated with the Campus Oaks development. The analysis in the 2015 Addendum demonstrated that the implementation of the amendments associated with the Campus Oaks development would result in 21.7% lower emissions as compared with those that would have been emitted under the 1996 HPMP. 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 City's voluntary analysis in 2015 showed that the changes made to the 1996 HPMP were very beneficial from a GHG emissions reduction standpoint.

The proposed 2016 First Amended Campus Oaks Master Plan would revise the approved land uses to allow more HDR and fewer LDR and MDR residential units with the overall total number of residential units to remain unchanged.. The proposed 2016 First Amended Campus Oaks Master Plan would also change five acres currently designated for HDR to BP use, though there would not be a change in the allocation of BP building square footage. This slight change in land uses would actually decrease the number of daily trips.<sup>2</sup> Because daily vehicle trips are the main contributor of GHG emissions, a reduction in vehicle trips would be expected to lower projected GHG emissions even further. Additionally, the geographic area to be disturbed under the 2016 First Amended Campus Oaks Master Plan would be identical to that proposed under the 2015 Addendum, and less than that analyzed in the 1996 EIR, resulting in the same or lower amount of construction-related GHG emissions.

For these reasons, none of the proposed changes to the HPMP would result in significant GHG-related impacts substantially more severe than would have occurred under the 1996 HPMP, and there is no new information of substantial importance (i.e., information that could not have been obtained with reasonable diligence) showing (i) that the project will have one or more significant effects not discussed in the 1996 EIR, (ii) 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 (iii) that mitigation measures or alternatives considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects, but the proponents decline to adopt the mitigation measure or alternative. Thus, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred” relative to GHG emissions.

## 8. Hazards and Hazardous Materials

Would the project:

Environmental Issue	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 Mitigations Implemented or Address 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 through 4.8-6; Impact 4.8-1 Impact 4.8-2 Impact 4.8-3  2015 Addendum, pp. 96-103	No	No	No	Yes

<sup>2</sup> Fehr & Peers. June 13, 2016 Memorandum to Mark Stout, City of Roseville, regarding Traffic Analysis for Campus Oaks Land Use Amendment.

<b>Environmental Issue</b>	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 Mitigations Implemented or Address Impacts.
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	1996 EIR, pp. 4.8-2 through 4.8-6; Impact 4.8-1 Impact 4.8-4  2015 Addendum, pp. 96-103	No	No	No	Yes
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. 96-103	No	No	No	Yes
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 through 4.8-3; Impact 4.8-4  2015 Addendum, pp. 96-103	No	No	No	Yes
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	2015 Addendum, pp. 96-103	No	No	No	Yes
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing in the project area?	2015 Addendum, pp. 96-103	No	No	No	Yes
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	1996 EIR, pp. 4.8-6 through 4.8-7; Impact 4.8-3  2015 Addendum, pp. 96-103	No	No	No	Yes

Environmental Issue	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 Mitigations Implemented or Address Impacts.
h) Expose people or structures to a significant risk of loss, injury or death involving wild land fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	2015 Addendum, pp. 96-103	No	No	No	Yes

**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 1996 EIR identified that the proposed general commercial and light industrial uses were expected to contain activities in which hazardous materials would likely be used, stored, generated, or transported. Overall, the 1996 EIR concluded that implementation of the 1996 HPMP 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.

The proposed 2016 First Amended Campus Oaks Master Plan would revise the approved land uses to allow more HDR and fewer LDR and MDR residential units with the overall total number of residential units to remain unchanged. Although the acreage dedicated to business professional uses will be increased, the allocated square footage for BP uses will remain unchanged. The same type of commercial and light industrial uses and the same amount of square footage of these uses would be constructed under the proposed 2016 First Amended Campus Oaks Master Plan. Because the proposed 2016 First Amended Campus Oaks Master Plan would not include any new land uses that would be expected to create hazards or use hazardous materials not already considered in previous analyses as compared to the previous CEQA documents, none of the proposed changes to the HPMP would result in new significant impacts or significant impacts that are substantially more severe than previously disclosed. Thus, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred” relative to hazards and hazardous materials.

## 9. Hydrology and Water Quality

Would the project:

Environmental Issue	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 Mitigations Implemented or Address Impacts.
a) Violate any water quality standards or waste discharge requirements?	1996 EIR, p. 4.4-7; Impact 4.4-4 Impact 4.4-5  2015 Addendum, pp. 104-110	No	No	No	Yes
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	1995 EIR, p. 4.4-7; Impact 4.4-3  2015 Addendum, pp. 104-110	No	No	No	Yes
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	1996 EIR, pp. 4.4-6 through 4.4-7; Impact 4.4-4  2015 Addendum, pp. 104-110	No	No	Yes	Yes
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	1996 EIR, pp. 4.4-1 through 4.4-7; Impact 4.4-2  2015 Addendum, pp. 104-110	No	No	No	Yes

Environmental Issue	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 Mitigations Implemented or Address Impacts.
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted water?	1996 EIR, pp. 4.4-6 through 4.4-7; Impact 4.4-4  2015 Addendum, pp. 104-110	No	No	No	Yes
f) Otherwise substantially degrade water quality?	1996 EIR, p. 4.4-7; Impact 4.4-4  2015 Addendum, pp. 104-110	No	No	No	Yes
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	1996 EIR, pp. 4.4-1 through 4.4-6; Impact 4.4-1  2015 Addendum, pp. 104-110	No	No	No	Yes
h) Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?	1996 EIR, pp. 4.4-1 through 4.4-6; Impact 4.4-1  2015 Addendum, pp. 104-110	No	No	No	Yes
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	2015 Addendum, pp. 104-110	No	No	No	Yes
j) Inundation by seiche, tsunami, or mudflow?	2015 Addendum, pp. 104-110	No	No	No	Yes

**Discussion:**

The 1996 EIR anticipated that the Master Plan site would be converted from mostly-vacant grassland to mostly impervious surfaces as part of planned light industrial and commercial uses. To ensure that impacts related to hydrology and water quality would be less than significant, the 1996 EIR included 1996 Mitigation Measures 4.4-2(a), 4.4-2(b), and 4.4-4. These mitigation measures require, respectively, adequate detention facilities, payment of fair share fees, and implementation of an erosion control plan. The 2015 Addendum concluded that the 1996 mitigation measures were still applicable and would ensure that impacts of the changed land uses would be less than significant.

Implementation of 1996 Mitigation Measures 4.4-2(a), 4.4-2(b), and 4.4-4 continue to be applicable to development of the 2016 First Amended Campus Oaks Master Plan. The proposed 2016 First

Amended Campus Oaks Master Plan would not change the total number of residential units or the total amount of square footage of office, commercial or industrial uses to be developed, and the same amount of ground disturbance and creation of impervious surfaces would occur under the 2016 First Amended Campus Oaks Master Plan as under the 2015 Addendum. Because no additional land would be disturbed and existing mitigation measures would still apply, as compared to the previous CEQA documents, none of the proposed changes to the HPMP would result in new significant impacts or significant impacts that are substantially more severe than previously disclosed. Thus, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred” relative to hydrology and water quality.

## 10. Land Use and Planning

Would the project:

Environmental Issue	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 Mitigations Implemented or Address Impacts.
a) Physically divide an established community?	2015 Addendum, pp. 111-116	No	No	No	Yes
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	1996 EIR, pp. 4.1-2 through 4.1-3; p. 4.1-7; p. 4.1-11; Appendix C; Impact 4.1-1 Impact 4.1-3 Impact 4.1-4  2015 Addendum, pp. 111-116	No	No	No	Yes
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	2015 Addendum, pp. 111-116	No	No	No	Yes

### Discussion:

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, and that impacts related to land use would not be significant due to their compatibility with surrounding existing and planned uses. The 2015 Addendum analyzed the land use changes proposed as part of the Campus Oaks development and determined that there were no significant land use impacts due to their compatibility with existing surrounding uses and compliance with applicable land use policies.

The proposed 2016 First Amended Campus Oaks Master Plan would revise the approved land uses to allow more HDR and fewer LDR and MDR residential units with the overall total number of residential units to remain unchanged. The proposed 2016 First Amended Campus Oaks Master Plan would also change five acres currently designated for HDR to BP use, though there would not be a change in the allocation of BP building square footage. The proposed 2016 First Amended Campus Oaks Master Plan does not propose any land uses that have not already been evaluated in the previous CEQA documents and as compared to the previous CEQA documents, none of the proposed changes to the HPMP would result in new significant impacts or significant impacts that are substantially more severe than previously disclosed. Thus, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred” relative to land use.

**11. Mineral Resources**

Would the project:

Environmental Issue	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 Mitigations Implemented or Address 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, p. 4.3-2; Impact 4.3-3  2015 Addendum, pp.117-118	No	No	No	Yes
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, p. 4.3-2; Impact 4.3-3  2015 Addendum, pp.117-118	No	No	No	Yes

**Discussion:**

The 1996 EIR acknowledged that the Master Plan site is in an area of no known mineral resources and the project would not have a significant effect on mineral resources. The 2015 Addendum reiterated that conclusion. The proposed 2016 First Amended Campus Oaks Master Plan would develop the same geographic area as was analyzed in the previous environmental documents. Because no additional land would be disturbed, none of the proposed changes to the HPMP would result in new significant impacts or significant impacts that are substantially more severe than previously disclosed. Thus, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred” relative to mineral resources.

## 12. Noise

Would the project result in:

Environmental Issue	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 Mitigations Implemented or Address Impacts.
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	1996 EIR, pp. 4.11-5 through 4.11-7, 4.11-9 through 4.11-11; Impact 4.11-1 Impact 4.11-2 Impact 4.11-3  2015 Addendum, pp. 119-133	No	No	Yes	Yes
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	2015 Addendum, pp. 119-133	No	No	No	Yes
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	1996 EIR, pp.4.11-5 through 4.11-7; Impact 4.11-2  2015 Addendum, pp. 119-133	No	No	No	Yes
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	1996 EIR, pp. 4.11-5 through 4.11-7; Impact 4.11-1  2015 Addendum, pp. 119-133	No	No	No	Yes
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	2015 Addendum, pp. 119-133	No	No	No	Yes
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	2015 Addendum, pp. 119-133	No	No	No	Yes

**Discussion:**

The 1996 EIR evaluated the potential increases in noise resulting from construction, traffic and operations associated with the development of light industrial uses on the entirety of the Master Plan site, with the exclusion of lands designated as open space/preserve. The 1996 EIR determined that the HPMP would not result in significant impacts related to noise.

The 2015 Addendum evaluated the potential for noise impacts from the changes in land use from exclusively light industrial to a mix of land uses that included residential, office, commercial, and tech/business park uses. The 2015 Addendum included 2015 Mitigation Measures 12-1(a-c), 12-2(a-b), 12-3(a-b), 12-4, and 12-5 to reduce noise impacts. Mitigation Measures 12-1(a-c) require contractors to comply with construction-related noise reduction measures. Mitigation Measure 12-2(a) requires all final designs of rooftop mechanical equipment to be inspected by a certified noise control specialist to ensure compliance with City of Roseville nighttime noise standards for any non-residential development within 300 feet of residential uses. Mitigation Measure 12-2(b) limits the hours of deliveries for loading docks within 280 feet of residential uses. Mitigation Measures 12-3(a-b) require a noise-attenuating measure (e.g., masonry soundwall) to block noise and prohibits second-story balconies for residential uses along Woodcreek Oaks Boulevard. Mitigation Measure 12-4 requires that design guidelines include measures to protect outdoor activity areas from excessive noise. Mitigation Measure 12-5 requires an acoustical study prior to approval of tentative subdivision maps for any residential use along HP Way. These measures would ensure that residential uses would not be significantly impacted by noise during construction or operation within the Master Plan site.

The 2015 mitigation measures would continue to be applicable to 2016 First Amended Campus Oaks Master Plan. The proposed 2016 First Amended Campus Oaks Master Plan would revise the approved land uses to allow more HDR and fewer LDR and MDR residential units, with the overall total number of residential units to remain unchanged. The proposed 2016 First Amended Campus Oaks Master Plan would also change five acres currently designated for HDR to BP use, though there would not be a change in the allocation of BP building square footage. The proposed changes would not be expected to increase operational traffic noise because the number of vehicle trips that would be generated by the Campus Oaks development would decrease with the proposed 2016 First Amended Campus Oaks Master Plan. The same amount of land would be disturbed, resulting in identical construction-related noise. Because existing mitigation measures would still apply, as compared to the previous CEQA documents, none of the proposed changes to the HPMP would result in new significant impacts or significant impacts that are substantially more severe than previously disclosed. Thus, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred” relative to noise.

### 13. Population and Housing

Would the project:

Environmental Issue	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 Mitigations Implemented or Address Impacts.
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	1996 EIR, pp. 4.2-1 through 4.2-6; p. 6-18; Impact 4.2-1 Impact 4.2-2 Impact 4.2-3  2015 Addendum, pp. 134-140	No	No	No	Yes
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	2015 Addendum, pp. 134-140	No	No	No	Yes
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	2015 Addendum, pp. 134-140	No	No	No	Yes

#### Discussion

The 1996 HPMP did not propose any housing units, and no residential population would have been created. Because there would be no housing or residential population in the Master Plan site, the 1996 EIR did not include a discussion of population or housing. The 1996 EIR determined that the 1996 HPMP would result in a total of 13,177 employees on the project site.

The 2015 Addendum evaluated the land use changes and concluded that there would not be significant effects to population or housing. Because the 2015 HPCO Amendment decreased the number of jobs while adding housing to the Master Plan site, this change would help the City meet its jobs/housing balance goals. The 2015 Addendum noted that because the Master Plan site did not contain any existing housing, the 2015 HPCO Amendment would not displace existing housing or people.

The proposed 2016 First Amended Campus Oaks Master Plan would revise the approved land uses to allow more HDR and fewer LDR and MDR residential units, with the overall total number of residential units to remain unchanged. The proposed 2016 First Amended Campus Oaks Master Plan would also change five acres currently designated for HDR to BP use, though there would not be a change in the allocation of BP building square footage. The changes would not result in a change in the number of residents anticipated within the Master Plan site because the City of Roseville uses the same population rate per unit regardless of housing type. Since the overall number of housing units would not change, 2,475 new residents would be expected to live in the Master Plan site, the same number as

anticipated under the 2015 Addendum. As the overall number of dwelling units and the allowable area for commercial uses within the plan area would not change, there would not be additional impacts related to the balance between jobs and housing. Therefore, as compared to the previous CEQA documents, none of the proposed changes to the HPMP would result in new significant impacts or significant impacts that are substantially more severe than previously disclosed. Thus, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred” relative to population and housing.

#### 14. Public Services

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 of the following public services:

Environmental Issue	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 Mitigations Implemented or Address Impacts.
Fire protection?	1996 EIR, pp. 4.12-9 through 4.12-10; p. 4.12-16; Impact 4.12-8  2015 Addendum, pp. 141-153	No	No	No	Yes
Police protection?	1996 EIR, pp. 4.12-8 through 4.12-9; pp. 4.12-16 through 4.12-17; Impact 4.12-7  2015 Addendum, pp. 141-153	No	No	No	Yes
Schools?	1996 EIR, pp. 4.12-14 through 4.12-15; p. 4.12-17; Impact 4.12-14  2015 Addendum, pp. 141-153	No	No	No	Yes
Parks?	2015 Addendum, pp. 141-153	No	No	No	Yes

Environmental Issue	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 Mitigations Implemented or Address Impacts.
Other public facilities?	1996 EIR, p. 4.12-15; Impact 4.12-15  2015 Addendum, pp. 141-153	No	No	No	Yes

**Discussion:**

The 1996 EIR examined fire services, police services, schools, and libraries. Because the 1996 HPMP did not include residential uses, the analyses did not anticipate an on-site residential population, but they did account for increased residents (employees within the Master Plan site) who were expected to live in the City near the Master Plan site. 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 Campus Oaks development and determined that policies from the City’s General Plan would ensure adequate public services.

The proposed 2016 First Amended Campus Oaks Master Plan would revise the approved land uses to allow more HDR and fewer LDR and MDR residential units, with the overall total number of residential units to remain unchanged. The proposed 2016 First Amended Campus Oaks Master Plan would also change five acres currently designated for HDR to BP use, though there would not be a change in the allocation of BP building square footage. Because changes would not result in a change in the number of residents or an increase in professional office square footage within the Master Plan site, the proposed 2016 First Amended Campus Oaks Master Plan is not expected to generate a demand for additional public services beyond that previously analyzed. The proposed uses are substantially consistent with the build out assumptions and would not result in new significant impacts or increase the severity of already identified significant impacts. Thus, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred” relative to public services.

**15. Recreation**

Would the project:

<b>Environmental Issue</b>	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 Mitigations Implemented or Address 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. 151-153	No	No	No	Yes
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. 151-153	No	No	No	Yes

**Discussion:**

The 1996 HPMP did not provide for the development of any residential uses within the Master Plan site. Since the City considered demand for parks and recreation facilities to be largely driven by residential population, the 1996 EIR did not include an impact analysis related to parks and recreation. 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 further avoid impacts to recreational facilities. Because the City of Roseville utilizes a population generation rate based on dwelling units, the number of residents within the Master Plan site would not significantly change under the proposed 2016 First Amended Campus Oaks Master Plan.

As discussed in the 2015 Addendum, the Campus Oaks project included more parkland acres than required. Because the number of residents is not expected to substantially change from that analyzed in the 2015 Addendum, the provided parkland would still be expected to meet requirements. The proposed uses are substantially consistent with the build-out assumptions and would not cause any new significant impacts to parks, recreation and open space or substantially increase the severity of any significant impacts previously identified in the earlier CEQA documents. Thus, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred” relative to recreation resources.

## 16. Transportation/Traffic

Would the project:

Environmental Issue	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 Mitigations Implemented or Address Impacts.
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	1996 EIR, pp. 4.9-2 through 4.9-20, 4.9-22, 4.9-23; Impact 4.9-1 Impact 4.9-2 Impact 4.9-3 Impact 4.9-4 Impact 4.9-5 Impact 4.9-6 Impact 4.9-7 Impact 4.9-8  2015 Addendum, pp. 154-180	No	No	No	Yes
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	1996 EIR, pp. 4.9-2 through 4.9-12, 4.9-22, 4.9-23; Impact 4.9-1 Impact 4.9-2 Impact 4.9-3 Impact 4.9-4 Impact 4.9-5 Impact 4.9-6  2015 Addendum, pp. 154-180	No	No	No	Yes
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	2015 Addendum, pp. 154-180	No	No	No	Yes
d) Substantially increase hazards due to a design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	2015 Addendum, pp. 154-180	No	No	No	Yes
e) Result in inadequate emergency access?	2015 Addendum, pp. 154-180	No	No	No	Yes

Environmental Issue	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 Mitigations Implemented or Address Impacts.
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	1996 EIR, pp.4.9-12 through 4.9-20, 4.9-22; Impact 4.9-7 Impact 4.9-8  2015 Addendum, pp. 154-180	No	No	No	Yes

**Discussion:**

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, and numerous new and extended roadways would eventually be constructed through the Master Plan site to connect with the existing and planned roadway network. The 2015 Addendum evaluated the potential traffic and transportation impacts that would be expected resulting from the change from planned light industrial uses to a mix of residential, parks, commercial, office, and tech/business park. The 2015 Addendum traffic analysis was supported by a technical analysis performed by Fehr & Peers. The analysis determined that the change of land uses and proposed changes to the planned roadway network would require implementation of 2015 Mitigation Measures 4.9-8(a-c). These measures require modification of the City’s Capital Improvement Program (CIP) and the project applicant to construct specified roadway improvements.

The proposed 2016 First Amended Campus Oaks Master Plan would revise the approved land uses to allow more HDR residential units and fewer LDR and MDR residential units, with the overall total number of residential units to remain unchanged. No change is proposed to the allocated office square footage. Because trip generation rates are based on specific land uses, the trip generation rates vary across the residential densities. Fehr & Peers evaluated the changes included in the proposed 2016 First Amended Campus Oaks Master Plan in a technical memorandum to the City of Roseville.<sup>3</sup> The resulting memo identified the proposed changes in land uses and calculated daily vehicle trips for the parcels affected by the proposed 2016 First Amended Campus Oaks Master Plan. The proposed land use changes as utilized for purposes of traffic analysis include a decrease in the number of single-family residential units from 552 units to 491 units, and an increase in the number of multi-family residential units from 396 units to 457 units. With these changes in land use, Fehr & Peers calculated that the proposed 2016 First Amended Campus Oaks Master Plan would generate approximately 100 fewer daily trips, 10 fewer A.M. peak hour trips, and 15 fewer P.M. peak hour trips as compared to the 2015 HPCO Amendment project. This represents an approximately one percent reduction in trips. Because the proposed 2016 First Amended Campus Oaks Master Plan would decrease external vehicle trips, there would not be any changes to the conclusions contained in the 2015 Addendum. This

<sup>3</sup> Fehr & Peers. June 9, 2016 Memorandum to Mark Stout, City of Roseville, regarding Traffic Analysis for Campus Oaks Land Use Amendment.

includes conclusions with regard to City-wide intersection operations and mitigations, roadway segment operations outside Roseville City limits, State Route 65 freeway analysis results, and Vehicle Miles of Travel (VMT).

The traffic analysis also evaluated the potential of internal roadways circulation impacts as a result of the proposed 2016 First Amended Campus Oaks Master Plan. The proposed 2016 First Amended Campus Oaks Master Plan would result in changes to internal circulation because a larger land area would be available for BP use while residential density would be increased on parcels already planned for residential use. This change in location of uses would add trips to some internal roadway segments while reducing trips on other segments. The key conclusions of the traffic analysis are that there would be an increase of 100 to 400 additional vehicles per day on HP Way, but a decrease of approximately 300 trips on Painted Desert Drive. Overall, the traffic analysis concluded that the proposed 2016 First Amended Campus Oaks Master Plan would not have any adverse effects on overall internal traffic conditions.

The change in land uses would result in a net reduction in traffic, and would not change the conclusions reached in the prior CEQA documents. The mitigation measures imposed in the 2015 Addendum would continue to apply to the 2016 First Amended Campus Oaks Master Plan. Thus, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred” relative to transportation.

## 17. Utilities and Service Systems

Would the project:

Environmental Issue	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 Mitigations Implemented or Address Impacts.
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	1996 EIR, pp. 4.12-7 through 4.12-8; p. 4.12-16; Impact 4.12-6  2015 Addendum, pp. 181-196	No	No	No	Yes
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	1996 EIR, pp. 4.12-6 through 4.12-8; pp. 4.12-15 through 4.12-16; Impact 4.12-3 Impact 4.12-5 Impact 4.12-6  2015 Addendum, pp. 181-196	No	No	No	Yes

<b>Environmental Issue</b>	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 Mitigations Implemented or Address Impacts.
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	1996 EIR, p. 4.4-6; Impact 4.4-2  2015 Addendum, pp. 181-196	No	No	No	Yes
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	1996 EIR, pp. 4.12-1 through 4.12-7; pp. 4.12-15 through 4.12-16; Impact 4.12-1 Impact 4.12-2 Impact 4.12-4  2015 Addendum, pp. 181-196	No	No	No	Yes
e) Result in a determination by the wastewater treatment provider which serves the project that it has adequate capacity to serve the project's projected demand in addition of the provider's existing commitments?	1996 EIR, pp. 4.12-7 through 4.12-8; p. 4.12-16; Impact 4.12-5 Impact 4.12-6  2015 Addendum, pp. 181-196	No	No	No	Yes
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	1996 EIR, pp. 4.12-10 through 4.12-11; p. 4.12-17; Impact 4.12-9 Impact 4.12-10  2015 Addendum, pp. 181-196	No	No	No	Yes
g) Comply with federal, state, and local statutes and regulations related to solid waste?	2015 Addendum, pp. 181-196	No	No	No	Yes
h) Use substantial amounts of fuel or energy, or result in a substantial increase in demand upon existing sources of energy or require the development of new sources of energy?	1996 EIR, pp. 4.12-11 through 4.12-14; Impact 4.12-11 Impact 4.12-12  2015 Addendum, pp. 181-196	No	No	No	Yes

Environmental Issue	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 Mitigations Implemented or Address Impacts.
i) Result in the need for new, or substantial alteration to, electricity, natural gas, or communications systems?	1996 EIR, pp. 4.12-11 through 4.12-14; Impact 4.12-11 Impact 4.12-12 Impact 4.12-13  2015 Addendum, pp. 181-196	No	No	No	Yes

**Discussion:**

The 1996 EIR anticipated that vacant lands within the Master Plan site would be converted from seasonal grazing land to urban uses, primarily light industrial. The conversion from grazing land to industrial and commercial uses under the 1996 HPMP was anticipated to connect to City and regional systems for domestic water supply, wastewater conveyance and treatment, stormwater drainage, solid waste management, and energy systems.

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 Amendment would result in a 13.7 percent reduction in water demand as compared to the 1996 HPMP. 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. 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.

Demand for potable water is based on land use, and can be broken down to residential densities. The proposed 2016 First Amended Campus Oaks Master Plan would revise the approved land uses to allow more HDR and fewer LDR and MDR residential units, even though the overall total number of residential units to remain unchanged. Morton & Pitalo, Inc. evaluated the potential changes in water demand in a technical memorandum to City staff.<sup>4</sup> The memo identified each parcel and its existing water demand for parcels that would be subject to land use changes under the proposed 2016 First Amended Campus Oaks Master Plan. Overall, the memo concluded that water demand for the parcels

<sup>4</sup> Morton & Pitalo, Inc. June 2, 2016 Memorandum to City of Roseville, Planning Department Regarding HP Campus Oaks Master Plan – General Plan Amendment Water and Sewer Demands.

affected by the proposed 2016 First Amended Campus Oaks Master Plan would remain unchanged at 411.5 acre feet per year.

The proposed uses are consistent with the buildout assumptions and would not cause any new significant effects or increase the severity of already identified significant impacts. Thus, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred” relative to utilities.

**MANDATORY FINDINGS OF SIGNIFICANCE**

Would the project:

Environmental Issue	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 Mitigations Implemented or Address 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, rare or threatened species, or eliminate important examples of the major periods of California history or prehistory?	1996 EIR, pp. 4.5-3 through 4.5-12; pp. 4.6-5 through 4.6-6; Impact 4.5-1 Impact 4.5-4 Impact 4.5-5 Impact 4.5-6 Impact 4.5-7 Impact 4.5-8 Impact 4.6-1 Impact 4.6-2 Impact 4.6-3  2015 Addendum, pp. 197-204	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 through 6-19  2015 Addendum, pp. 197-204	No	No	No	Yes
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly	1996 EIR, pp. 4.8-2 through 4.8-6; pp. 4.10-2 through 4.10-13; pp.4.11-5 through	No	No	No	Yes

Environmental Issue	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 Mitigations Implemented or Address Impacts.
or indirectly?	4.11-7, 4.11-9 through 4.11-11; Impact 4.8-1 Impact 4.8-2 Impact 4.8-3 Impact 4.8-4 Impact 4.10-1 Impact 4.10-2 Impact 4.10-3 Impact 4.10-4 Impact 4.10-7 Impact 4.11-1 Impact 4.11-2 Impact 4.11-3  2015 Addendum, pp. 197-204				

**Discussion of Checklist Answers:**

The 1996 EIR and the 2015 Addendum evaluated the potential for project-specific and cumulative impacts. The proposed 2016 First Amended Campus Oaks Master Plan would make minor modifications to the land use plan, but would not change the floor area limits for non-residential uses or change the total number of residential dwelling units. Buildout under the proposed 2016 First Amended Campus Oaks Master Plan would be substantially consistent with the development assumptions in the previous CEQA documents; therefore, the proposed 2016 First Amended Campus Oaks Master Plan would not substantially increase the severity of the identified significant cumulative impacts.

Checklist item a) above concerns impacts to biological and cultural resources. Impacts on these resource areas were fully analyzed in the 1996 EIR. The 2015 Addendum noted that impacts to biological and cultural resources were reviewed in their respective sections of the 2015 Addendum, and that the HPCO would not result in any new significant impacts, nor a substantial increase in the severity of previously-identified significant impacts. This 2016 Addendum also evaluated the potential for the 2016 First Amended Campus Oaks Master Plan to result in new or substantially worse impacts as compared with the prior documents. The proposed 2016 First Amended Campus Oaks Master Plan involves revisions to the approved land use plan to increase the number of HDR units and decrease the number of MDR and LDR units with the overall total number of residential units to remain unchanged. Also, the proposed 2016 First Amended Campus Oaks Master Plan would also change five acres currently designated for HDR to BP use, though there would not be a change in the allocation of BP building square footage. As discussed in the biological resources and cultural resources sections of this Addendum, the proposed land use changes would not result in any new significant impacts, nor a substantial increase in the severity of previously-identified significant impacts related to biological or cultural resources.

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, the 2015 Addendum, and this Addendum include evaluation of impacts, both direct and indirect, on human beings. Overall, as supported by the analyses in each environmental topic, the proposed 2016 First Amended Campus Oaks Master Plan would not result in any new significant impacts, nor a substantial increase in the severity of previously-identified significant impacts.

Thus, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred” relative to the mandatory findings.

**ENVIRONMENTAL DETERMINATION:**

*As shown in the checklist prepared as part of this Initial Study, City staff has not identified any new or substantially more severe significant impacts of the proposed project, whether onsite, offsite, or cumulative in nature, that were not already disclosed in the Hewlett-Packard Master Plan Final EIR or the 2015 Addendum. These determinations are based on a review of the 1996 EIR, 2015 Addendum, and project-specific analyses prepared to evaluate the effects of the proposed changes. City staff has also determined, through review of these documents that the proposed 2016 Amendment to the Hewlett-Packard Roseville Campus Master Plan is compliant with the mitigation measures identified in the 1996 EIR and the 2015 Addendum.*

On the basis of this initial evaluation:

- I find that the proposed project is consistent with the conclusions identified in the 1996 HPMP EIR and an Addendum will be prepared.

Initial Study Prepared by:



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Gina McColl, Associate Planner  
City of Roseville, Development Services–Planning Division

# Appendix A

## Traffic



## TECHNICAL MEMORANDUM

Date: June 13, 2016  
To: Marc Stout, City of Roseville  
From: John Gard, Fehr & Peers  
**Subject: *Traffic Analysis for Campus Oaks Land Use Amendment***

RS16-3440

Fehr & Peers has completed this traffic analysis of the proposed changes in land uses within the Campus Oaks project.

### **Proposed Land Use Amendment**

The January 28, 2015 Technical Memorandum prepared by Fehr & Peers presented a detailed analysis of the Campus Oaks project including its trip generation, impacts under 2025 conditions, project access evaluation, and Vehicle Miles of Travel (VMT). That analysis contemplated the following land uses for Campus Oaks:

- Commercial 170 ksf
- Single-Family Residential 552 du's
- Multi-Family Residential 396 du's
- Office 60 ksf
- Tech/Business Park 300 ksf

ksf = thousand square feet. du = dwelling unit.

The following parcels are proposed to be rezoned as follows (see attached for site plan):

- CO-21: rezoned from HDR (125 apartment units) to Business Professional <sup>1</sup>
- CO-22: HDR zoning maintained. Parcel size expanded to increase yield from 119 to 205 multi-family units.
- CO-23: HDR zoning maintained. Parcel size expanded to increase yield from 72 to 190 multi-family units.
- CO-4: MDR zoning maintained. Parcel size reduced to decrease yield from 84 to 60 (single-family) units.
- CO-16: MDR zoning maintained. Parcel size reduced to decrease yield from 19 to 10 (single-family) units.
- CO-6: LDR zoning maintained. Parcel size reduced to decrease yield from 48 to 36 (single-family) units.

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<sup>1</sup> The land use amendment requests a transfer of a portion of the office from adjacent CO-31 onto this parcel. Together, these parcels (consisting of a combined 10.54 acres) would still consist of a combined 60,000 square feet, albeit at a lower floor-to-area ratio.

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- CO-14: MDR zoning and parcel size maintained. Density reduced to decrease yield from 50 to 34 (single-family) units.
- CO-24a: HDR zoning and parcel size maintained. Density reduced to decrease yield from 40 to 31 multi-family (townhome) units.
- CO-24b: HDR zoning and parcel size maintained. Density reduced to decrease yield from 40 to 31 multi-family (townhome) units.

City staff and the applicant directed that the resulting uses on Parcels CO-22 and CO-23 would consist of 250 apartments and 145 townhomes. Together, these nine parcel zoning/boundary/density amendments would result in the following net changes in land use:

- Single-Family Residential: net reduction of 61 units.
- Multi-Family (Apartments): net increase of 125 units.
- Multi-Family (Townhomes): net reduction of 64 units.

Overall, there would be no net change in the number of dwelling units within the plan area. With the proposed land use amendments in place, Campus Oaks would consist of the following land uses:

- Commercial 170 ksf
- Single-Family Residential 491 du's
- Multi-Family Residential 457 du's
- Office 60 ksf
- Tech/Business Park 300 ksf

ksf = thousand square feet. du = dwelling unit.

### **Effects of Land Use Amendments on Trip Generation**

Table 3 of the January 28, 2015 Campus Oaks Technical Memorandum presented the trip generation of the Campus Oaks project based on trip rates published in *Trip Generation, 9<sup>th</sup> Edition* (Institute of Transportation Engineers, 2012) and the application of the mixed-use trip generation (MXD) model (used to estimate internal trips and external trips made by non-auto travel modes). After accounting for internal and non-auto external trips, the project was estimated to generate approximately 15,479 new daily trips, 949 new AM peak hour trips, and 1,451 new PM peak hour vehicle trips.

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**Table 1** presents the trip generation of the Campus Oaks project with the proposed land use amendments in place. The trip generation methodology is identical to what was used in the January 28, 2015 memo.

<b>TABLE 1: CAMPUS OAKS TRIP GENERATION WITH PROPOSED LAND USE AMENDMENTS</b>							
<b>Land Use</b>	<b>Amount</b>	<b>Trip Rate <sup>1</sup></b>			<b>Trips</b>		
		<b>Daily</b>	<b>AM Peak Hour</b>	<b>PM Peak Hour</b>	<b>Daily</b>	<b>AM Peak Hour</b>	<b>PM Peak Hour</b>
Single-Family Residential	491 du's	9.52	0.75	1.00	4,674	368	491
Multi-Family Residential - Apartments	250 du's	6.65	0.51	0.62	1,663	128	155
Multi-Family Residential – Townhouse <sup>2</sup>	207 du's	5.81	0.44	0.52	1203	91	108
Commercial – General Retail	170 ksf	42.7	0.96	3.71	7,259	163	631
Office	60 ksf	11.03	1.56	1.49	662	94	89
Tech/Business Park – Light Industrial <sup>3</sup>	300 ksf	6.97	0.92	0.97	2,091	276	291
Gross Trips					17,552	1,120	1,765
Internal and Non-Auto External Trips <sup>4</sup>					-2,180	-180	-328
New Trips					15,372	940	1,437
Notes: 1. Trip rates based on <i>Trip Generation, 9th Edition</i> (Institute of Transportation Engineers, 2012). 2. Medium-Family Residential - Townhouse based on units indicated as "Townhouse" product type in the land use plan. 3. All Tech/Business Park assumed to be light industrial. 4. Internalization of trips based on output from the mixed-use trip generation model. Source: Fehr & Peers, 2016.							

This table shows that the proposed land use amendments would result in the Campus Oaks project generating approximately 100 fewer average daily trips, 10 fewer AM peak hour trips, and 15 fewer PM peak hour trips than the original Campus Oaks project studied in January 2015. This represents about a one percent reduction in trips.

**Effects of Land Use Amendments on Traffic Impact Study Conclusions**

Since the proposed land use amendments would result in modest decreases in external vehicle trips, none of the conclusions relating to off-site traffic impacts from the January 28, 2015 Technical Memorandum would change. This includes conclusions with regard to City-

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wide intersection operations and mitigations, roadway segment operations outside Roseville City limits, State Route 65 freeway analysis results, and Vehicle Miles of Travel (VMT).

### **Effects of Land Use Amendments on Project Access and Internal Circulation**

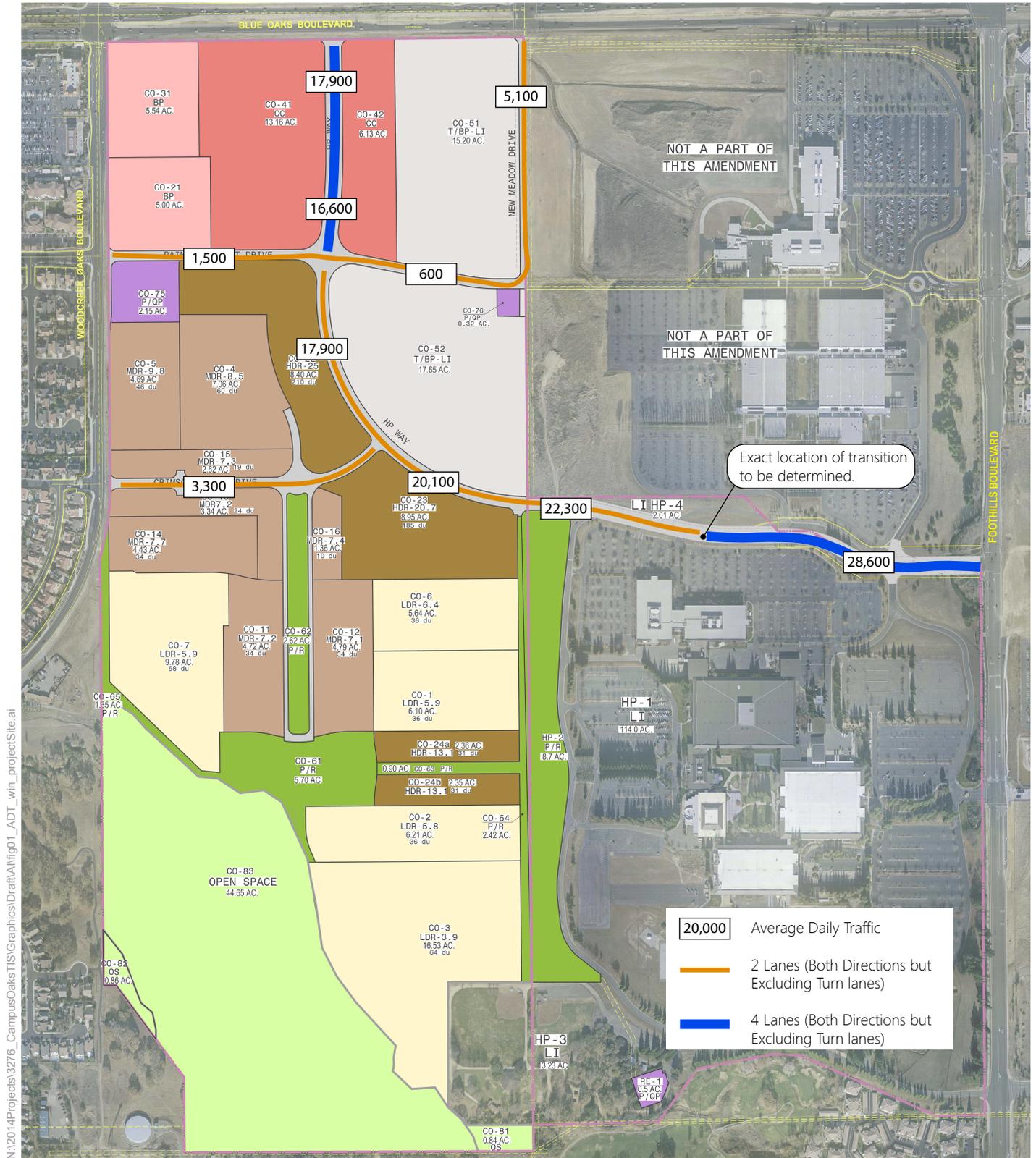
The January 28, 2015 Technical Memorandum included an evaluation of project access along Woodcreek Oaks Boulevard. Figure 2 of that memo (see attached) recommended access modifications along Woodcreek Oaks Boulevard to accommodate the proposed project.

Since the proposed land use amendments would remove the 125 apartment units from Parcel CO-21 and spread about half of the 60,000 square feet of office space from parcel CO-31 onto Parcel CO-21, the net effect of the land use amendment would be fewer trips entering/exiting the site along this segment of Woodcreek Oaks Boulevard. Therefore, no changes to the recommended access plan on Woodcreek Oaks Boulevard are warranted at this time. It should be noted that detailed site plans showing proposed access to parcels fronting along Woodcreek Oaks Boulevard, Painted Desert Drive, and HP Way have not been provided. Review of those plans could alter the access recommendations.

The proposed land use amendments would result in a net increase of about 62 units in the area bounded by Painted Desert Drive, HP Way, and Crimson Ridge Way. A net increase of 78 units would occur in the southeast quadrant of the plan area (i.e., bounded by HP Way, Campus Parkway and the HP Campus. To test the effects of these redistributed units, the land use changes were made to the same version of the City of Roseville 2025 CIP model used as part of the January 28, 2015 analysis. **Figure 1** shows the resulting ADTs on the project roadways. Key conclusions from this data are as follows:

- By virtue of placing more residential uses along HP Way, the ADT on HP Way would increase by 100 to 400 vehicles per day, which would represent about a one percent increase over the projections contained in the January 28, 2015 Technical Memorandum. The volume on Painted Desert Drive would decrease by about 300 ADT. These changes in traffic volumes, which translate into about 30 additional vehicles during the AM and PM peak hours, are not expected to have any adverse effects on overall traffic conditions along HP Way.
- A subsequent analysis of the HP Way/Crimson Ridge Way intersection is recommended once detailed site plans are available for the HDR uses on Parcels CO-22 and 23, and the Tech/Office and Light Industrial uses on Parcel CO-52. Access to those properties could affect the configuration of this intersection.

We hope this information is helpful. Please call with any questions or comments.



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Figure 1

Average Daily Traffic (ADT) Within  
Project Site Under 2025 CIP Conditions -  
Campus Oaks with Proposed Land Use Amendment





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Figure 2

Recommended Access on Woodcreek Oaks Boulevard



# Appendix B

## Utilities





Civil Engineering  
Land Surveying  
Land Planning  
Landscape Architecture  
Traffic Engineering

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

# Memorandum

**Date:** June 30, 2016  
**To:** City of Roseville, Planning Department  
**Cc:** Stephen L. Des Jardins  
**From:** Gregory J. Bardini, P.E.  
**RE:** HP Campus Oaks Master Plan – General Plan Amendment Water and Sewer Demands

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**PROJECT DESCRIPTION:** In 1996, after preparing a project-level Environmental Impact Report (EIR), the City of Roseville approved the Hewlett-Packard Master Plan (1996 HPMP) to guide light industrial development on the approximately 500 acre site. A small amount of land was designated for commercial/retail at the intersections of Blue Oaks Blvd./Woodcreek Oaks Blvd. and Blue Oaks Blvd./Foothills Blvd. At that time, Hewlett-Packard's existing facilities occupied approximately 200 acres of the project site. Since 1996, additional light industrial/office buildings have been constructed on the eastern half of the project site subject to the 1996 HPMP. In 2001, the City approved a redesignation and rezoning of the commercial/retail parcels to light industrial use.

The proposed changes to the 1996 HPMP as updated in 2001 take the form of the 2015 Hewlett-Packard/Campus Oaks Master Plan (2015 HPMP), which would accommodate residential and commercial development on the western half of the project site. Uses in the 2015 HPMP include residential of varying densities, commercial, office, tech/business park, and parks and open space. Other changes in the 2015 HPMP include continuation of HP Way up to Blue Oaks Blvd. and extensions of Painted Desert Dr. and Crimson Ridge Dr. on to the project site.

On August 5, 2015 the Roseville city Council approved the 2015 HPMP which would construct 948 dwelling units for an anticipated population of 2,475 new residents. The approved 2015 HPMP also includes 60,000 square feet of professional office area on 5.53 acres; 170,000 square feet of commercial use on 19.33 acres; 300,000 square feet of tech/business park development on 32.82 acres; 2,700,000 square feet of light industrial on 242.69 acres; and, 71.57 acres of parks, open space, and public uses. These totals include the entire project site, including the existing buildings on the eastern half of the site.

BBC Roseville, LLC (Applicant) proposes revisions to the 2015 HPMP for the purpose of adjusting the parcels lines and transferring units to facilitate the development of 395 unit multi-family project on parcels

Civil Engineering ♦ Land Surveying ♦ Land Planning  
Landscape Architecture ♦ Traffic Engineering

Memorandum – HP Campus Oaks

CO-22 and CO-23. This will result in changing the land use on parcel CO-21 from high density residential (HDR) to business professional (BP). A summary of the land use changes and unit transfers are shown in Table 1.

**Table 1**  
**HP Campus Oaks**  
**Land Use Changes**  
**and Transfers**

Large Lot Parcel	Proposed Land Use	Existing			Transfer		Proposed			
		Acres	Units	Bldg SF	Units	SF	Acres	Units	Bldg SF	
<b>CO-31</b>	BP	BP	5.54	N/A	60,000	N/A	(28,000)	5.54	N/A	32,000
	<b>Total CO-31</b>		<b>5.54</b>	<b>0</b>	<b>60,000</b>	<b>0</b>	<b>(28,000)</b>	<b>5.54</b>	<b>0</b>	<b>32,000</b>
<b>CO-21</b>	HDR	BP	5.00	125		(125)	28,000	5.00	0	28,000
	<b>Total CO-21</b>		<b>5</b>	<b>125</b>		<b>(125)</b>	<b>28,000</b>	<b>5</b>	<b>0</b>	<b>28,000</b>
<b>CO-22</b>	HDR	HDR	7.26	119		0		8.40	119	
	<i>HDR from CO-21</i>					59			64	
	<i>HDR ( Transferred from CO-24a)</i>					7			7	
	<i>MDR from CO-4</i>					20			20	
	<b>Total CO-22</b>		<b>7.26</b>	<b>119</b>		<b>86</b>		<b>8.40</b>	<b>210</b>	
<b>CO-23</b>	HDR	HDR	5.00	72		0		8.95	72	
	<i>HDR (transferred from CO-24a &amp; CO-24b)</i>					11			11	
	<i>HDR from CO-21</i>					66			61	
	<i>MDR from CO-14</i>					16			16	
	<i>MDR from CO-04</i>					4			4	
	<i>MDR from CO-16</i>					9			9	
	<i>LDR from CO-6</i>					12			12	
	<b>Total CO-23</b>		<b>5.00</b>	<b>72</b>		<b>118</b>		<b>8.95</b>	<b>185</b>	
<b>CO-4</b>	MDR	MDR	8.37	84		(24)		7.06	60	
<b>CO-16</b>	MDR	MDR	2.55	19		(9)		1.36	10	
<b>CO-6</b>	LDR	LDR	8.14	48		(12)		5.64	36	
<b>CO-14</b>	MDR	MDR	4.43	50		(16)		4.43	34	
<b>CO-24a</b>	HDR	HDR	2.36	40		(9)		2.36	31	
<b>CO-24b</b>	HDR	HDR	2.35	40		(9)		2.35	31	
<b>CO-12</b>	MDR	MDR	4.88	34		0		4.79	34	
	<b>Total</b>		<b>50.34</b>	<b>631</b>	<b>60,000</b>	<b>0</b>	<b>0</b>	<b>50.34</b>	<b>631</b>	<b>60,000</b>

The proposed changes result in a decrease of 12 low density residential units and 49 medium density units, while HDR increases by 61 units. The overall number of dwelling units remains unchanged at 948 units.

**Water Demand**

We have reviewed the water demands for the proposed project against that of the 2015 HPMP. Table 2 is the City of Roseville water demand rates for various land use categories. We applied these demand rates to the 2015 HPMP parcels (Table 3) that are part of the amendment area versus the proposed revised land uses (Table 4).

<b>Table 2 City Unit Demand Factors</b>	
<b>Residential Land Use Categories</b>	<b>Unit Demand Factor (GPD/DU)</b>
LDR1 (<3.5 DUs / Acre)	728
LDR2 (3.5 to 5 DUs / Acre)	600
LMDR1 (>5.0 to 6.0 DUs / Acre)	521
LMDR2 (6.0 to 8.0 DUs / Acre)	430
MDR (>8.0 to 12.0 DUs / Acre)	323
HDR1 (>12.0 to 16.0 DUs / Acre)	288
HDR2 (>16.0 DUs / Acre)	177
<b>Non Residential Land Use Categories</b>	<b>Unit Demand Factor (GPD/AC)</b>
Community Commercial / Retail	2,598
Business Professional	2,598
Light Industrial	2,598
Industrial	2,562
Railyard	109
Elementary School	3,454
High School	4,069
Pubic Quasi-Public	1,780
Parks	2,988
Open Space / Right of Way	0

gpd/ DU = Gallons per day per dwelling unit  
 gpd / AC -Gallons per day per acre

**Table 3**  
**HP Campus Oaks**  
**Water Demand – 2015**  
**HPMP**  
**2-Jun-16**

Large Lot Parcels	Existing					Water Demand Rates	Ave. Daily Water Demands (gpd)	Max. Daily Water Demands (mgd) 2 x ADF	Annual Demand (AFY)
	Land Use	Acres	Units	SF	Density				
CO-31	BP	5.54	0	60,000		2598	14,393	0.029	32.3
CO-21	HDR	5.00	125		25.0	177	22,125	0.044	49.6
CO-22	HDR	7.26	119		16.4	177	21,063	0.042	47.2
CO-23	HDR	5.00	72		14.4	288	20,736	0.041	46.5
CO-4	MDR	8.37	84		10.0	323	27,132	0.054	60.8
CO-16	MDR	2.55	19		7.5	430	8,170	0.016	18.3
CO-6	LDR	8.14	48		5.9	521	25,008	0.050	56.1
CO-14	MDR	4.43	50		11.3	323	16,150	0.032	36.2
CO-24a	HDR	2.36	40		16.9	177	7,080	0.014	15.9
CO-24b	HDR	2.35	40		17.0	177	7,080	0.014	15.9
CO-12	MDR	4.88	34		7.0	430	14,620	0.029	32.8
							183,557	0.367	411.5

**Table 4**  
**HP Campus Oaks**  
**Water Demand Changes - Proposed**  
**2-Jun-16**

Large Lot Parcels	Proposed					Water Demand Rates	Ave. Daily Water Demands (gpd)	Max. Daily Water Demands (mgd) 2 x ADF	Annual Demand (AFY)
	Land Use	Acres	Units	SF	Density				
CO-31	BP	5.54	0	32,000		2598	14,393	0.029	32.3
CO-21	BP	5	0	28,000		2598	12,990	0.026	29.1
CO-22	HDR	8.40	210		25.0	177	37,170	0.074	83.3
CO-23	HDR	8.95	185		20.7	177	32,745	0.065	73.4
CO-4	MDR	7.06	60		8.5	323	19,380	0.039	43.4
CO-16	MDR	1.36	10		7.4	430	4,300	0.009	9.6
CO-6	LDR	5.64	36		6.4	430	15,480	0.031	34.7
CO-14	MDR	4.43	34		7.7	430	14,620	0.029	32.8
CO-24a	HDR	2.36	31		13.1	288	8,928	0.018	20.0
CO-24b	HDR	2.35	31		13.2	288	8,928	0.018	20.0
CO-12	MDR	4.79	34		7.1	430	14,620	0.029	32.8
							183,554	0.367	411.5

Memorandum – HP Campus Oaks

Based on the parcels contained within the amendment area, the required water for the affected parcels remains unchanged at 411.5 acre-feet per year.

**Table 4**  
**HP Campus Oaks**  
**Water Demand Summary**  
**2-Jun-16**

Large Lot Parcels	2015 HPMP Annual Demand (AFY)	Proposed Annual Demand (AFY)	Change (AFY)
CO-31	32.3	32.3	0.0
CO-21	49.6	29.1	-20.5
CO-22	47.2	83.3	36.1
CO-23	46.5	73.4	26.9
CO-4	60.8	43.4	-17.4
CO-16	18.3	9.6	-8.7
CO-6	56.1	34.7	-21.4
CO-14	36.2	32.8	-3.4
CO-24a	15.9	20.0	4.1
CO-24b	15.9	20.0	4.1
CO-12	32.8	32.8	0.0
	411.5	411.5	(0.0)

**Sewer Demand**

Based on the proposed land use changes for each parcel, the average dry weather flow (ADWF) was computed based on the sewer generation rates presented in Table 5 below.

**TABLE 5 – SEWER GENERATION RATES**

Land Use	Generation Rate <sup>1</sup>	
Commercial	850	gpd/acre
Heavy Industrial	850	gpd/acre
Light Industrial	850	gpd/acre
Mixed Use	2300	gpd/acre
Public / Quasi Public	660	gpd/acre
School	170	gpd/acre
Residential (1 DU)	190	gpd/DU
Residential (2 DU)	190	gpd/DU
Residential (3 DU)	190	gpd/DU
Residential (Multiple DU)	130	gpd/DU
Parks > 10 Acres	10	gpd/acre

<sup>1</sup> Includes allowances for dry season groundwater infiltration (GWI).

We have reviewed the sewer demands for the proposed project against that of the 2015 HPMP. We applied these demand rates to the 2015 HPMP parcels (Table 6) that are part of the amendment area versus the proposed revised land uses (Table 7).

**Table 6**  
**HP Campus Oaks**  
**Sewer Demand - 2015 HPMP**  
**2-Jun-16**

Large Lot Parcel	Existing					Sewer Demand Rates	Ave. Daily Sewer Demands (gpd)	Max. Daily Flow (mgd) 2 x ADF
	Land Use	Acres	Units	SF	Density			
CO-31	BP	5.54	0	60,000		850	4,709	0.009
CO-21	HDR	5.00	125		25.0	130	16,250	0.033
CO-22	HDR	7.26	119		16.4	130	15,470	0.031
CO-23	HDR	5.00	72		14.4	130	9,360	0.019
CO-4	MDR	8.37	84		10.0	190	15,960	0.032
CO-16	MDR	2.55	19		7.5	190	3,610	0.007
CO-6	LDR	8.14	48		5.9	190	9,120	0.018
CO-14	MDR	4.43	50		11.3	190	9,500	0.019
CO-24a	HDR	2.36	40		16.9	130	5,200	0.010
CO-24b	HDR	2.35	40		17.0	130	5,200	0.010
CO-12	MDR	4.88	34		7.0	190	6,460	0.013
							100,839	0.202

**Table 7**  
**HP Campus Oaks**  
**Sewer Demand - Proposed**  
**2-Jun-16**

Large Lot Parcel	Proposed					Sewer Demand Rates	Ave. Daily Sewer Demands (gpd)	Max. Daily Flow (mgd) 2 x ADF
	Land Use	Acres	Units	SF	Density			
CO-31	BP	5.54	0	32,000		850	4,709	0.009
CO-21	BP	5	0	28,000		850	4,250	0.009
CO-22	HDR	8.40	210		25.0	130	27,300	0.055
CO-23	HDR	8.95	185		20.7	130	24,050	0.048
CO-4	MDR	7.06	60		8.5	190	11,400	0.023
CO-16	MDR	1.36	10		7.4	190	1,900	0.004
CO-6	LDR	5.64	36		6.4	190	6,840	0.014
CO-14	MDR	4.43	34		7.7	190	6,460	0.013
CO-24a	HDR	2.36	31		13.1	130	4,030	0.008
CO-24b	HDR	2.35	31		13.2	130	4,030	0.008
CO-12	MDR	4.79	34		7.1	190	6,460	0.013
							101,429	0.203

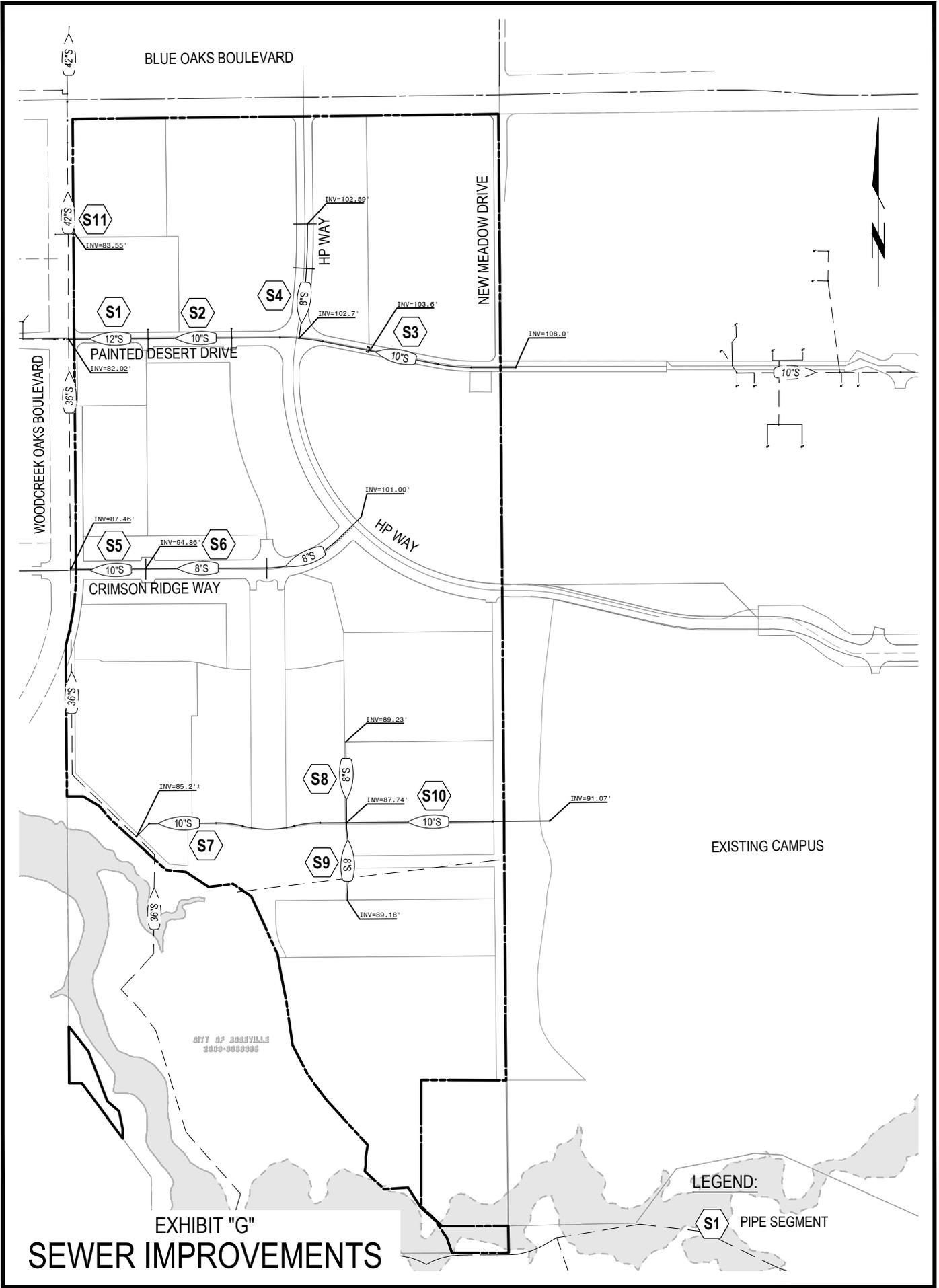
**Table 8**  
**HP Campus Oaks**  
**Sewer Demand - Summary**  
**2-Jun-16**

Large Lot Parcel	Max. Daily Flow (mgd) 2 x ADF	Max. Daily Flow (mgd) 2 x ADF	Change in Max. Daily Flow (mgd)
CO-31	0.009	0.009	0.000
CO-21	0.033	0.009	-0.024
CO-22	0.031	0.055	0.024
CO-23	0.019	0.048	0.029
CO-4	0.032	0.023	-0.009
CO-16	0.007	0.004	-0.003
CO-6	0.018	0.014	-0.005
CO-14	0.019	0.013	-0.006
CO-24a	0.010	0.008	-0.002
CO-24b	0.010	0.008	-0.002
CO-12	0.013	0.013	0.000
	0.202	0.203	0.001

There is not a significant difference between the proposed project and the 2015 HPMP. The calculations show that there is a 0.001 million gallons per day increase in sewer flows; however, since the BP parcels are calculated based on parcel size versus building square footage. Since the project is not increasing the BP building square footage for the plan area, we would not expect an increase in sewer flows from the BP parcels. Even with the 0.001 mgd increase in calculated sewer flows, there is no impact to project or off-site infrastructure.

Morton & Pitalo did revise the wastewater collection system calculations and no pipes need to be revised from that of the MP Campus Oaks Sewer Master Plan, dated May 28, 2015. Revised collection exhibits and calculations are provided within Appendix A.

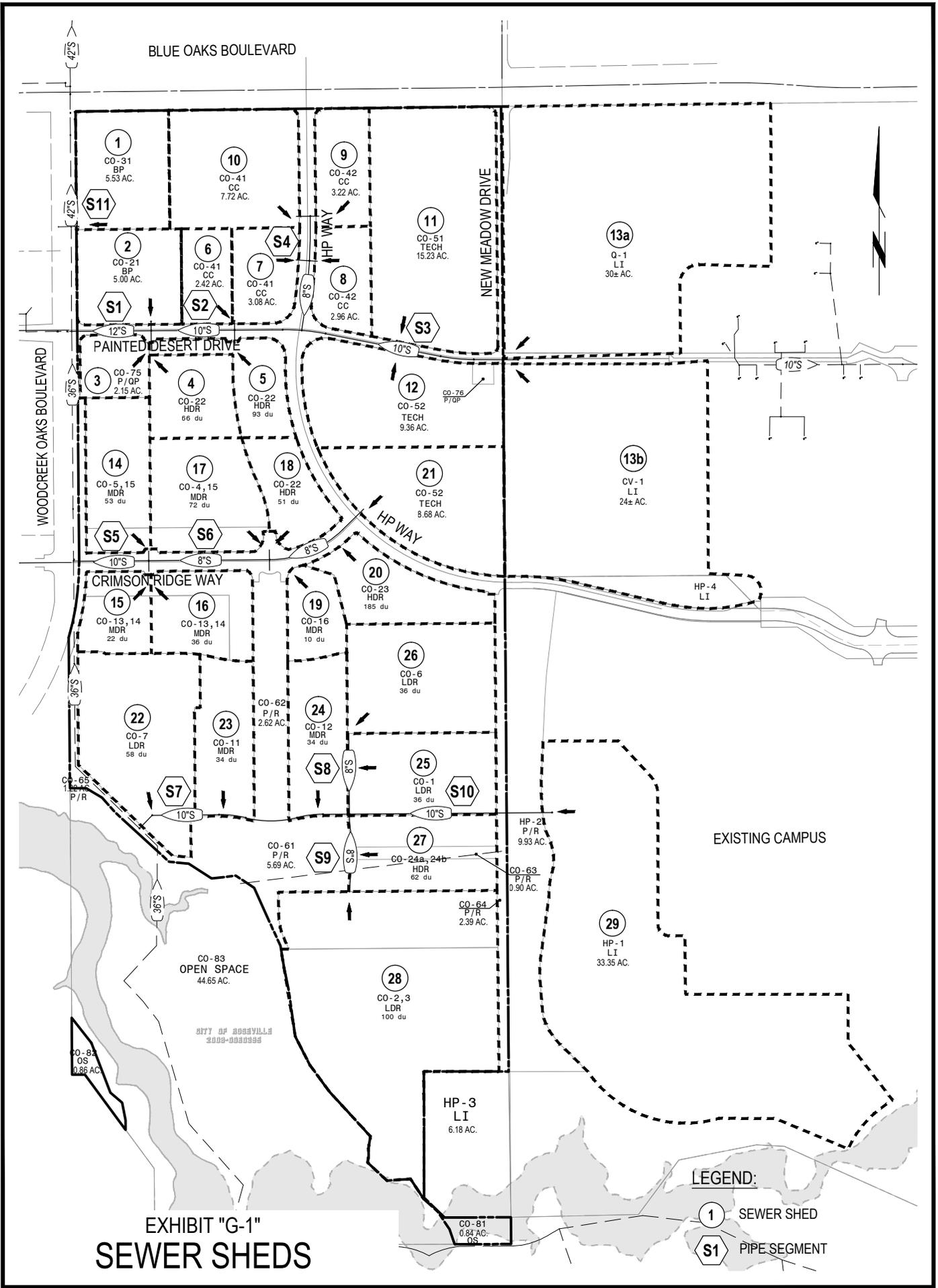
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**EXHIBIT "G"**  
**SEWER IMPROVEMENTS**

**LEGEND:**  
 PIPE SEGMENT

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**SEWER DESIGN CALCULATIONS**

**HP - Campus Oaks**

May 28, 2015

Pipe Segment	Contributing Shed	Contributing Land Use												Contributing Shed Flow (gpd)	Contributing Pipe Flow (gpd)	ADWF (gpd)	Safety Factor	Factored Flow (gpd)	Peaking Factor	PWWF (gpd)
		Low/Med-Density Residential			High-Density Residential			Commercial Core/Industrial			Public/Quasi-Public									
		Units	Rate (gpd/unit)	Flow (gpd)	Units	Rate (gpd/unit)	Flow (gpd)	Area (ac)	Rate (gpd/ac)	Flow (gpd)	Area (ac)	Rate (gpd/ac)	Flow (gpd)							
<b>S1</b>	2,3,4		190	12,540	66	130	8,580	5.00	850	4,250	2.15	660	1,419	26,789	95,382	122,171	2.0	244,341	2.85	696,372
<b>S2</b>	5,6		190	0	93	130	12,090	2.42	850	2,057		660	0	14,147	81,235	95,382	2.0	190,763	2.98	568,474
<b>S3</b>	11,12,13a,13b		190	0		130	0	78.59	850	66,802		660	0	66,802	0	66,802	2.0	133,603	3.12	416,841
<b>S4</b>	7,8,9,10		190	0		130	0	16.98	850	14,433		660	0	14,433	0	14,433	2.0	28,866	3.51	101,320
<b>S5</b>	14,15,16	111	190	21,064		130	0		850	0		660	0	21,064	53,638	74,702	2.0	149,403	3.13	467,632
<b>S6</b>	17,18,19,20,21	82	190	15,580	236	130	30,680	8.68	850	7,378		660	0	53,638	0	53,638	2.0	107,276	3.30	354,011
<b>S7</b>	22,23,24	126	190	23,940		130	0		850	0		660	0	23,940	69,088	93,028	2.0	186,055	2.94	547,002
<b>S8</b>	25,26	72	190	13,680		130	0		850	0		660	0	13,680	0	13,680	2.0	27,360	3.50	95,760
<b>S9</b>	27,28	100	190	19,000	62	130	8,060		850	0		660	0	27,060	0	27,060	2.0	54,120	3.39	183,467
<b>S10</b>	29		190	0		130	0	33.35	850	28,348		661	0	28,348	0	28,348	2.0	56,695	3.39	192,196
<b>S11</b>	1		190	0		130	0	5.53	850	4,701		661	0	4,701	0	4,701	2.0	9,401	3.59	33,750

**SEWER PIPE DESIGN PARAMETERS**

**HP - Campus Oaks**

May 28, 2015, Revised June 30, 2016

Pipe Segment	PWWF (gpd)	Proposed Pipe		Depth Ratio	Depth of Flow (in)	Max Capacity gpd	Extra Capacity gpd	Length ft	Invert Elevation	
		Diameter (in)	Slope (ft/ft)						Upstream ft	Downstream ft
		<b>SS-01</b>	696,372						12	0.0020
<b>SS-02</b>	568,474	10	0.0050	0.70	7.00	838,200	269,726	705	86.39	82.86
<b>SS-03</b>	416,841	10	0.0050	0.70	7.00	838,200	421,359	1,025	91.61	86.49
<b>SS-04</b>	101,320	8	0.0050	0.70	5.60	462,300	360,980	535	89.16	86.49
<b>SS-05</b>	467,632	10	0.0025	0.70	7.00	592,765	125,133	370	94.86	87.46
<b>SS-06</b>	354,011	8	0.0057	0.70	5.60	493,600	139,589	1,065	101.00	94.96
<b>SS-07</b>	547,002	10	0.0025	0.70	7.00	592,765	45,763	1,015	87.74	85.20
<b>SS-08</b>	95,760	8	0.0035	0.70	5.60	386,830	291,070	380	89.23	87.90
<b>SS-09</b>	183,467	8	0.0035	0.70	5.60	386,830	203,363	365	89.18	87.90
<b>SS-10</b>	192,196	10	0.0035	0.70	7.00	995,133	802,937	950	91.07	87.74
<b>SS-11</b>	33,750	12	0.0021	1.00	12.00	1,055,173	1,021,423	14	83.55	83.52

**Notes:**

1. Pipe S1 is oversized to match existing 12" stubs at the connection points at Woodcreek Oaks Blvd and pipe availability.

## SEWER SHED PARAMETERS

### HP - Campus Oaks

May 28, 2015

Shed No.	LU	City LU	Lot	Acres	DU's
1	BP	Com	CO-31	5.53	
2	BP	Com	CO-21	5.00	
3	P/QP	P/QP	CO-75	2.15	
4	MDR	MDR	CO-4	3.59	66
5	HDR	HDR	CO-22	3.25	93
6	CC	Com	CO-41	2.42	
7	CC	Com	CO-41	3.08	
8	CC	Com	CO-42	2.96	
9	CC	Com	CO-42	3.22	
10	CC	Com	CO-41	7.72	
11	Tech	Ind	CO-51	15.23	
12	Tech	Ind	CO-52	9.36	
13a	LI	Ind	Q-1	30.00	
13b	LI	Ind	CV-1	24.00	
14	MDR	MDR	CO-5,15	4.99	53
15	MDR	MDR	CO-13,14	2.82	22
16	MDR	MDR	CO-13,14	4.34	36
17	MDR	MDR	CO-4,15	6.16	72
18	HDR	HDR	CO-22	3.18	51
19	MDR	MDR	CO-16	2.43	10
20	HDR	HDR	CO-23	4.54	185
21	Tech	Ind	CO-52	8.68	
22	LDR	LDR	CO-7	9.78	58
23	MDR	MDR	CO-11	4.55	34
24	MDR	MDR	CO-12	4.71	34
25	LDR	LDR	CO-1	6.10	36
26	LDR	LDR	CO-6	8.14	36
27	HDR	HDR	CO-24a,b	5.60	62
28	LDR	LDR	CO-2,3	22.80	100
29	LI	Ind	HP-1	33.35	

**TOTALS = 249.68 948**

## SEWER DEMAND RATES

Land Use	Generation Rate	
Commercial	850 gpd/acre	
Heavy Industrial	850 gpd/acre	
Light Industrial	850 gpd/acre	
Mixed Use	2300 gpd/acre	
Public/Quasi-Public	660 gpd/acre	
Schools	170 gpd/acre	
Residential 1 DU	190 gpd/DU	
Residential 2 DU	190 gpd/DU	
Residential 3 DU	190 gpd/DU	
Residential Multiple DU	130 gpd/DU	2040 gpd/acre
Open Space	0 gpd/acre	
Parks > 10 Acres	10 gpd/acre	
Vacant	0 gpd/acre	

- 
3. Establish a standard process to analyze the fiscal impacts of proposed development and require a fiscal impact analysis of all projects proposing a significant General Plan land use change as defined through the Economic Development Study/Plan.

- 
4. Uphold the City's Affordable Housing Goal by requiring 10% of all new development to be affordable to very low, low-income and middle income households. The breakdown of the affordable units will be, at a minimum 40% for rental to very low and 40% for rental to low-income households. The remaining 20% may be reserved for middle income purchase or distributed among the rental obligations.

Variations in affordable housing ratios may be approved through a Development Agreement where the following criteria are met:

- a. A need has been identified for a specific affordable housing type (very low, low or middle-income) and the project meets this need;
- b. The project does not rely on or obtain City subsidies; and
- c. Units proposed within this criteria would allow for individuals to stay within their units as their future income grows.

- 
5. The City may approve a project that is identified as having a negative fiscal impact on the City if overriding findings are made that the project benefits outweigh its impacts. Such benefits may relate to the provision of affordable housing, significant open space or recreation facilities, job creation or other public benefit.

- 
6. Maintain land use patterns, intensities and densities that promote a positive business climate (e.g. supply of business professional, commercial and industrial lands).
-





MASTER PLAN AMENDMENT

# HEWLETT-PACKARD ROSEVILLE CAMPUS OAKS MASTER PLAN REZONE EXHIBIT JUNE 9, 2016 - GPA#1

**SITE ADDRESS:**

1485 BLUE OAKS BLVD.  
ROSEVILLE, CA 95747

**OWNER:**

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

**ENGINEERS**

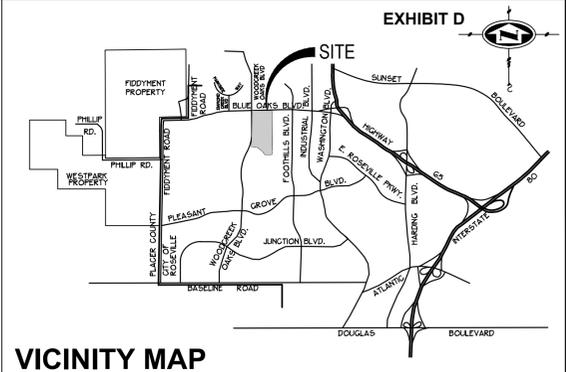
MORTON & PITALO, INC.  
75 IRON POINT CIRCLE, STE 120  
FOLSOM, CA 95630  
PHONE: (916) 984-7621  
CONTACTS: GREG BARDINI

**APN**

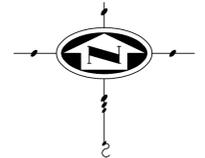
017-231-018, 023, 024, 031, 032, 033, & 034

**AREA**

41.2± AC.



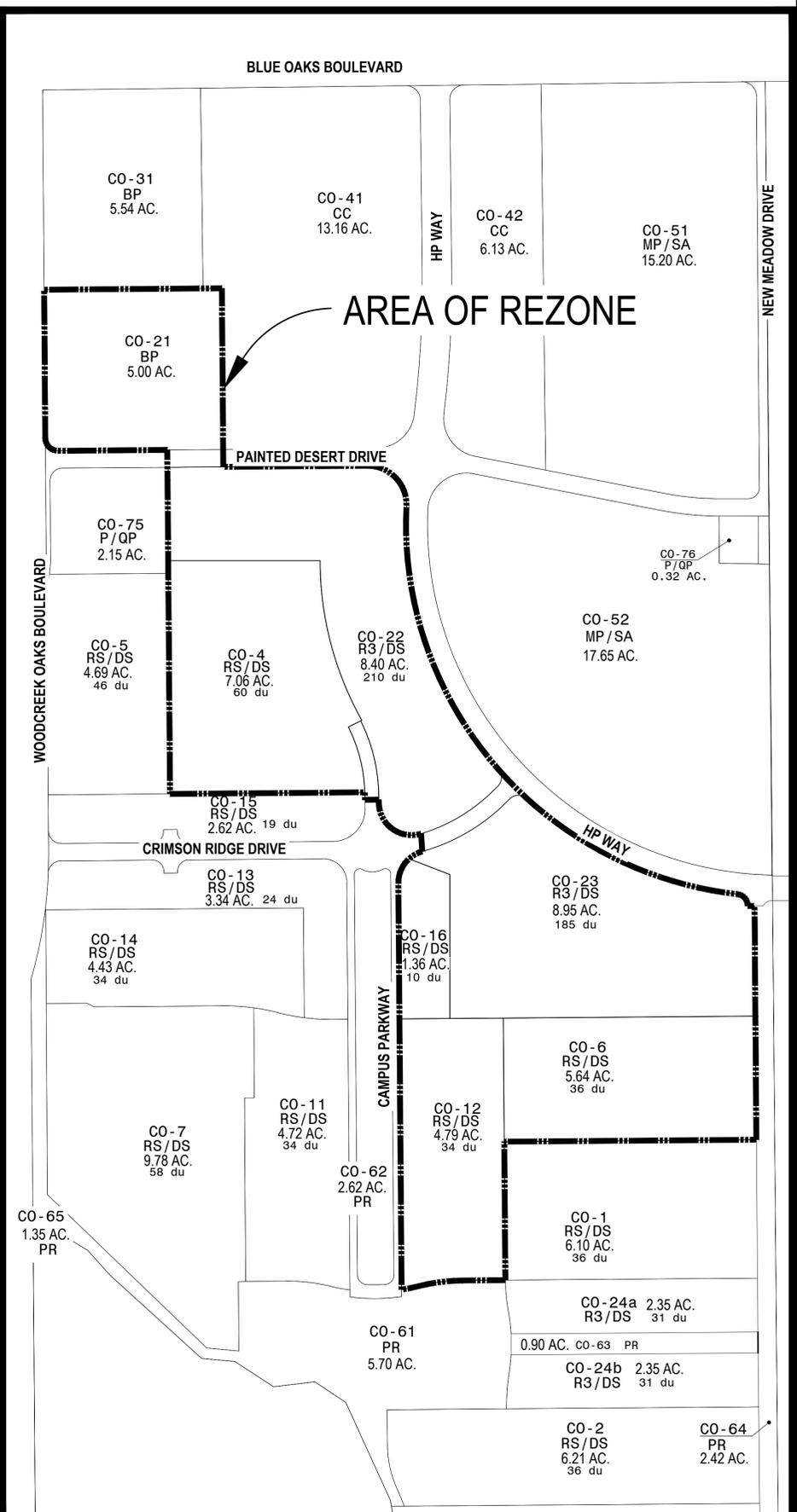
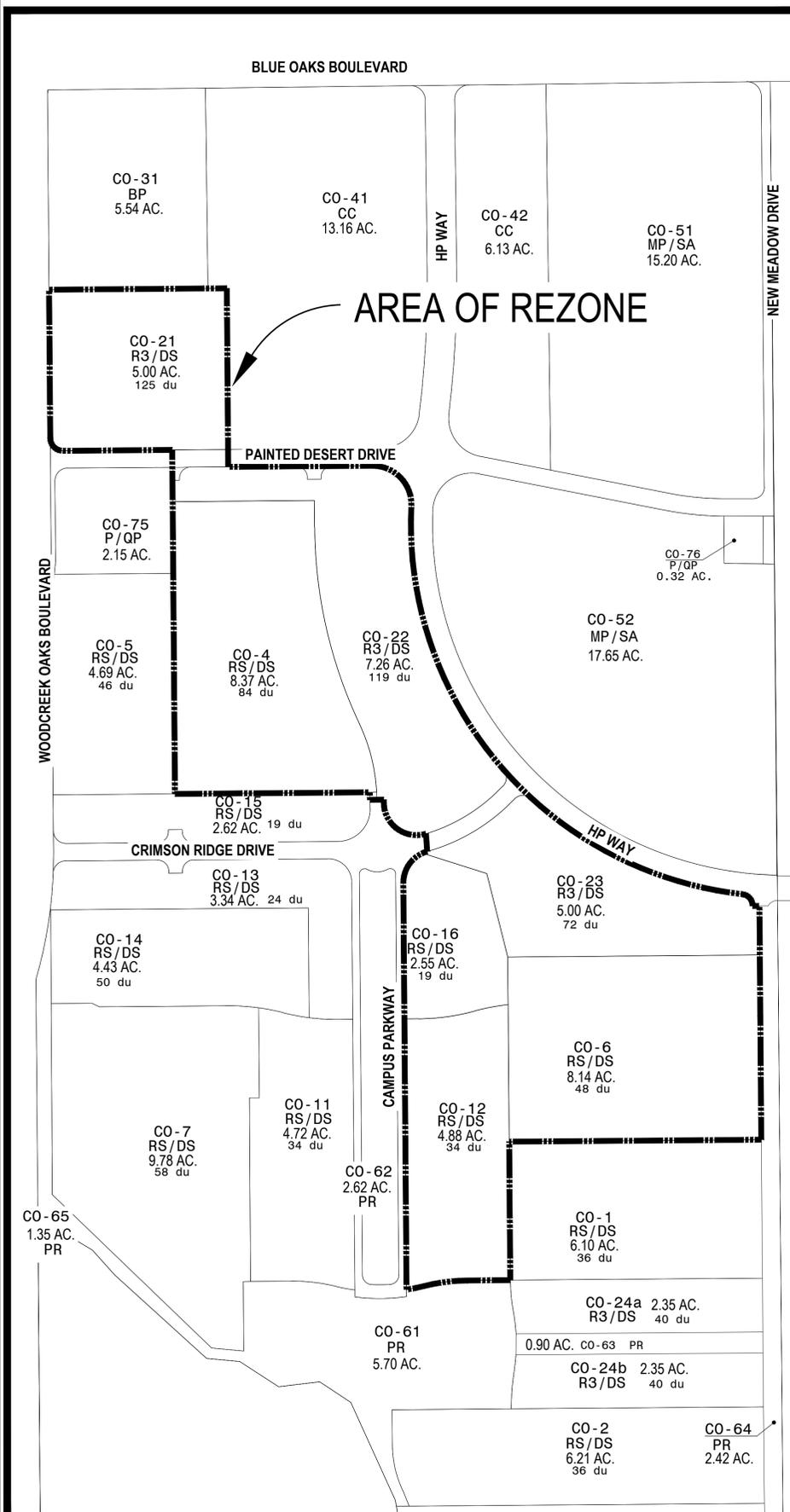
VICINITY MAP



GRAPHIC SCALE  
1 in = 200 ft

**EXISTING ZONING**

**PROPOSED ZONING**



**Legend**

**Residential Zones**

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

**Industrial/Manufacturing Zones**

- MP Industrial/Business Park
- M1 Light Industrial

**Commercial Zones**

- BP Business Professional
- CC Community Commercial

**Civic and Resource Protection Zones**

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

**Overlay/Special Purpose Zones**

- /SA Special Area
- /DS Development Standards



**MASTER PLAN**

An Amendment to the Hewlett-Packard Roseville Campus Master Plan

CITY OF ROSEVILLE

Adopted August 5, 2015

Amended \_\_\_\_\_, 2016



A BLUEPRINT COMMUNITY



## MASTER PLAN

An Amendment to the Hewlett-Packard Roseville Campus Master Plan

CITY OF ROSEVILLE  
Adopted August 5, 2015  
Resolution No. 15-371  
Amended , 2016  
Resolution No. 16-

Prepared by:  
Environmental Science Associates



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

**TABLE 1-1 Master Plan Entitlement History**

Adoption/ Amendment	Land Use	Existing Development	Future Development	Total Capacity
<b>1996</b> Master Plan adopted providing for light industrial and commercial uses, and an open space preserve	425.80 ac Light Industrial 28.50 ac Commercial 45.90 ac Open Space	1,300,000 sf Light Industrial	2,691,000 sf Light Industrial 248,000 sf Commercial	3,991,000 sf Light Industrial 248,000 sf Commercial
<b>TOTAL</b>	<b>500.2 ac</b>	<b>1,300,000 sf</b>	<b>2,939,000 sf</b>	<b>4,239,000 sf</b>
<b>2001</b> Master Plan amended to convert 28.5 acres of commercial to light industrial	451.80 ac Light Industrial 45.90 ac Open Space	1,580,000 sf Light Industrial	2,637,000 sf Light Industrial	4,217,000 sf Light Industrial
<b>TOTAL</b>	<b>497.7 ac<sup>1</sup></b>	<b>1,580,000 sf</b>	<b>2,637,000 sf</b>	<b>4,217,000 sf</b>
<b>2015</b> Master Plan amended to incorporate the HPCO Master Plan providing for a revised mix of light industrial, commercial, office, tech/ business park, residential, park and recreation, open space and public uses	<b>HPCO PROJECT AREA:</b> 129.24 ac Light Industrial 32.85 ac Tech/Business Park (LJ) <del>5.54</del> <u>10.54</u> ac Office 19.29 ac Commercial <del>104.33</del> <u>99.33</u> ac Residential <del>21.69</del> <u>21.69</u> ac Parks	1,231,820 sf Light Industrial	1,468,180 sf Light Industrial 300,000 sf Tech/Business Park 60,000 sf Office 170,000 sf Commercial 948 du Residential	2,700,000 sf Light Industrial 300,000 sf Tech/Business Park 60,000 sf Office 170,000 sf Commercial 948 du Residential
<b>2016</b> <a href="#">Master Plan amended to reconfigure residential and office land uses. Overall dwelling unit and square footage allocations maintained.</a>	46.35 Open Space 16.44 ac Public & Roads <b>REMAINDER OF MASTER PLAN AREA:</b> 114.74 ac Light Industrial 1.70 ac Public & Roads			
<b>TOTAL</b>	<b>492.17 ac<sup>2</sup></b>	<b>1,231,820 sf<sup>3</sup></b>	<b>948 du 1,998,180 sf</b>	<b>948 du 3,230,000 sf</b>

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

1. The reduction in total Master Plan Area acreage between 1996 and 2001 reflects removal of the Woodcreek Oaks Boulevard right-of-way from the Master Plan boundaries, as well as updated survey information.
2. The reduction in total Master Plan Area acreage between 2001 and 2015 reflects City purchase of a recycled water tank and pumping station site and removal of that area from the Master Plan, as well as updated survey information.
3. The reduction in existing development between 2001 and 2015 reflects demolition of Building R2, as well as updated building information provided by Hewlett-Packard.

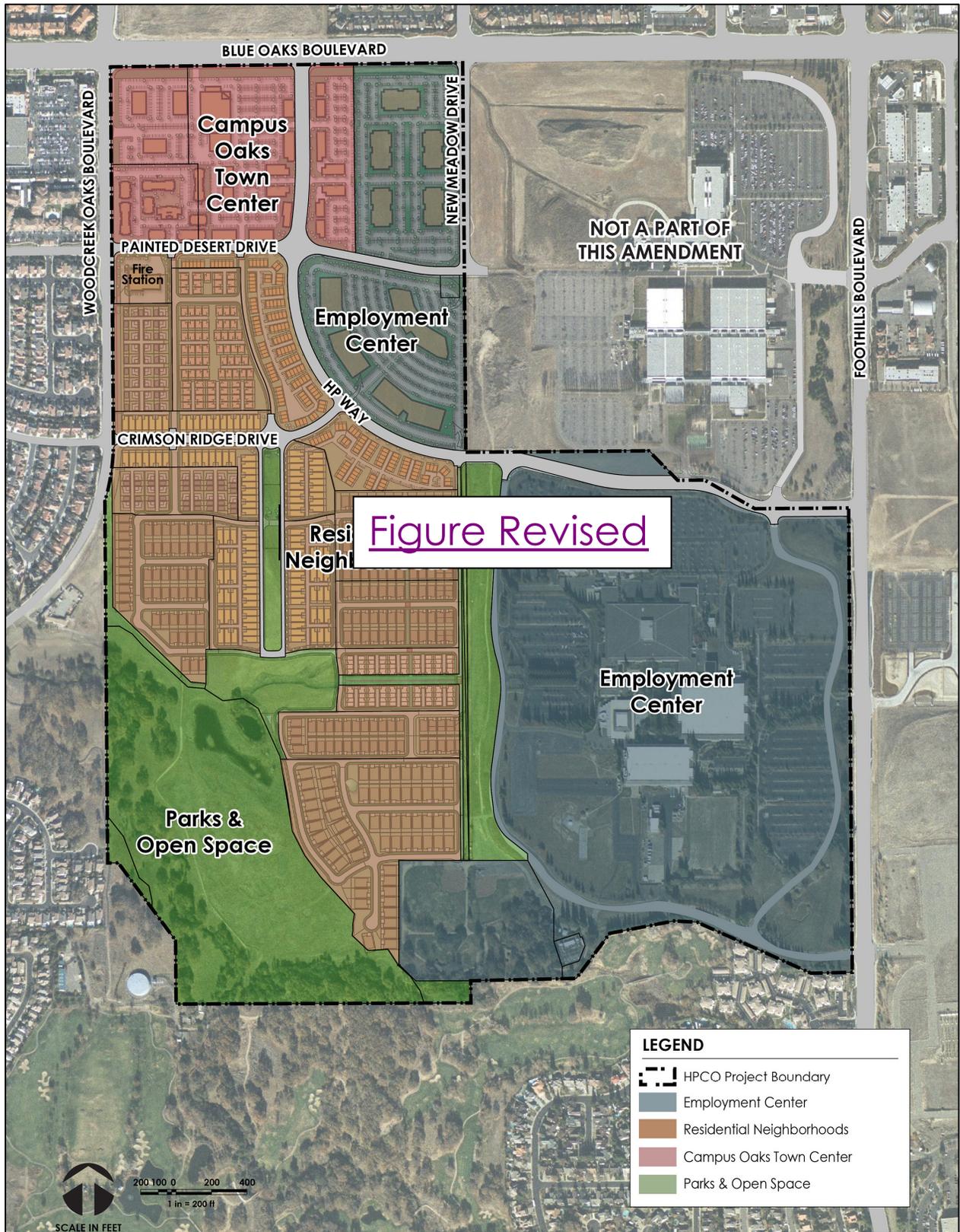


FIGURE 2-1: Community Form Districts

## CAMPUS OAKS TOWN CENTER

The Campus Oaks Town Center is envisioned as a destination where residents, employees and passers-by can shop, eat, recreate, obtain services and meet their everyday needs. Integrating an interactive mix of retail and, office, and high density residential uses, emphasis is placed on creating a pedestrian friendly environment with easy access between uses and connectivity to the adjacent Residential Neighborhoods and Employment Center.

The Campus Oaks Town Center has been strategically located at the northern entry into the HPCO Project Area to create a sense of arrival and enhance its visibility, access, and standing as an integral and defining component of the community.

## PARKS & OPEN SPACE

Incorporated within the HPCO Project Area is a green network of parks, paseos, open spaces, trails, and active tree-lined streetscapes that enhance community interaction, character and sense of place. Parks and open space in the Project Area provide for passive/informal/self-directed and active/formal/programmable recreational opportunities, serve as gathering places for residents and employees, help to establish a communal sense of identity and ownership, and provide for natural resource protection.

## PROVIDE DIVERSE HOUSING CHOICES

Create distinct neighborhoods within Campus Oaks that offer socio-economic vitality and support the workforce:

- Include a wide range of housing densities, lot sizes and product types appealing to different economic and life-style segments
- Address the desire for housing nearby and conveniently connected to jobs
- Integrate densities, innovative product types and public amenities that support “urban” living options attractive to a growing market segment
- Contribute to the City’s Regional Housing Needs Allocation and affordability goal



## ESTABLISH A ~~MIXED-USE~~ TOWN CENTER

Provide for a vibrant ~~mixed-use~~ Town Center within Campus Oaks as a destination for residents, employees and visitors:

- Create a commercial setting along the northern community entry (HP Way) enhancing sense of arrival and identity
- Overlap interfaces and access between retail ~~and~~, office ~~and high density residential~~ uses
- Provide for convenience retail, grocery, restaurant and service uses to meet residents’ and employees’ daily needs
- Position the Town Center along Blue Oaks Boulevard expanding its ability to attract activity, users and sales tax revenue



## OFFER MEANINGFUL PUBLIC SPACES

Include an enhanced network of public spaces to inspire community activity, interaction, and identity:

- Provide interconnected parks, paseos and open space areas to support recreational activities and social gathering
- Encourage resident and employee interactions through a variety of facilities that support performance arts, farmers markets, arts and craft shows and other activities
- Enhance access to and through the open space preserve to promote passive recreation, and environmental stewardship and education

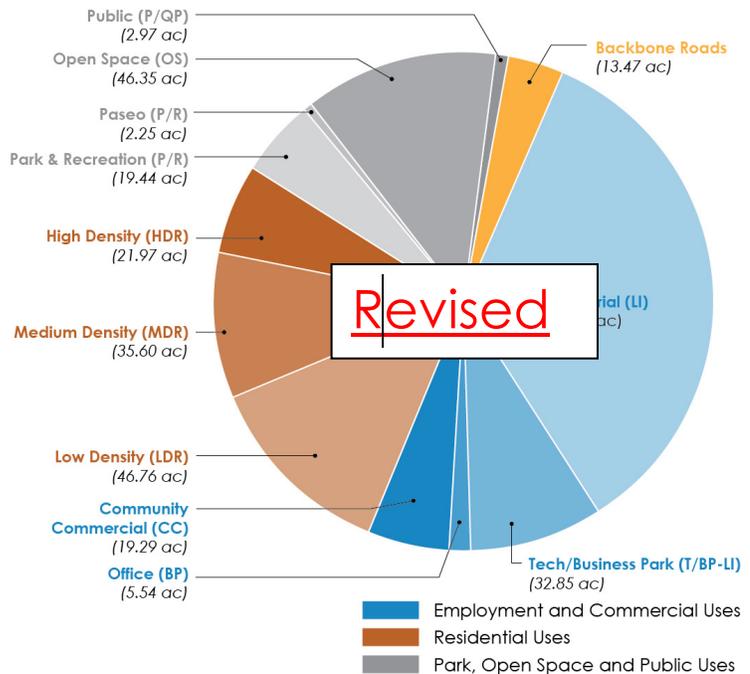


# 03 Project Components

The HPCO Master Plan provides for the coordinated development of the Hewlett-Packard Campus and Campus Oaks as an integrated community. The intent is to ensure that development, public improvements and other activities successfully realize the project’s Planning Principles. The following summarizes Project Area land use, mobility, utilities and public services components that form the overall framework for development. Land use designations, zoning districts, design guidelines and other provisions specific to the Hewlett-Packard Campus and Campus Oaks are included in Section 04, Hewlett-Packard Campus Development Plan, and Section 05, Campus Oaks Development Plan, respectively.

## 3.1 Land Use

The HPCO Master Plan provides for a broad mix of employment, commercial, residential and public uses. Approximately 50~~1~~ percent of Project Area acreage is designated for employment and commercial land uses, 28~~6~~ percent for residential land uses, and 22~~3~~ percent for parks, open space and public land uses. At buildout, the Project Area will support 1.73 million square feet of non-residential development generating approximately 2,500 to 4,100 jobs<sup>1</sup> depending upon the ultimate composition and operations of employment uses. The Project Area also supports 948 dwelling units providing for approximately 2,474 residents<sup>2</sup>.



<sup>1</sup> Based upon 433-750 s.f. per employee for LI & T/BP, 302-333 s.f. per employee for BP, and 400-450 s.f. per employee for CC (Economic Planning Systems and Institute of Transportation Engineers 2015).

<sup>2</sup> Based upon 2.61 persons per household (City of Roseville 2015).



HPCO Master Plan land uses are illustrated on Figure 3-1 and summarized in Table 3-1. Parcel Specific land use and zoning allocations are included on Table 3-2.

### 3.1.1 SPECIFIC LAND USES

**Employment and Commercial.** The HPCO Master Plan integrates Light Industrial (LI), Tech/Business Park (T/BP -LI), Business Professional (BP) and Community Commercial (CC) land uses. A range of employment, business, office, retail, restaurant, service, entertainment, and related uses are permitted. In addition, the Master Plan supports an integrated mix of retail ~~and~~, office, ~~and high density residential~~ uses within the Campus Oaks Town Center.

**Residential.** The HPCO Master Plan incorporates Low Density Residential (LDR), Medium Density Residential (MDR) and High Density Residential (HDR) land uses within Campus Oaks. This mix of densities provides for a wide array of housing types ranging from both standard and small lot single family residential, cluster housing, attached and detached townhomes, row housing and apartments.

**Park, Open Space and Public.** The HPCO Master Plan includes Park & Recreation (P/R), Open Space (OS) and Public (P/QP) land uses. A variety of uses are provided including parks, recreational facilities, paseos, trails, open space, a fire station, a groundwater well and an electric substation.

### 3.1.2 ZONING

Land uses are implemented through the zoning district applied to each parcel. This includes the application of the Development Standard (DS) and Special Area (SA) overlay districts to customize allowed uses and development standards to address the Project Area's unique opportunities and objectives. Section 04, Hewlett-Packard Campus Development Plan, and Section 05, Campus Oaks Development Plan, define parcel specific land use and zoning regulations.

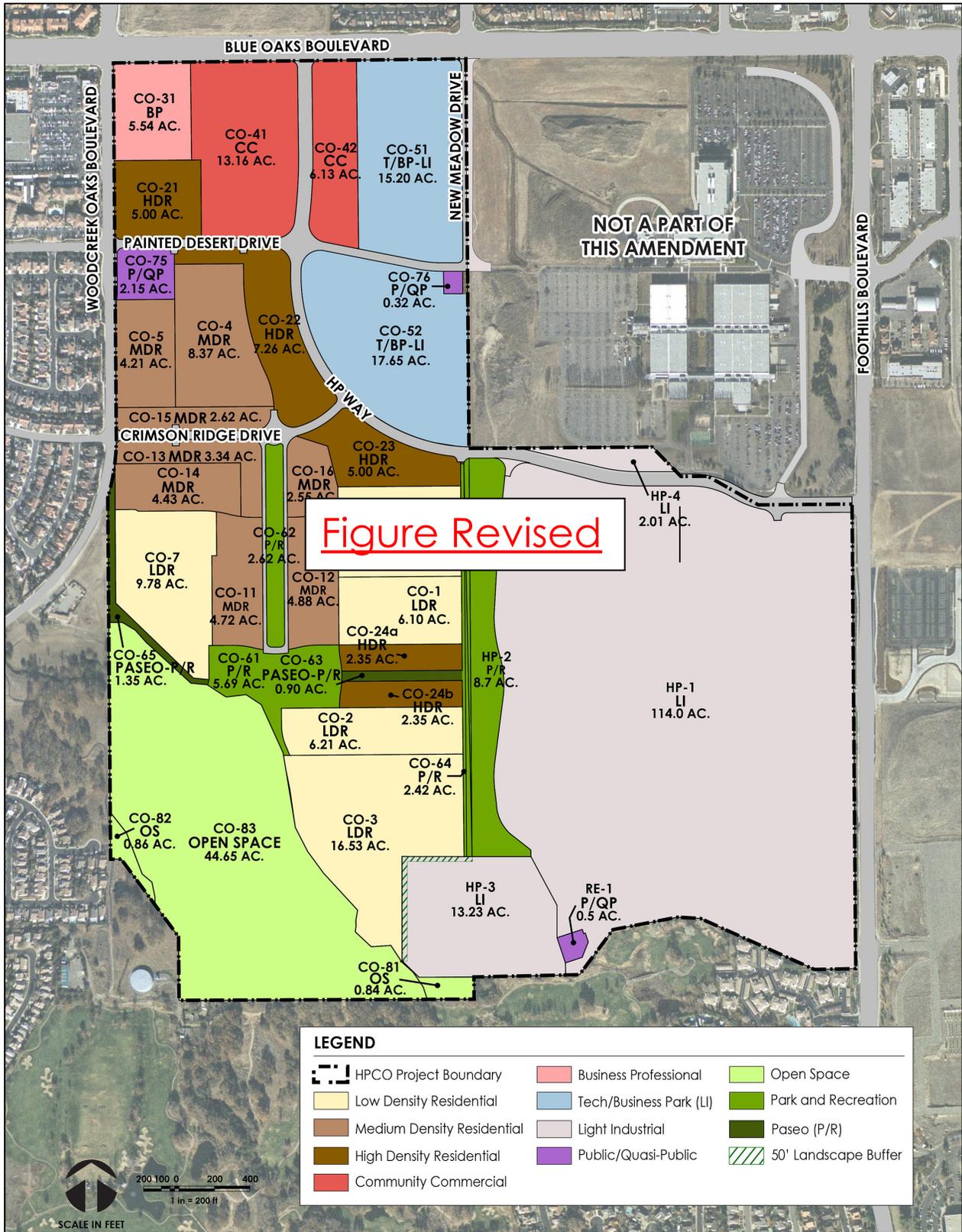


FIGURE 3-1: HPCO Project Area Land Use Diagram

TABLE 3-1: HPCO Project Area Land Use Summary

Land Use	Gross Acres	Building Square Feet (sf)					Dwelling Units (du)		
		Existing	Future	Total Capacity	FAR Range	Avg. FAR	Units	du/ac Range	Avg. du/ac
<b>EMPLOYMENT AND COMMERCIAL USES</b>									
Light Industrial (LI)	129.24 ac	593,820 sf	606,180 sf	1,200,000 sf	20-50%	21%			
Tech/Business Park (T/BP-LI)	32.85 ac		300,000 sf	300,000 sf	20-40%	21%			
Business Professional (BP)	<del>510.54</del> ac		60,000 sf	60,000 sf	<del>10-40%</del>	<del>2513%</del>			
Community Commercial (CC)	19.29 ac		170,000 sf	170,000 sf	20-40%	20%			
<b>Sub-Total</b>	<del>18916.92</del> ac	<b>593,820 sf</b>	<b>1,136,180 sf</b>	<b>1,730,000 sf</b>		<b>21%</b>			
<b>RESIDENTIAL USES</b>									
Low Density (LDR)	<del>446.726</del> ac						24230 du	0.5-6.9	5.2
Medium Density (MDR)	<del>353.601</del> ac						<del>32610</del> du	7.0-12.9	<del>8.7.9</del>
High Density (HDR)	<del>224.9706</del> ac						<del>396457</del> du	13.0+	<del>48.0207</del>
<b>Sub-Total</b>	<del>10499.33</del> ac						<b>948 du</b>		<b>9.15</b>
<b>PARK, OPEN SPACE AND PUBLIC USES</b>									
Park & Recreation (P/R)	19.44 ac								
Paseo (P/R)	2.25 ac								
Open Space (OS)	46.35 ac								
Public (P/QP)	2.97 ac								
<b>Sub-Total</b>	<b>71.01 ac</b>								
Backbone Roads	13.47 ac								
<b>TOTAL</b>	<b>375.73 ac</b>	<b>593,820 sf</b>	<b>1,136,180 sf</b>	<b>1,730,000 sf</b>		<b>21%</b>	<b>948 du</b>		<b>9.15</b>

NOTE: Existing development consists of Buildings R3 (126,220 sf), R4 (131,190 sf), R5 (158,760 sf), and R6 (177,650 sf). See Section 04, Hewlett-Packard Development Plan, for additional detail.

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

Parcel	Zoning	Gross Acres	Dwelling Units (du)		Square Feet (sf)	
			Allocated Units	Density (du/ac)	Allocated Square Feet	FAR
<b>EMPLOYMENT AND COMMERCIAL USES</b>						
<b>Light Industrial ( LI)</b>						
HP-1	LI/SA	114.00 ac			1,157,820 sf	23%
HP-3	LI/SA	13.23 ac			42,180 sf	7%
HP-4	LI/SA	2.01 ac			-	-
<b>Sub-Total</b>		<b>129.24 ac</b>			<b>1,200,000 sf</b>	<b>21%</b>
<b>Tech/Business Park – Light Industrial (T/BP LI)</b>						
CO-51	MP/SA	15.20 ac			150,000 sf	23%
CO-52	MP/SA	17.65 ac			150,000 sf	20%
<b>Sub-Total</b>		<b>32.85 ac</b>			<b>300,000 sf</b>	<b>21%</b>
<b>Business Professional (BP)</b>						
CO-21	BP	5.00 ac			28,000 sf	13%
CO-31	BP	5.54 ac			6032,000 sf	1325%
<b>Sub-Total</b>		<b>510.54 ac</b>			<b>60,000 sf</b>	<b>1325%</b>
<b>Community Commercial (CC)</b>						
CO-41	CC	13.16 ac			120,000 sf	21%
CO-42	CC	6.13 ac			50,000 sf	19%
<b>Sub-Total</b>		<b>19.29 ac</b>			<b>170,000 sf</b>	<b>20%</b>
<b>Sub-Total Employment &amp; Comm.</b>		<b>67.6819192 ac</b>			<b>51,730,000 sf</b>	<b>21%</b>
<b>RESIDENTIAL USES</b>						
<b>Low Density Residential (LDR)</b>						
CO-1	RS/DS	6.10 ac	36 du	5.9 du/ac		
CO-2	RS/DS	6.21 ac	36 du	5.8 du/ac		
CO-3	R1/DS	16.53 ac	64 du	3.9 du/ac		
CO-6	RS/DS	8.15.64 ac	4836 du	5.96.4 du/ac		
CO-7	RS/DS	9.78 ac	58 du	5.9 du/ac		
<b>Sub-Total</b>		<b>464.726 ac</b>	<b>24230 du</b>	<b>5.2 du/ac</b>		
<b>Medium Density Residential (MDR)</b>						
CO-4	RS/DS	8.377.06 ac	8460 du	10.08.5 du/ac		
CO-5	RS/DS	4.69 ac	46 du	9.8 du/ac		
CO-11	RS/DS	4.72 ac	34 du	7.2 du/ac		
CO-12	RS/DS	4.8879 ac	34 du	7.01 du/ac		
CO-13	RS/DS	3.34 ac	24 du	7.2 du/ac		
CO-14	RS/DS	4.43 ac	5034 du	11.37.7 du/ac		
CO-15	RS/DS	2.62 ac	19 du	7.3 du/ac		
CO-16	RS/DS	2.551.36 ac	190 du	7.54 du/ac		
<b>Sub-Total</b>		<b>35.603.01 ac</b>	<b>310261 du</b>	<b>8.707.9 du/ac</b>		

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

Parcel	Zoning	Gross Acres	Dwelling Units (du)		Square Feet (sf)	
			Allocated Units	Density (du/ac)	Allocated Square Feet	FAR
<b>RESIDENTIAL USES (cont.)</b>						
<b>High Density Residential (HDR)</b>						
<del>CO-21</del>	<del>R3/DS</del>	<del>5.00 ac</del>	<del>125 du</del>	<del>25.0 du/ac</del>		
CO-22	R3/DS	78.40 ac	119210 du	16.425.0 du/ac		
CO-23	R3/DS	5.008.95 ac	72185 du	14.420.7 du/ac		
CO-24a	R3/DS	2.36 ac	4031 du	17.013.1 du/ac		
CO-24b	R3/DS	2.35 ac	4031 du	17.013.2 du/ac		
<b>Sub-Total</b>		<b>22.9706 ac</b>	<b>396457 du</b>	<b>18.020.7 du/ac</b>		
<b>Sub-Total Residential</b>		<b>104.399.33 ac</b>	<b>948 du</b>	<b>9.15 du/ac</b>		
<b>PARKS, OPEN SPACE &amp; PUBLIC USES</b>						
<b>Parks (P/R)</b>						
HP-2 <sup>1</sup>	PR	8.70 ac				
CO-61	PR	5.70 ac				
CO-62	PR	2.62 ac				
CO-64	PR	2.42 ac				
<b>Sub-Total</b>		<b>19.44 ac</b>				
<b>Paseos (P/R)</b>						
CO-63	PR (Paseo)	0.90 ac				
CO-65	PR (Paseo)	1.35 ac				
<b>Sub-Total</b>		<b>2.25 ac</b>				
<b>Open Space (OS)</b>						
CO-81	OS	0.84 ac				
CO-82	OS	0.86 ac				
CO-83	OS	44.65 ac				
<b>Sub-Total</b>		<b>46.35 ac</b>				
<b>Public (P/QP)</b>						
RE-1	P/QP	0.50 ac				
CO-75	P/QP	2.15 ac				
CO-76	P/QP	0.32 ac				
<b>Sub-Total</b>		<b>2.97 ac</b>				
<b>Sub-Total Parks, OS &amp; Public</b>		<b>671.801 ac</b>				
Backbone Roads		13.7447 ac				
<b>TOTAL</b>		<b>375.73 ac</b>	<b>948 du</b>	<b>9.15 du/ac</b>	<b>1,730,000 sf</b>	<b>21%</b>

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

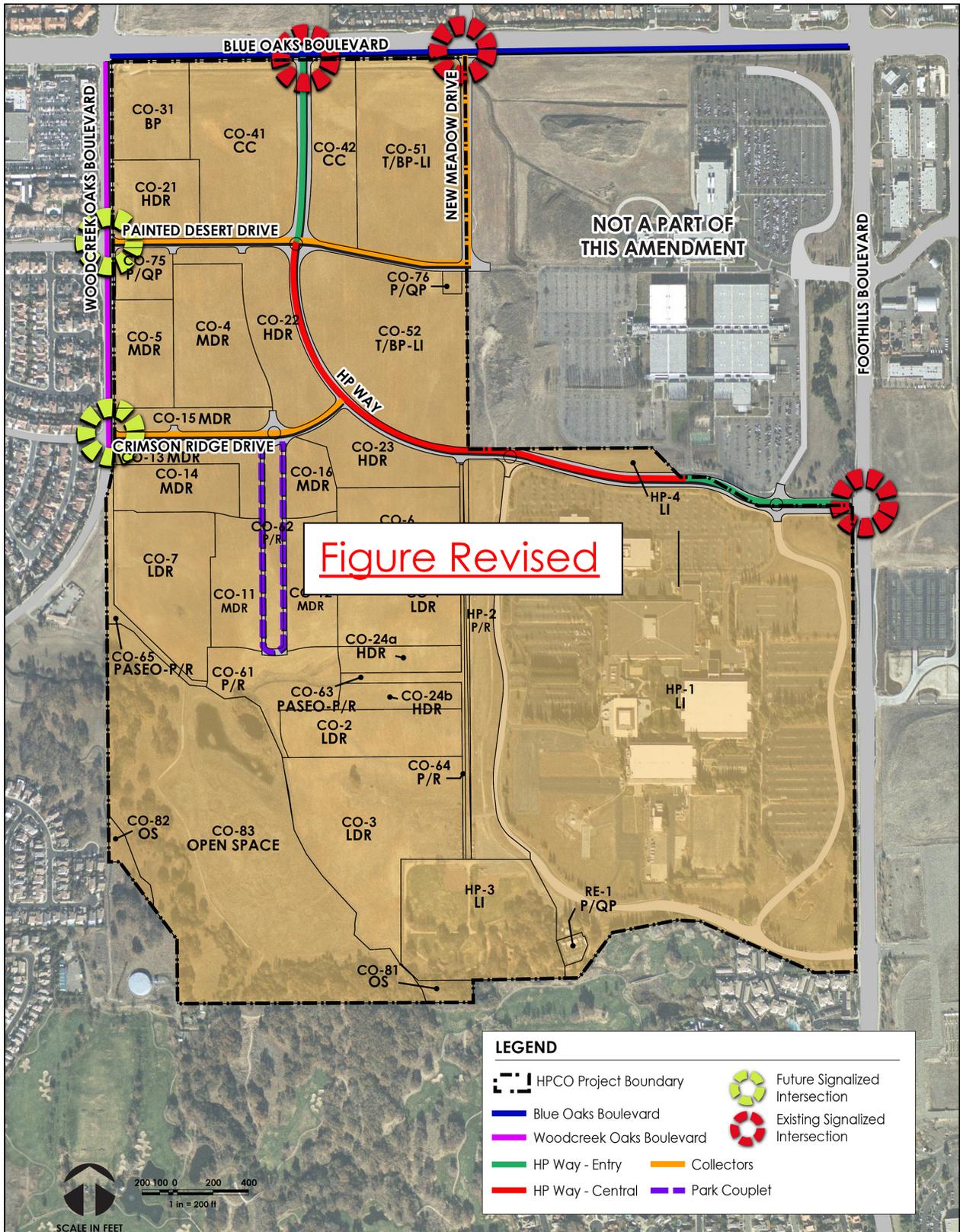


FIGURE 3-2: Backbone Roadway System

- **Walking Paths** consist of decomposed granite recreational walking and jogging trails. Walking paths may be included within some park areas.

In addition to the above, a Pedestrian/Bicycle Connection is planned through Parcels CO-4 and CO-22 linking residential neighborhoods to the Campus Oaks Town Center. The specific design of this connection will be determined as part of the City's review of development plans for these parcels (MPP Stage 2). Further direction is provided in the Campus Oaks Design Guidelines.

The backbone pedestrian and bicycle network including all Class I bikeway segments shown on Figure 3-13 will be constructed concurrent with other backbone infrastructure and adjacent development. Connections to the network will be required to be made from individual development projects. Barriers (bollards, rail fence, vertical curbs, post and cable, posts, etc.) will be used along Class I paths to separate the pathways from the open space preserve (Parcel CO-83). Such barriers shall comply with the 404 permit regarding use of the preserve area, and with City design, maintenance and public safety requirements. On the Hewlett-Packard Campus, an internal pedestrian and bicycle network exists. Connections will be made from this internal system to each individual building on the Campus and to the adjacent backbone network where feasible.

To enhance internal connectivity and the convenient use of alternative transportation modes, the project proponents may explore opportunities to establish a bike share program. Bike Share programs allow users to borrow “pool” bicycles for local trips. This may include use by residents to travel to local jobs, or use by employees during the lunch hour to easily access restaurants and services. The bikes are checked out and returned to designated docking stations. Bike share programs can be funded through available grants, memberships, public-private partnerships and other mechanisms.



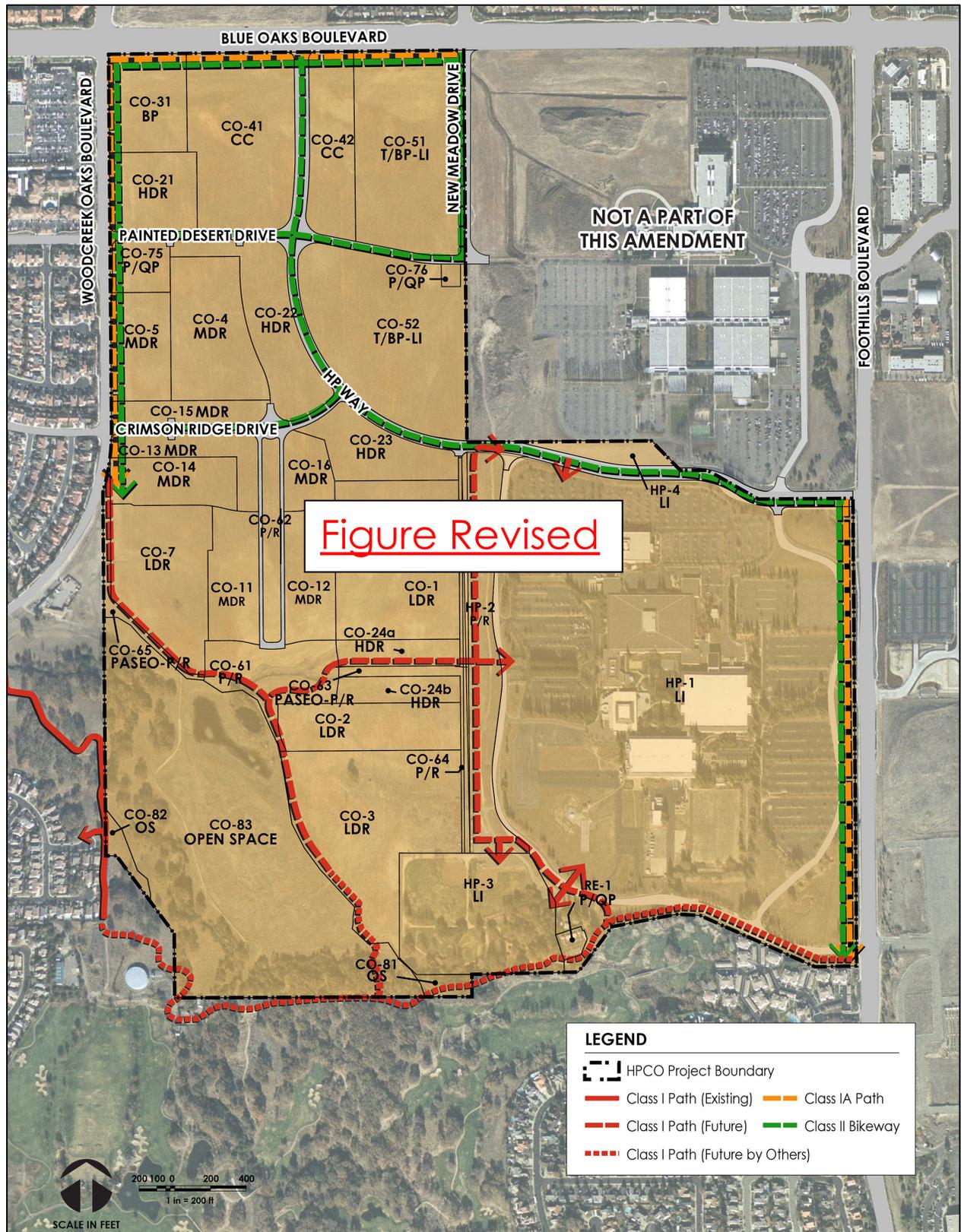


FIGURE 3-13: Pedestrian and Bicycle Network

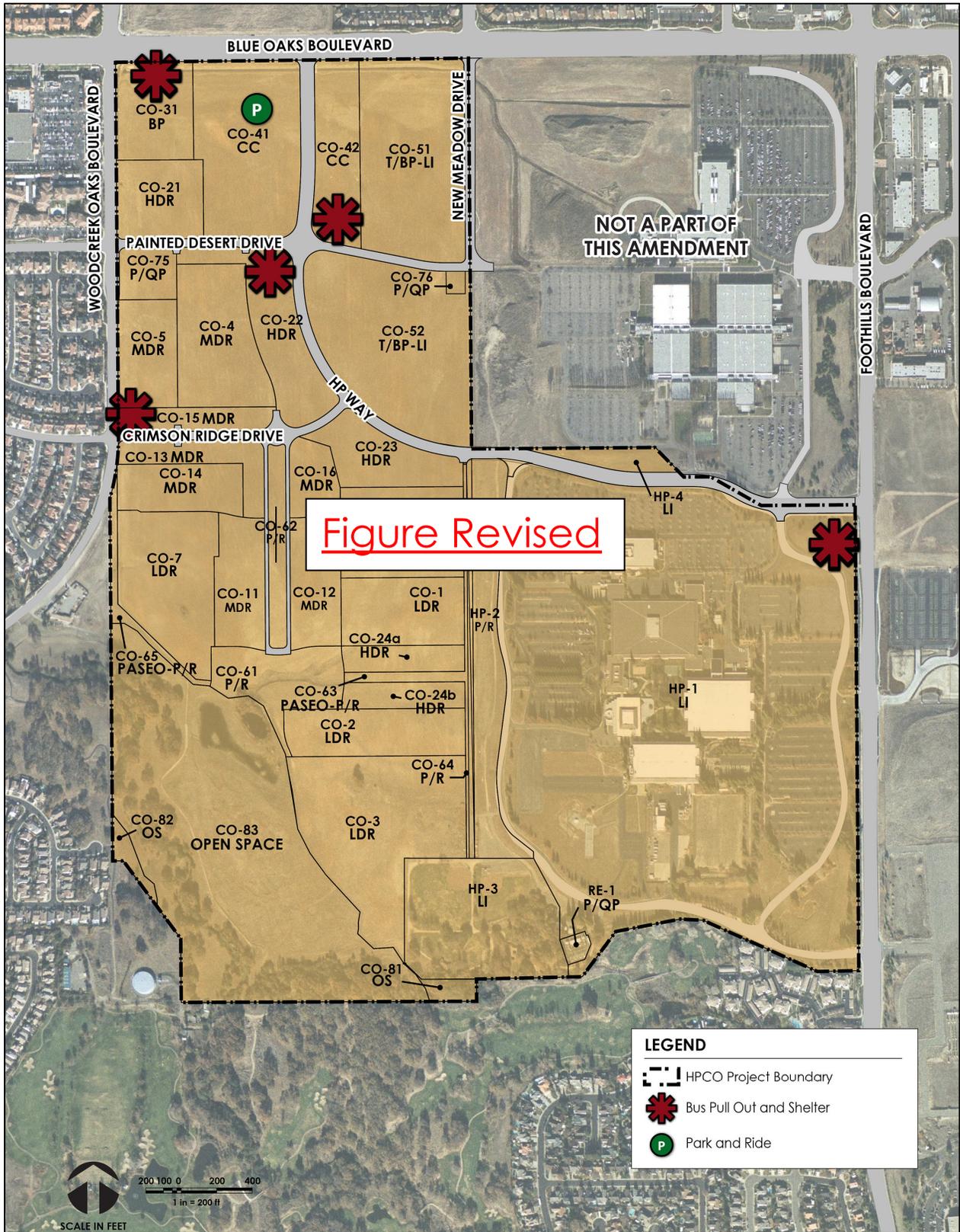


FIGURE 3-14: Transit Facilities and Park & Ride Lot

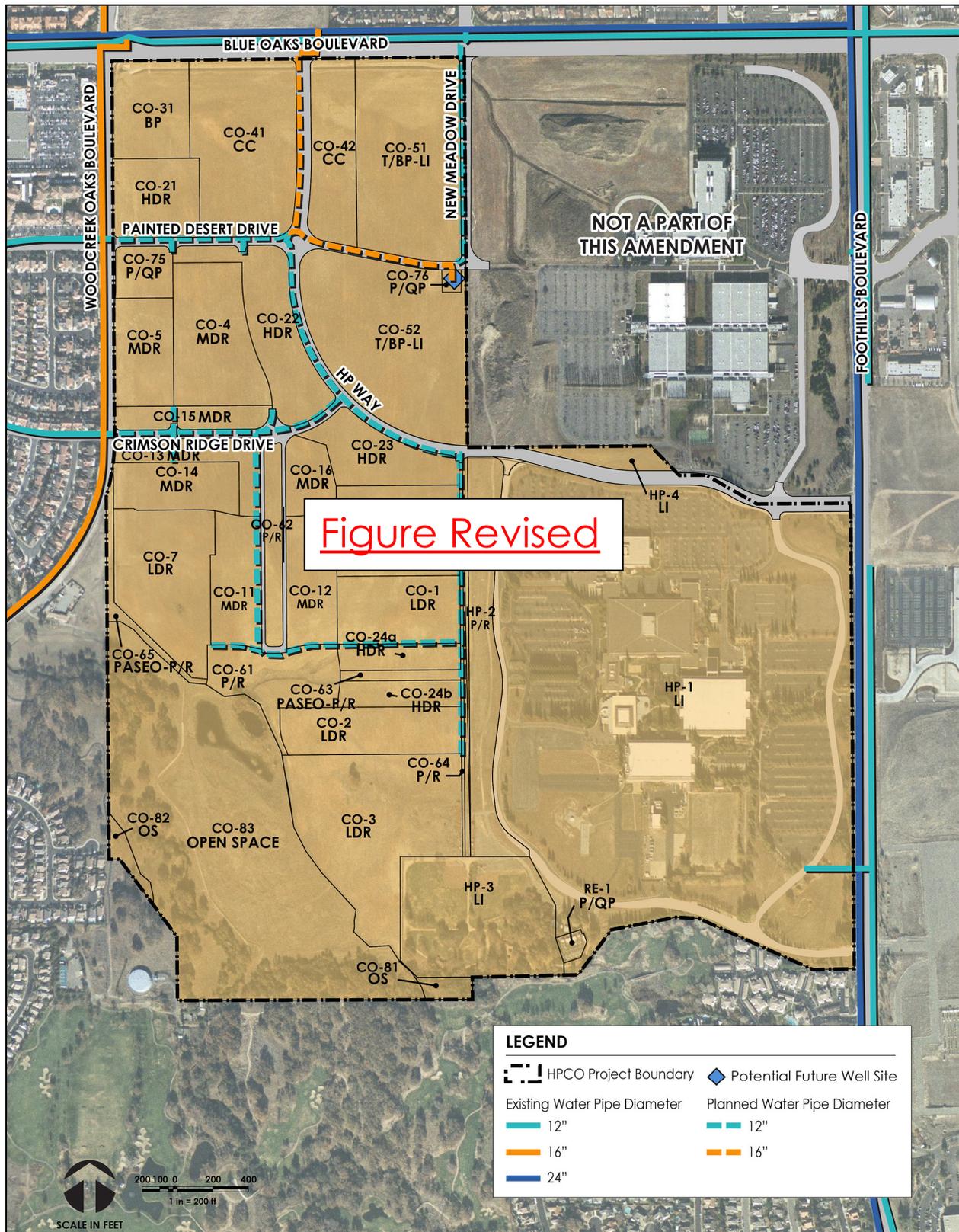


FIGURE 3-15: Backbone Potable Water Distribution System and Well Location

### ***Backbone Recycled Water Distribution System***

A recycled water storage tank and pump station is located near the southwest corner of the Project Area. The Project Area connects to existing 16-inch and 30-inch recycled water mains located in Woodcreek Oaks Boulevard, Blue Oaks Boulevard, and Foothills Boulevard. A system of 6 to 8-inch on-site backbone recycled water lines will be constructed within street rights-of-way and easements to serve the Project Area. Included will be stubs to the landscape median in Blue Oaks Boulevard. In-tract recycled water improvements will be required at a project level.

The backbone recycled water distribution system is illustrated on Figure 3-16.

### **3.3.3 WASTEWATER**

#### ***Wastewater Treatment***

Sanitary sewer service is provided to the Project Area by the City of Roseville. Wastewater flows from the Project Area will be directed to the PGWWTP. The Project Area is estimated to generate approximately 0.3 million gallons per day (mgd) average dry weather wastewater flow. The HPCO Master Plan (specifically the Campus Oaks land uses) results in an overall reduction in wastewater demand of 0.03 mgd when compared to the prior land uses and generation rates from the 1996 Master Plan. Capacity at the PGWWTP is adequate to accommodate projected flows.

#### ***Backbone Wastewater Collection System***

Wastewater flows are conveyed to the PGWWTP by a network of existing sewer pipes ranging in size from 30-inch to 78-inches within street rights-of-way or easements. Points of connection exist or are planned to sewer pipes within Blue Oaks Boulevard, Woodcreek Oaks Boulevard, and Foothills Boulevard.

Portions of the Hewlett-Packard Campus may continue to discharge to an existing 10-inch sewer line in Foothills Boulevard that flows to the north, as per the Hewlett-Packard development agreement, or to an alternate 10-inch sewer line that flow west through Campus Oaks to the existing 42-inch wastewater transmission line in Woodcreek Oaks Boulevard. Backbone sewer collection pipes within the Project Area will range in size from 10 to 12-inches. In-tract improvements are required at a project level.

The backbone wastewater collection system is illustrated on Figure 3-17.

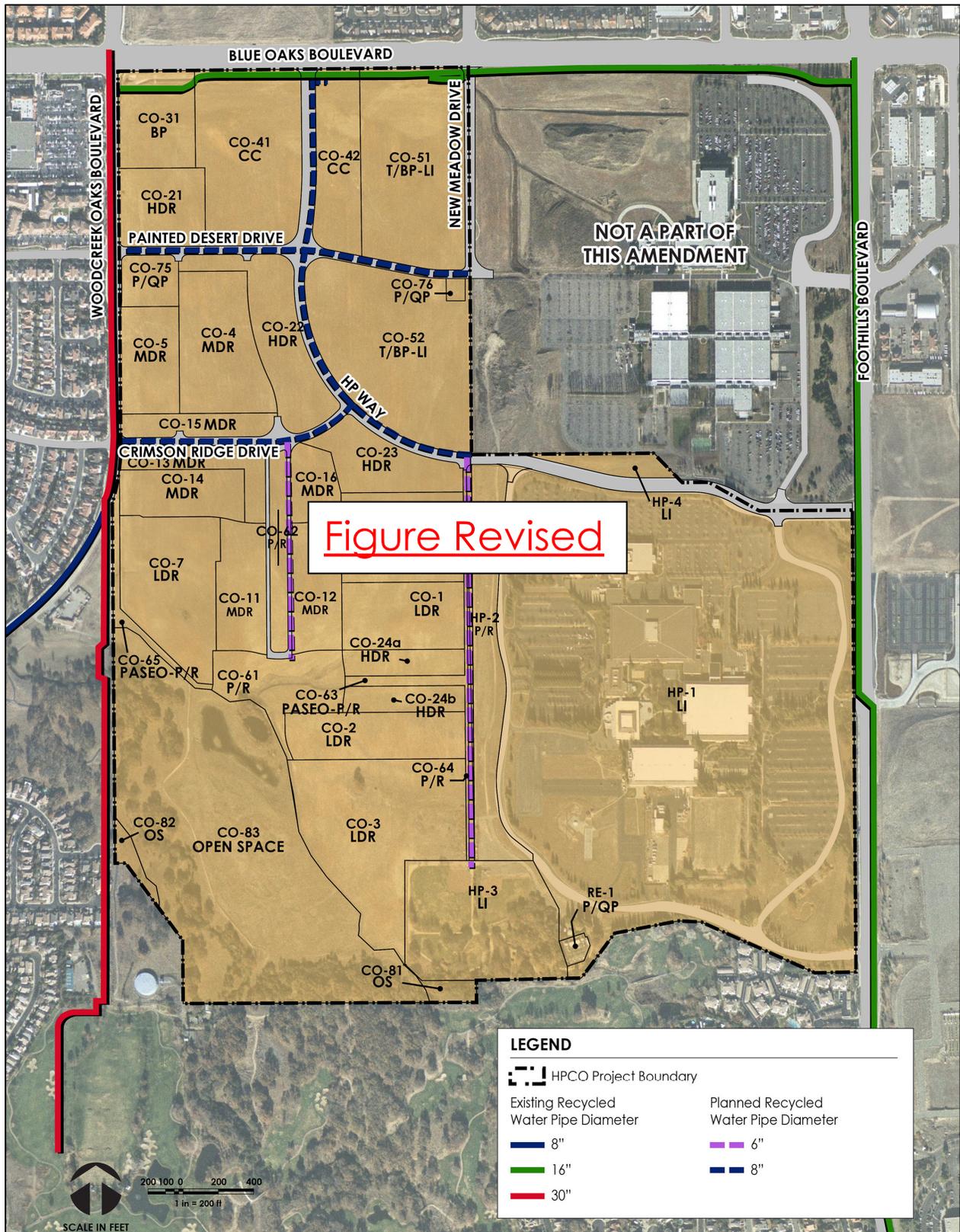


FIGURE 3-16: Backbone Recycled Water Distribution System

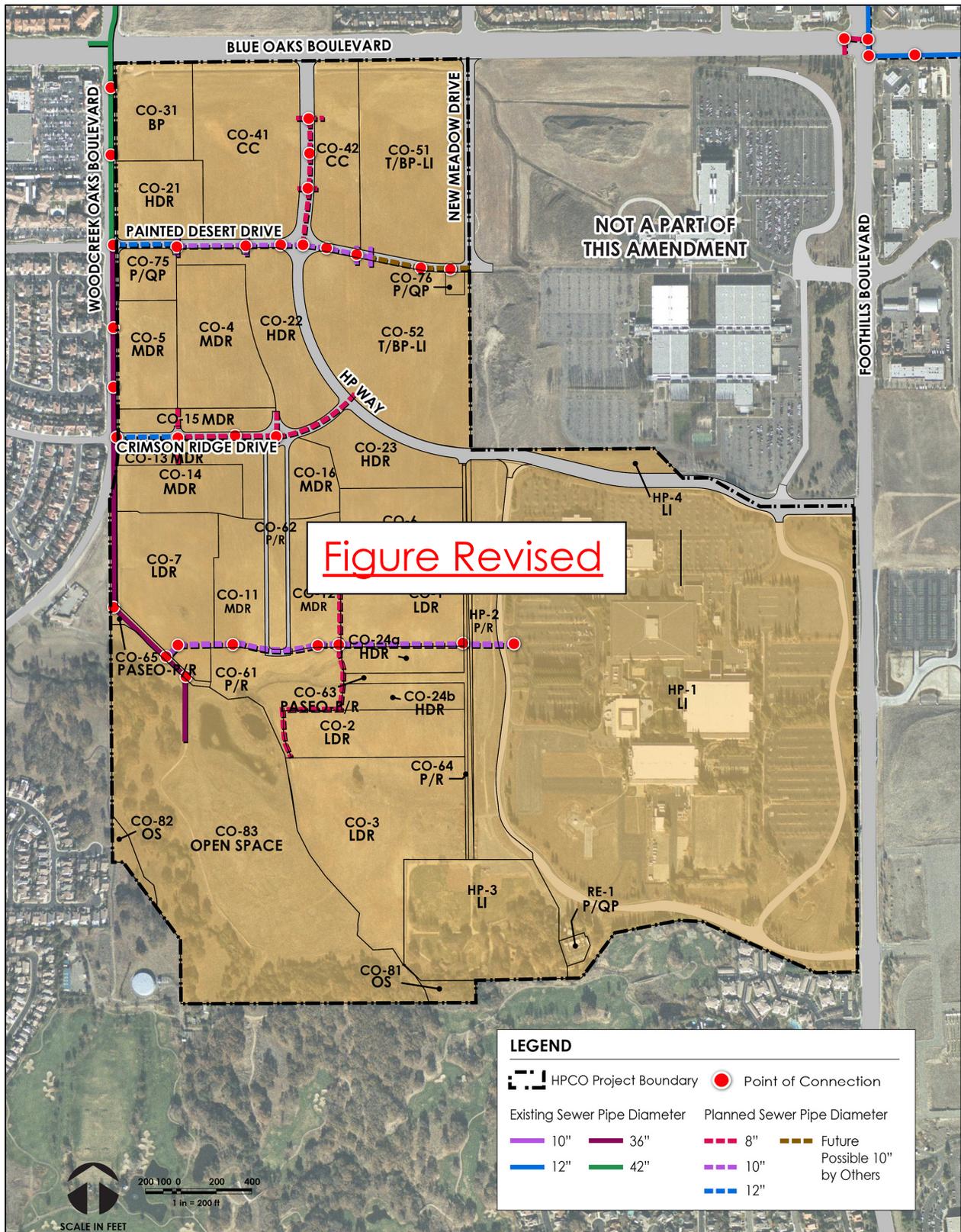


FIGURE 3-17: Backbone Wastewater Collection System

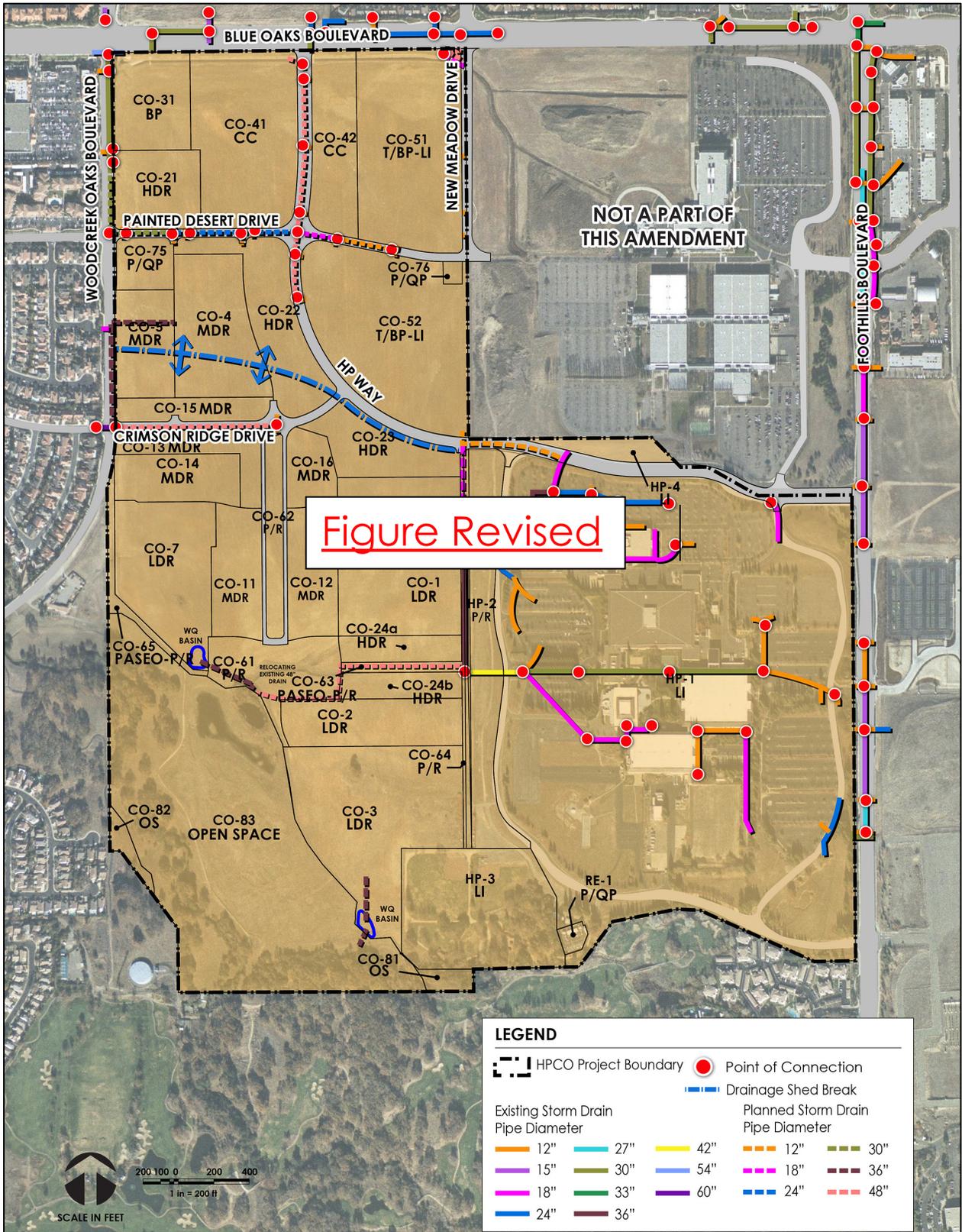


FIGURE 3-18: Backbone Drainage Improvements

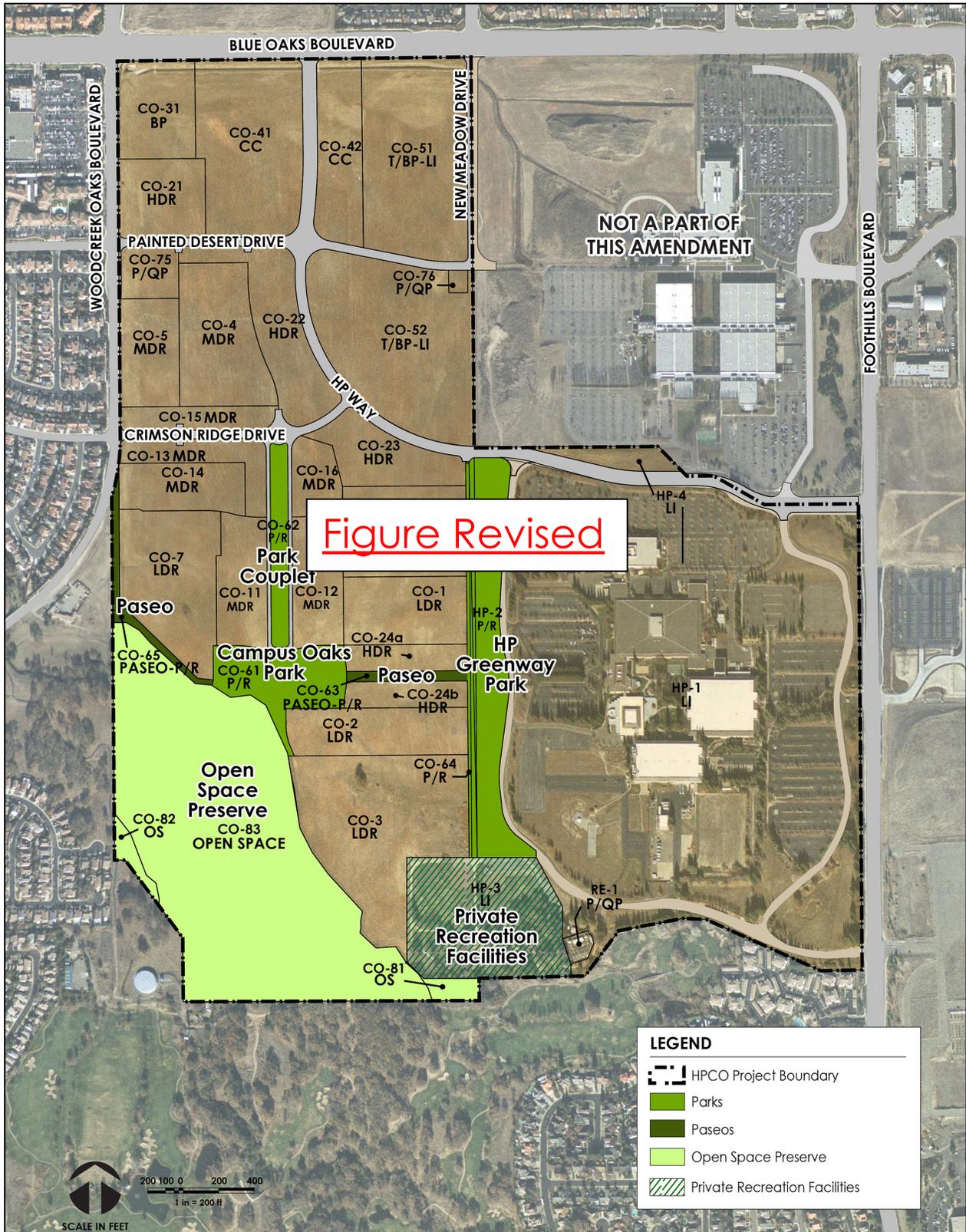
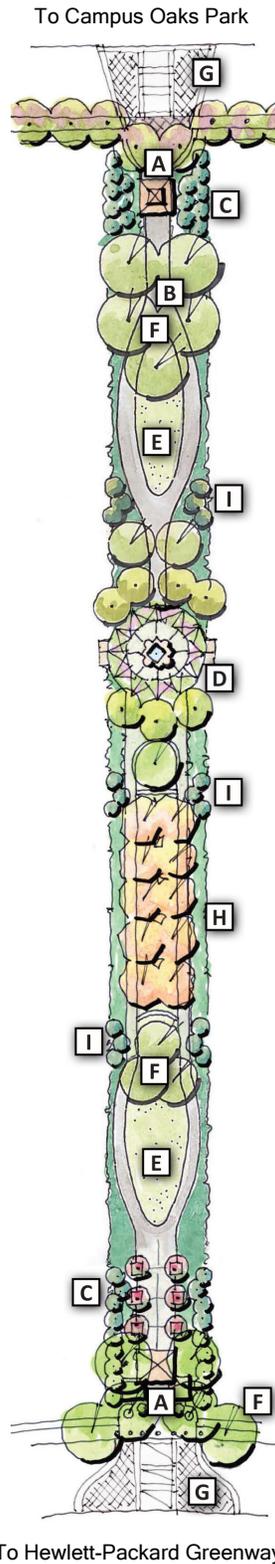


FIGURE 3-19: Parks and Open Space System



Two Paseos are included within Campus Oaks, one providing a connection adjacent to the Open Space Preserve and up to Crimson Ridge Drive, and the other creating a link between Campus Oaks Park and the Hewlett-Packard Greenway. Both Paseos include Class I multi-use paths and select passive use elements. The Paseo adjacent to the Open Space Preserve will have an informal character, integrating natural grades and incorporating native plant materials transitioning to the open space. The Paseo linking Campus Oaks Park and the Hewlett-Packard Greenway will incorporate more formal landscaping incorporating elements such as arbors and seating areas. Tree alleys will be used to enhance visual linkages between the parks, as well as to frame the physical and visual connection between Hewlett-Packard and Campus Oaks. It is intended that the paseos will be visible and accessible from adjacent development, with a minimum of 50 percent of the edge of each paseo open via single-loaded streets, open cul-de-sac heads/street terminations, or other features.

**NOTE:** Park concept plans are subject to change based on funding or other factors. Final park designs shall be approved by the City.

LEGEND	
A.	Arbor Structure Seating
B.	Small Seating Area
C.	Evergreen Tree Alley
D.	Seating Area
E.	Open Green Space
F.	Specimen Tree
G.	Enhanced Paving (In Street)
H.	Deciduous Tree Alley
I.	Vertical Evergreen Accent Trees

FIGURE 3-23: Paseo Concept Plan (Parcels CO-63 & CO-65)



### 3.4.2 LIBRARIES

The City of Roseville operates a public library system consisting of three individual facilities, providing print and online services to all City residents. The closest library to the Project Area is the Martha Riley Community Library at Mahany Park, a joint use facility that includes a community TV studio and Utility Exploration Center. The Project Area will offset its contribution to library services through payment of the City’s Public Facilities Fee.

### 3.4.3 SCHOOLS

The Project Area is within the boundaries of the Roseville City School District (grades K-8) and Roseville Joint Union High School District (grades 9-12). The number of students generated within the Project Area does not create sufficient demand for new school facilities (see Table 3-7). Students will be served at existing schools including Oakmont High School, Robert C. Cooley Middle School, and Blue Oaks Elementary School. The High School District will study potential enrollment boundary changes upon future construction of the new high school within West Roseville. Campus Oaks will enter into mutual benefit impact fee agreements to fully mitigate school impacts in accordance with its Development Agreement and Funding Agreements with the school districts.

**TABLE 3-7: Student Generation**

	Single Family <sup>4</sup>	Multi-Family Detached <sup>2</sup>	Multi-Family Attached <sup>3</sup>	Students Generated	School Capacity	Schools Required
<b>ROSEVILLE CITY SCHOOL DISTRICT</b>						
Grades K-5	0.3329	0.2200	0.1118	<del>19386</del>	600	0.3 <del>21</del>
Grades 6-8	0.1164	0.0776	0.0352	<del>663</del>	1,000	0.0 <del>76</del>
<b>ROSEVILLE JOINT UNION SCHOOL DISTRICT</b>						
Grades 9-12	0.161	0.036	0.036	<del>643</del>	1,800	0.05

1. Single Family = units at less than 8 dwelling units per net acre. ~~24230~~ Single Family units.
2. Multi-Family detached = detached units at or above 8 dwelling units per net acre. ~~349261~~ Multi-Family detached units.
3. Multi-Family attached = attached units at or above 8 dwelling units per net acre. ~~396457~~ Multi-Family attached units.

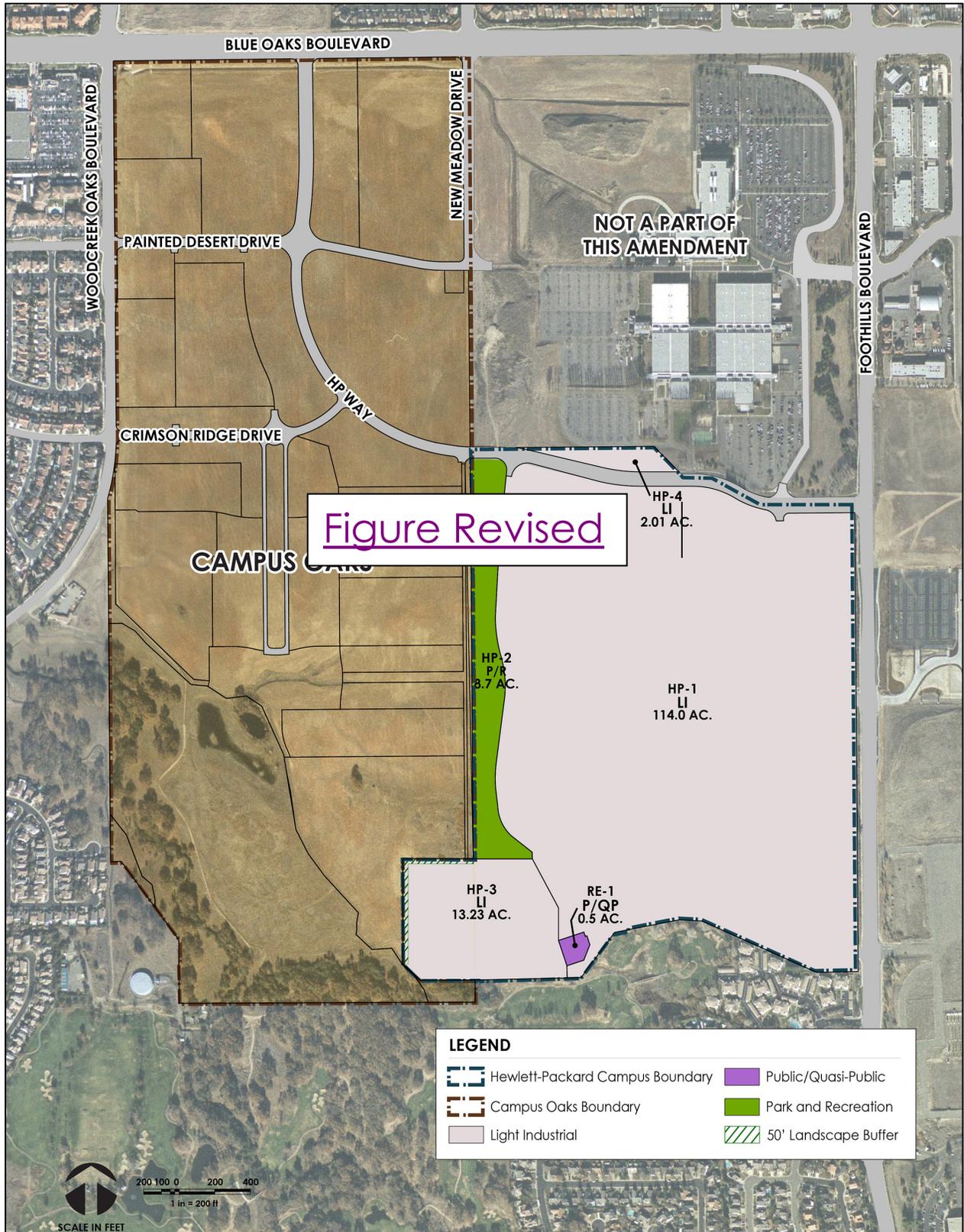


FIGURE 4-1: Hewlett-Packard Campus Land Use Diagram

TABLE 5-1: Campus Oaks Land Use Summary

Land Use	Gross Acres	Dwelling Units (du)		Square Feet (sf)	
		Allocated Units	Density (du/ac)	Allocated Square Feet	FAR
<b>EMPLOYMENT AND COMMERCIAL USES</b>					
Tech/Business Park (T/BP-LI)	32.85 ac			300,000 sf	21%
Business Professional (BP)	<del>510.54</del> ac			60,000 sf	<del>25.13</del> %
Community Commercial (CC)	19.29 ac			170,000 sf	20%
<b>Sub-Total</b>	<b><del>5762.68</del> ac</b>			<b>530,000 sf</b>	<b><del>21.18</del>%</b>
<b>RESIDENTIAL USES</b>					
Low Density Residential (LDR)	<del>464.72</del> ac	<del>24230</del> du	5.2 du/ac		
Medium Density Residential (MDR)	<del>353.60</del> ac	<del>310261</del> du	<del>8.7.9</del> du/ac		
High Density Residential (HDR)	<del>242.06</del> ac	<del>396457</del> du	<del>18.020.7</del> du/ac		
<b>Sub-Total</b>	<b><del>10499.33</del> ac</b>	<b>948 du</b>	<b>9.15 du/ac</b>		
<b>PARK, OPEN SPACE &amp; PUBLIC USES</b>					
Parks (P/R)	10.74 ac				
Paseo (P/R)	2.25 ac				
Open Space (OS) <sup>1</sup>	46.35 ac				
Public (P/QP)	2.47 ac				
<b>Sub-Total</b>	<b>61.81 ac</b>				
Backbone Roads	10.71 ac				
<b>TOTAL</b>	<b>234.53 ac</b>	<b>948 du</b>	<b>9.15 du/ac</b>	<b>530,000 sf</b>	<b>21%</b>

1. Includes City Open Space Preserve.

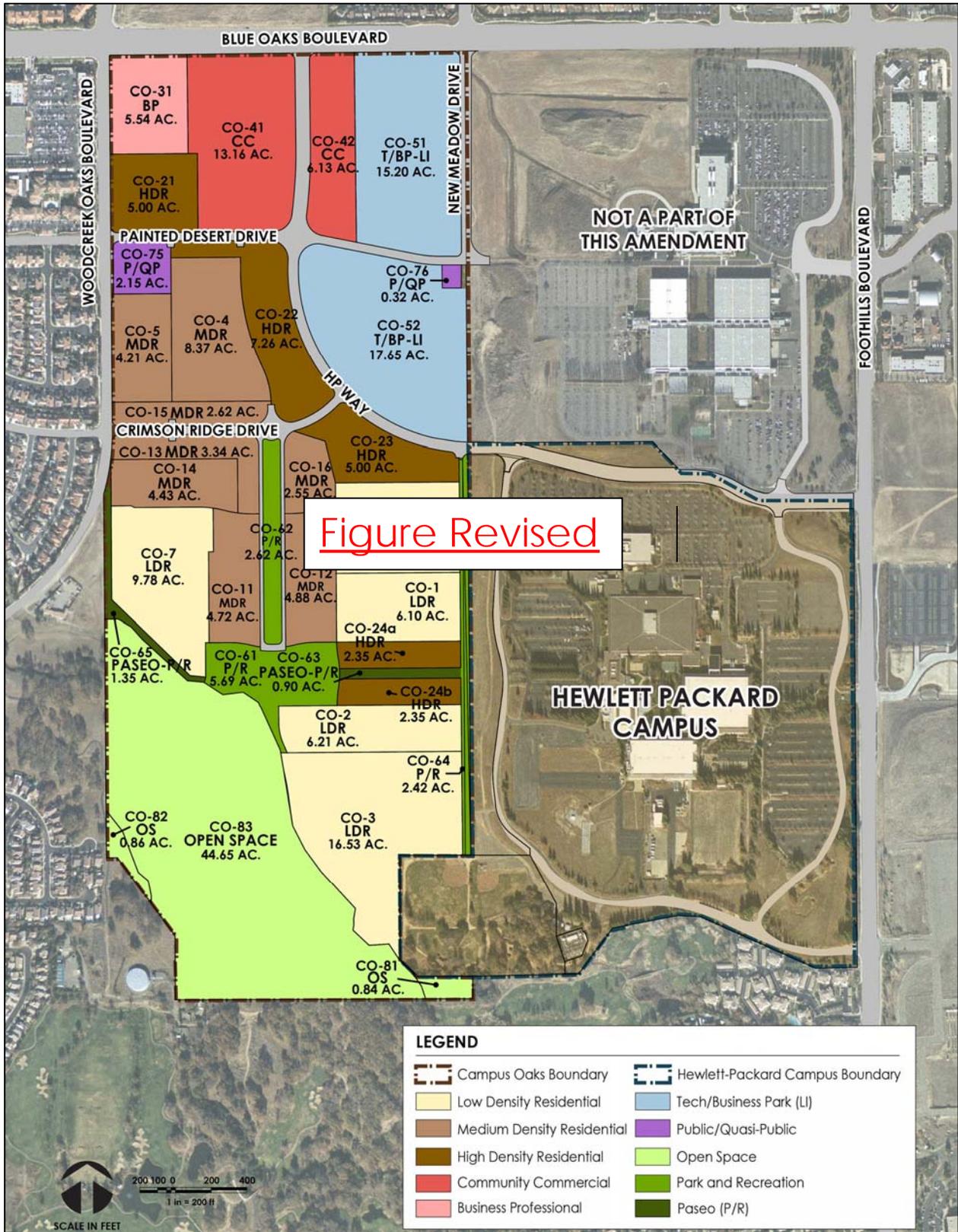


FIGURE 5-1: Campus Oaks Land Use Diagram

TABLE 5-2: Campus Oaks Land Use and Zoning by Parcel

Parcel	Zoning	Gross Acres	Dwelling Units (du)		Square Feet (sf)	
			Allocated Units	Density (du/ac)	Allocated Square Feet	FAR
<b>EMPLOYMENT AND COMMERCIAL USES</b>						
<b>Tech/Business Park – Light Industrial (T/BP LI)</b>						
CO-51	MP/SA	15.20 ac			150,000 sf	23%
CO-52	MP/SA	17.65 ac			150,000 sf	20%
<b>Sub-Total</b>		<b>32.85 ac</b>			<b>300,000 sf</b>	<b>21%</b>
<b>Business Professional (BP)</b>						
<u>CO-21</u>	<u>BP</u>	<u>5.00 ac</u>			<u>28,000 sf</u>	<u>13%</u>
CO-31	BP	5.54 ac			<del>6032,000 sf</del>	<del>2513%</del>
<b>Sub-Total</b>		<b>510.54 ac</b>			<b>60,000 sf</b>	<b>2513%</b>
<b>Community Commercial (CC)</b>						
CO-41	CC	13.16 ac			120,000 sf	21%
CO-42	CC	6.13 ac			50,000 sf	19%
<b>Sub-Total</b>		<b>19.29 ac</b>			<b>170,000 sf</b>	<b>20%</b>
<b>Sub-Total Employment &amp; Comm.</b>		<b>5762.68 ac</b>			<b>530,000 sf</b>	<b>2119%</b>
<b>RESIDENTIAL USES</b>						
<b>Low Density Residential (LDR)</b>						
CO-1	RS/DS	6.10 ac	36 du	5.9 du/ac		
CO-2	RS/DS	6.21 ac	36 du	5.8 du/ac		
CO-3	R1/DS	16.53 ac	64 du	3.9 du/ac		
CO-6	RS/DS	<del>8.45.64 ac</del>	<del>4836 du</del>	<del>5.96.4 du/ac</del>		
CO-7	RS/DS	9.78 ac	58 du	5.9 du/ac		
<b>Sub-Total</b>		<b>464.726 ac</b>	<b>24230 du</b>	<b>5.2 du/ac</b>		
<b>Medium Density Residential (MDR)</b>						
CO-4	RS/DS	<del>8.377.06 ac</del>	<del>8460 du</del>	<del>10.08.5 du/ac</del>		
CO-5	RS/DS	4.69 ac	46 du	9.8 du/ac		
CO-11	RS/DS	4.72 ac	34 du	7.2 du/ac		
CO-12	RS/DS	<del>4.8879 ac</del>	34 du	<del>7.01 du/ac</del>		
CO-13	RS/DS	3.34 ac	24 du	7.2 du/ac		
CO-14	RS/DS	<del>4.43 ac</del>	<del>5034 du</del>	<del>11.37.7 du/ac</del>		
CO-15	RS/DS	2.62 ac	19 du	7.3 du/ac		
CO-16	RS/DS	<del>2.551.36 ac</del>	<del>190 du</del>	<del>7.54 du/ac</del>		
<b>Sub-Total</b>		<b>352.6081 ac</b>	<b>310261 du</b>	<b>8.70 du/ac</b>		

Parcel	Zoning	Gross Acres	Dwelling Units (du)		Square Feet (sf)	
			Allocated Units	Density (du/ac)	Allocated Square Feet	FAR
<b>RESIDENTIAL USES (cont.)</b>						
<b>High Density Residential (HDR)</b>						
<del>CO-21</del>	<del>R3/DS</del>	<del>5.00 ac</del>	<del>125 du</del>	<del>25.0 du/ac</del>		
CO-22	R3/DS	7.268.40 ac	119210 du	16.425.0 du/ac		
CO-23	R3/DS	5.008.95 ac	72185 du	14.420.7 du/ac		
CO-24a	R3/DS	2.36 ac	4031 du	17.013.1 du/ac		
CO-24b	R3/DS	2.35 ac	4031 du	17.013.2 du/ac		
<b>Sub-Total</b>		<b>221.0697 ac</b>	<b>396457 du</b>	<b>18.020.7 du/ac</b>		
<b>Sub-Total Residential</b>		<b>104.398.33 ac</b>	<b>948 du</b>	<b>9.15 du/ac</b>		
<b>PARKS, OPEN SPACE &amp; PUBLIC USES</b>						
<b>Parks (P/R)<sup>1</sup></b>						
CO-61	PR	5.70 ac				
CO-62	PR	2.62 ac				
CO-64	PR	2.42 ac				
<b>Sub-Total</b>		<b>10.74 ac</b>				
<b>Paseos (P/R)</b>						
CO-63	PR (Paseo)	0.90 ac				
CO-65	PR (Paseo)	1.35 ac				
<b>Sub-Total</b>		<b>2.25 ac</b>				
<b>Open Space (OS)</b>						
CO-81	OS	0.84 ac				
CO-82	OS	0.86 ac				
CO-83	OS	44.65 ac				
<b>Sub-Total</b>		<b>46.35 ac</b>				
<b>Public (P/QP)</b>						
CO-75	P/QP	2.15 ac				
CO-76	P/QP	0.32 ac				
<b>Sub-Total</b>		<b>2.47 ac</b>				
<b>Sub-Total Parks, OS &amp; Public</b>		<b>61.81 ac</b>				
Backbone Roads		10.71 ac				
<b>TOTAL</b>		<b>234.53</b>	<b>948 du</b>	<b>9.1 du/ac</b>	<b>530,000 sf</b>	<b>21%</b>

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

COMMUNITY COMMERCIAL (CC)
<b>Floor Area Ratio Range</b>
20% to 40% gross floor area to gross site area
<b>Land Use Description</b>
The Community Commercial (CC) land use designation provides a broad range of retail goods and services to meet resident’s and employee’s daily needs. Uses may include grocery stores, restaurants, entertainment venues, retail sales, lodging and personal services. All CC uses are located within the Campus Oaks Town Center. Oriented along both sides of HP Way at Blue Oaks Boulevard, the CC uses help to create an entry into the Project Area.
<b>Applied Zoning District</b>
CC – Community Commercial.
<b>Permitted Use Types</b>
As specified in the City of Roseville Zoning Ordinance.
<b>Development Standards</b>
As specified in the City of Roseville Zoning Ordinance.
<b>Design Guidelines</b>
As specified in the Community Design Guidelines and the Campus Oaks Design Guidelines (Section 5.4).

BUSINES PROFESSIONAL (BP)
<b>Floor Area Ratio Range</b>
<del>21</del> 0% to 40% gross floor area to gross site area
<b>Land Use Description</b>
The Business Professional (BP) land use designation provides for new employment and service opportunities. BP uses are sited at the southeast corner of Woodcreek Oaks and Blue Oaks Boulevards to maximize visibility and access. Uses may include professional offices, medical services, and business support services. All BP uses are located within the Campus Oaks Town Center.
<b>Applied Zoning District</b>
BP – Business Professional.
<b>Permitted Use Types</b>
As specified in the City of Roseville Zoning Ordinance.
<b>Development Standards</b>
As specified in the City of Roseville Zoning Ordinance.
<b>Design Guidelines</b>
As specified in the Community Design Guidelines and the Campus Oaks Design Guidelines (Section 5.4).



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

## 5.4 Design Guidelines

The Campus Oaks Design Guidelines supplement the City's Community Design Guidelines to provide a clear and common understanding of the distinct expectations for the built physical form and character of Campus Oaks. The focus is to ensure that the HPCO Planning Principles (Section 2) are meaningfully carried out and enhanced through the design, review and approval of individual development projects.

The Campus Oaks Design Guidelines will be prepared separately as a companion document to this Master Plan. The Guidelines are required to be approved by the City prior to or concurrent with the processing of the first project level planning entitlements for Campus Oaks (e.g. small lot map, Design Review for Residential Subdivision, Design Review Permit). As a companion implementation tool, the Guidelines may be adopted, and subsequently updated as appropriate, without the need to amend this Master Plan.

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

- Residential Development Standards;
- Landscaping and Streetscapes;
- Gateways and Entry Features;
- Walls and Fences;
- Edge Treatments;
- Lighting;
- Neighborhood/Subdivision Design;
- Town Center Design;
- Employment Center Design;
- Site Planning and Circulation;
- Architecture, Orientation and Massing;
- Screening;
- Public Spaces;
- Pedestrian and Bicycle Amenities, including cross-sections of the trail adjacent to Parcel CO-7 and Parcel CO-83 and direction for the Pedestrian/Bicycle Connection across Parcels CO-4 and CO-22;
- Sustainable/Green Design Features; and
- Grading and LID, storm water treatment, and Hydro modification features.

## 5.5 Affordable Housing

The City of Roseville General Plan Housing Element establishes a citywide goal to provide decent, safe, adequate and affordable housing in sufficient quantities for all economic segments of the community. In an attempt to maximize efforts to meet affordable housing needs and to provide a mechanism whereby the City, property owners, and business community can actively work together in developing new affordable housing, the City's Housing Element specifies an Affordable Housing Goal of ten percent (10%) of all new housing units in the City be affordable to middle-, low- and very-low income households.

Housing affordability is based on household income categories defined by the U.S. Department of Housing and Urban Development (HUD). These five income categories are used for comparative purposes and are based on a percentage of the county median income, adjusted for household size. Based on sales and rental prices, and the definition of affordability, the City's Housing Element identifies housing assistance needs for each income group.

The City recognizes that the various factors which determine affordability continually change, and project specific affordability standards need to be established and adjusted as development occurs. To that end, the 10% affordable housing goal for Campus Oaks will be based on the actual number of residential units mapped/approved.

DEFINITION OF HOUSEHOLD INCOME CATEGORIES
<b>Very Low</b>
Less than 50% of Median
<b>Low</b>
50% to 80% of Median
<b>Middle Income</b>
80% to 100% of Median
<b>Moderate Income</b>
100% to 120% of Median
<b>Above Moderate Income</b>
120%+ of Median

### 5.5.1 AFFORDABLE HOUSING PROGRAM

Consistent with the General Plan affordable housing goal, over 10% of the units in Campus Oaks have been designated for affordable housing, middle-, low- and very low income households. This includes a mix of purchase housing affordable to middle-income households, and rental housing affordable to low- and-very low-income households pursuant to the provisions of the Campus Oaks Development Agreement. In accordance with The City's General Plan policy specifies that, twenty percent (20%) of the affordable housing goal will be available to middle-income households, forty percent (40%) to low-income households and forty percent (40%) to very low-income households. Campus Oaks' affordable housing goal is summarized in Table 5-4.

Variations in affordable housing ratios may be approved through a Development Agreement where the following criteria are met:

- a. A need has been identified for a specific affordable housing type (very low, low or middle-income) and the project meets this need;
- b. The project does not rely on or obtain City subsidies; and

c. Units proposed within this criteria would allow for individuals to stay within their units as their future income grows.

In Campus Oaks a unique opportunity has been created to provide for very low-income rental housing in excess of the General Plan goal through the use of low income housing tax credits with no City obligation to provide a subsidy. The California low income housing tax credit program requires such units to remain affordable for a period of 55 years. Variations in affordable housing ratios have been approved for Campus Oaks and the very low-income rental units will be credited towards meeting both the very-low and low-income portions of the General Plan affordable housing goal.

The affordable housing units within Campus Oaks have been allocated to specific MDR and HDR residential parcels as identified in Table 5-5, with designated parcels reflected on Figure 5-3. Affordable units have been positioned in close proximity to the Campus Oaks Town Center.

**TABLE 5-4: Campus Oaks Affordable Housing Goal**

<b>Total Campus Oaks Units</b>	<b>948 du</b>
10% Affordable Housing Goal	95 du
40% of Goal Very Low-Income <sup>1</sup>	38 du
40% of Goal Low-Income	38 du
20% of Goal Middle-Income	19 du

1. To be credited towards meeting both the very-low and low-income portions of the General Plan affordable housing goal.

**TABLE 5-5: Campus Oaks Affordable Housing Allocation by Parcel**

Parcel	Land Use	Total Units	Very Low-Income Rental	Low-Income Rental	Middle-Income Purchase
CO-5	MDR	46 du			19 du
<del>CO-21</del>	<del>HDR</del>	<del>125 du</del>	<del>38 du</del>		
CO-22	HDR	<del>119</del> 205 du	45 du	24 du	
CO-23	HDR	<del>72</del> 190 du	42 du	14 du	
<b>TOTAL</b>			<b>387 du</b>	<b>38 du</b>	<b>19 du</b>

1. Some or all of the extra very-low income rental units may be applied against the middle income affordable housing requirement subject to City approval in accordance with the Campus Oaks Development Agreement.

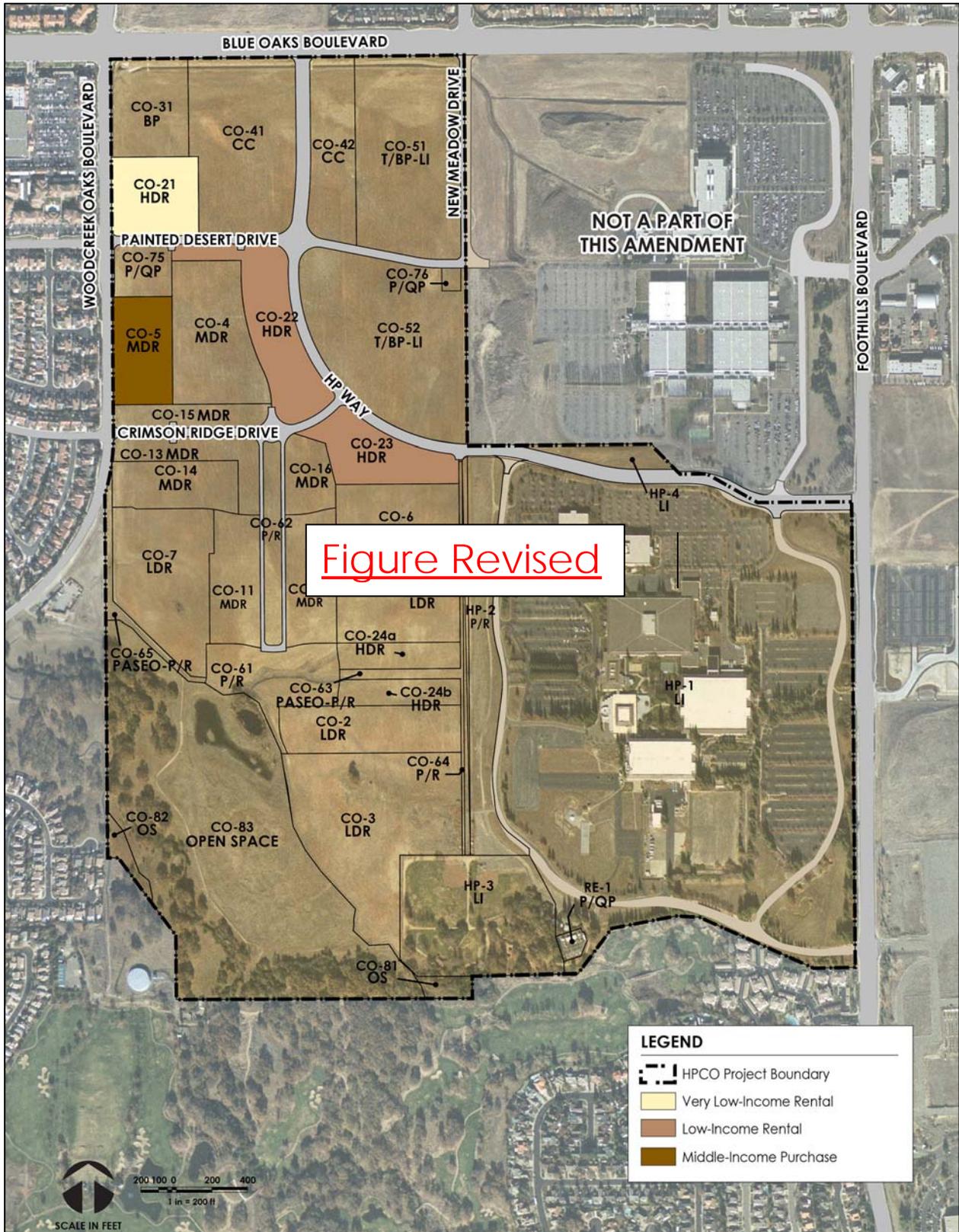


FIGURE 5-3: Affordable Housing Sites

6. HDR units designated as affordable units may be transferred administratively until such time as they are encumbered by an Affordable Housing Rental Agreement (or other form as approved by the City); and,
7. For Parcel CO-212, unit transfers may be approved administratively provided the resulting density of the parcel does not fall below 25 dwelling units per acre.

The transfer of residential units, if consistent with the above criteria, is administrative in nature, is contemplated by and within the intent of this Master Plan and the Master Plan EIR/Master Plan Addendum, and will not require an amendment to the Master Plan, zoning, the Development Agreement(s), or the City General Plan.

To request a residential unit transfer, the owner or owners of both the transfer and receiving parcels shall submit a complete Administrative Permit application to the Development Services Director which (a) identifies the affected parcels; (b) designates the number of units being transferred; (c) provides other documentation as required by the Director to determine compliance with the above unit transfer criteria; and (d) includes a revised HPCO Land Use & Zoning by Parcel (Table 3-2) and Campus Oaks Land Use and Zoning by Parcel (Table 5-2), all reflecting the adjusted unit counts and densities. Revised Tables 3-2 and 5-2 will be the official record tracking unit allocations to each large lot residential parcel.

If the Development Services Director determines the residential unit transfer is not consistent with the above criteria, the residential unit transfer may be denied or may be referred or appealed to the Planning Commission and/or City Council for action. Any determination of consistency may, at the discretion of the Development Services Director, be forwarded to the Planning Commission for review. The applicant may request density adjustments which do not comply with the above criteria. Such requests shall require an amendment to the Master Plan (see Section 6).

All unused units must be transferred prior to the City's approval of the last small lot final map or Design Review Permit for any residential large lot parcel within Campus Oaks. Any units assigned to a large lot parcel which are not used by a tentative map/Design Review Permit or are not approved for transfer, shall revert to the City unit pool and landowners shall have no subsequent claim to such units.

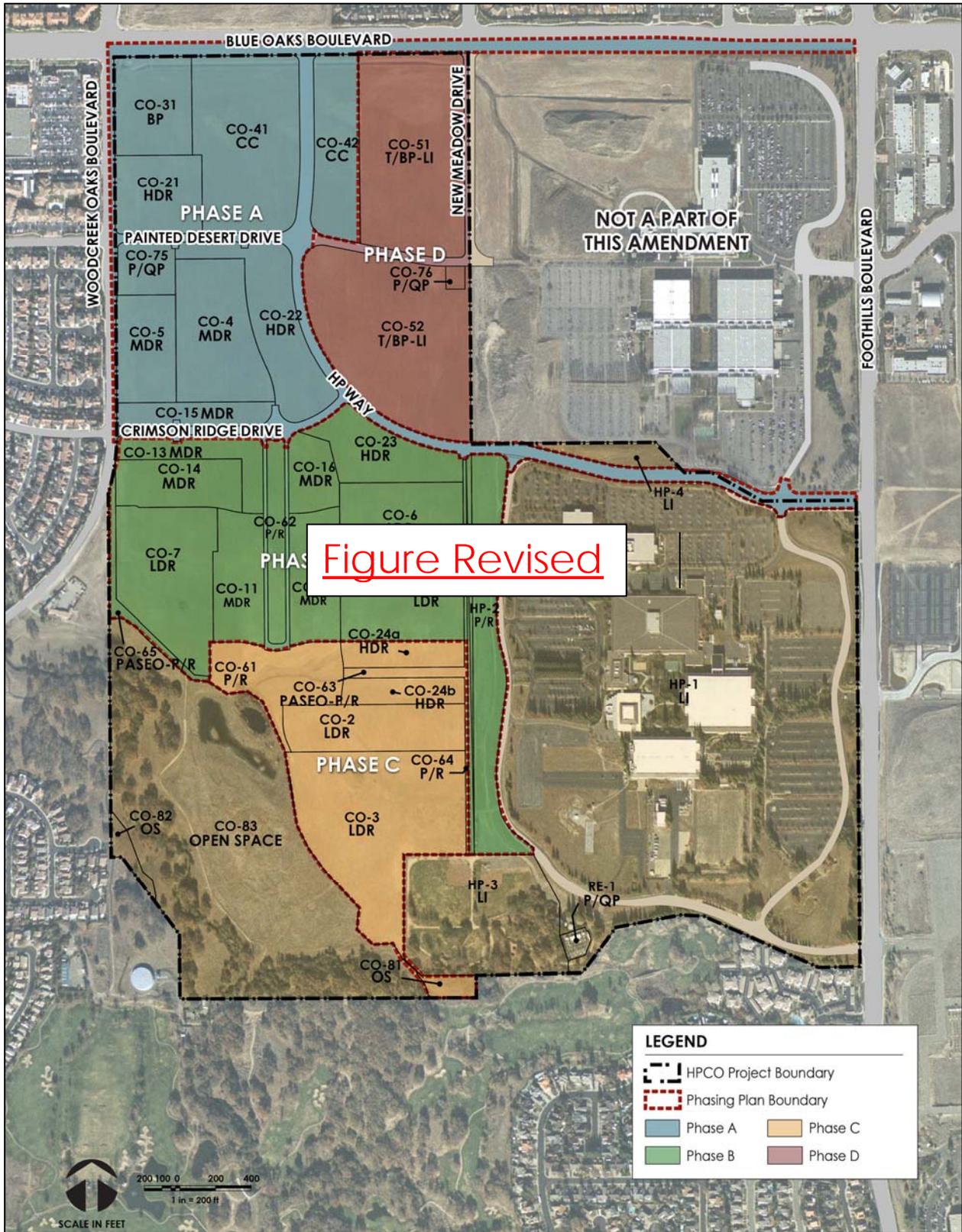


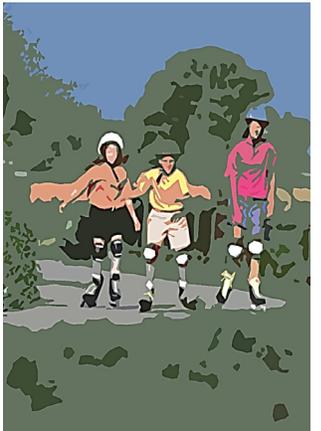
FIGURE 5-4: Potential Campus Oaks Phasing



# MASTER PLAN

An Amendment to the Hewlett-Packard Roseville Campus Master Plan

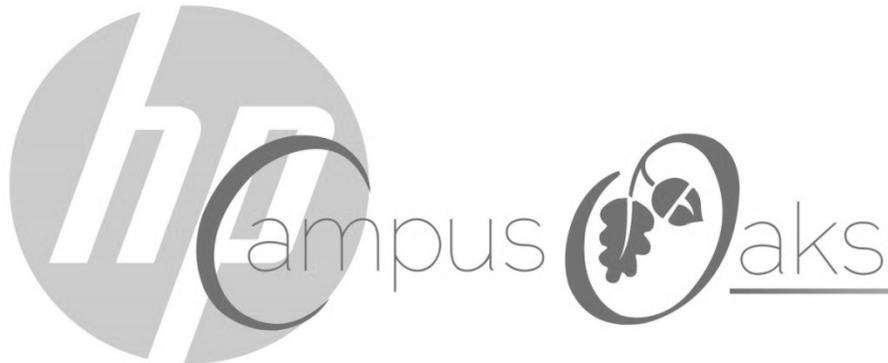
CITY OF ROSEVILLE  
Adopted August 5, 2015  
Amended \_\_\_\_\_, 2016



A BLUEPRINT COMMUNITY







## MASTER PLAN

An Amendment to the Hewlett-Packard Roseville Campus Master Plan

CITY OF ROSEVILLE  
Adopted August 5, 2015  
Resolution No. 15-371  
Amended \_\_\_\_\_, 2016  
Resolution No. 16-\_\_\_\_

Prepared by:  
Environmental Science Associates



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



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# Preface

The *Hewlett-Packard Roseville Campus Master Plan* established development regulations for approximately 500 acres at the southwest corner of Blue Oaks and Foothills Boulevards within the City of Roseville's North Industrial Planning Area. Originally adopted in June 1996, the Master Plan envisioned a manufacturing and office campus to accommodate Hewlett-Packard's existing and planned operations. Hewlett-Packard has subsequently adjusted its facilities needs for the Roseville campus, divesting its ownership in all but a portion of the Master Plan Area. While substantial development has occurred on the eastern portion of the Master Plan Area, including Hewlett-Packard's facilities, the western portion has remained undeveloped.

This amendment to the Master Plan incorporates the **Hewlett-Packard | Campus Oaks (HPCO) Master Plan**, providing for a mixed use community on a 375.7 acre portion of the original Master Plan Area. The HPCO Project Area is organized into two physically and functionally integrated sub-areas: the **Hewlett-Packard Campus** accommodating existing and planned light industrial, recreation and related uses; and **Campus Oaks** planned for a new mix of tech/business park (LI), office, commercial, residential, park and recreation, open space and public uses.

The HPCO Master Plan supersedes all prior Master Plan requirements for the HPCO Project Area. All development projects, infrastructure improvements and other activities within the Project Area are required to be consistent with this Master Plan and related documents. The HPCO Master Plan is intended to provide a framework for development while maintaining flexibility.

## Project Objectives

The following objectives build upon and broaden those established by the original 1996 Master Plan:

- Accommodate the intended dynamic growth of the Hewlett-Packard Campus
- Enable Hewlett-Packard to continue locating its buildings and operations on a single consolidated campus providing for operational and logistical efficiency
- Satisfy the needs of Hewlett-Packard to maintain facility siting and sizing flexibility and the ability to respond quickly to changing business conditions in the dynamic markets in which it competes

- Support the aspirations of Hewlett-Packard to build and operate its facilities within a mixed use master planned community that provides opportunities for convenient and sustainable relationships between employees and nearby housing opportunities, commercial services, and open-space and recreational amenities
- Continue to provide sufficient land designated for employment uses to meet the City’s goals for employment generation, a positive jobs/housing balance, and economic sustainability
- Construct infrastructure improvements that support development of the HPCO Project Area, and compliment and complete the larger circulation network and utility systems in the project vicinity
- Develop the HPCO Project Area in a manner consistent with the intent of the Sacramento Region Blueprint and Sustainable Communities Strategy, Roseville’s Blueprint Implementation Strategies, and other smart growth principles

## HPCO Master Plan Organization

### PLANNING FRAMEWORK

Setting, planning principles, and land use, mobility, utility and public services components.

### HEWLETT-PACKARD CAMPUS DEVELOPMENT PLAN

Hewlett-Packard Campus land use, zoning, development guidelines, and development review.

### CAMPUS OAKS DEVELOPMENT PLAN

Campus Oaks land use, zoning, design guidelines, affordable housing and density transfers.

### ADMINISTRATION

Related documents, subsequent entitlements, and interpretations, modifications and amendments.



# Planning Framework

CITY OF ROSEVILLE



A BLUEPRINT COMMUNITY



# 01 The HPCO Project Area

*The HPCO Project Area has been designated for development since 1978. Surrounded by established employment, commercial and residential uses, the eastern portion of the Project Area is partially developed by Hewlett-Packard, one of Roseville’s largest employers. Adjacent roadway and utility improvements serving the site have long been accounted for in the City’s infrastructure planning and where applicable within associated funding programs, and natural resource impacts have been addressed, including Section 404 wetland permitting. On all accounts, the HPCO Project Area is “shovel ready” for an updated development approach.*

## 1.1 Strategic Location

The HPCO Project Area encompasses the southern and western portions of *Hewlett-Packard Roseville Campus Master Plan Area* located within the City of Roseville’s North Industrial Planning Area (Figure 1-1). The 375.7 acre HPCO Project Area is bounded by Blue Oaks Boulevard to the north, Foothills Boulevard to the east, and Woodcreek Oaks Boulevard to the west. The Project Area is situated to take advantage of its desirable central location, high visibility, ease of regional access, and favorable market position to attract renewed growth opportunities to the City.

The HPCO Project Area is organized into two mutually supportive and intimately connected planning sub-areas; the Hewlett-Packard Campus and Campus Oaks (Figure 1-2):

- **Hewlett-Packard Campus.** Covering the eastern 141.2 acres of the Project Area, this sub-area currently includes Hewlett-Packard’s facilities. The Hewlett-Packard Campus is planned for continued light industrial, recreation and related development.
- **Campus Oaks.** Covering the western 234.5 acres of the Project Area, this sub-area is currently undeveloped, with the southern portion established as a City open space preserve. Campus Oaks is planned for a mix of tech/business park (LI), office, commercial, residential, park and recreation, open space and public uses.

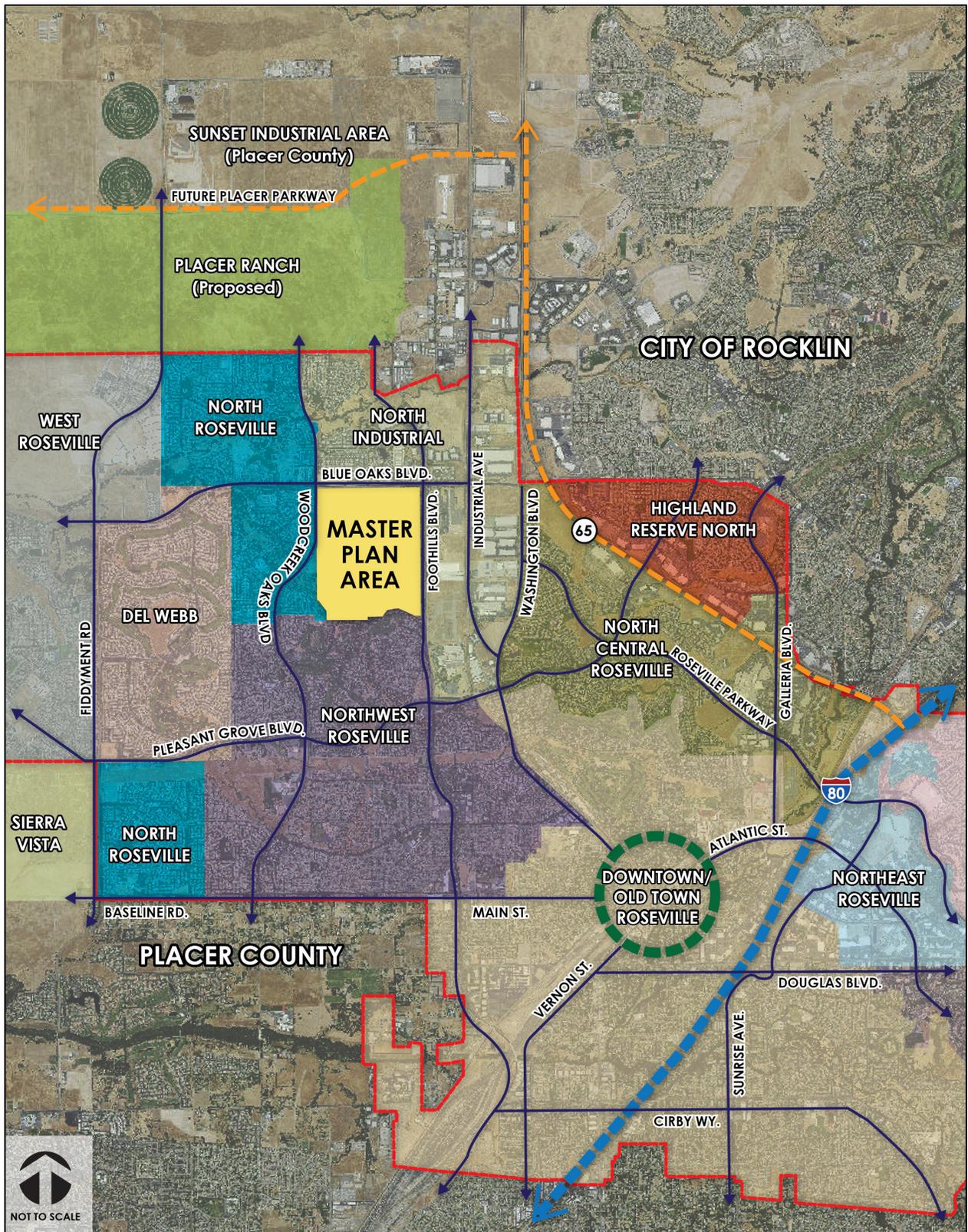


FIGURE 1-1: Original Master Plan Area

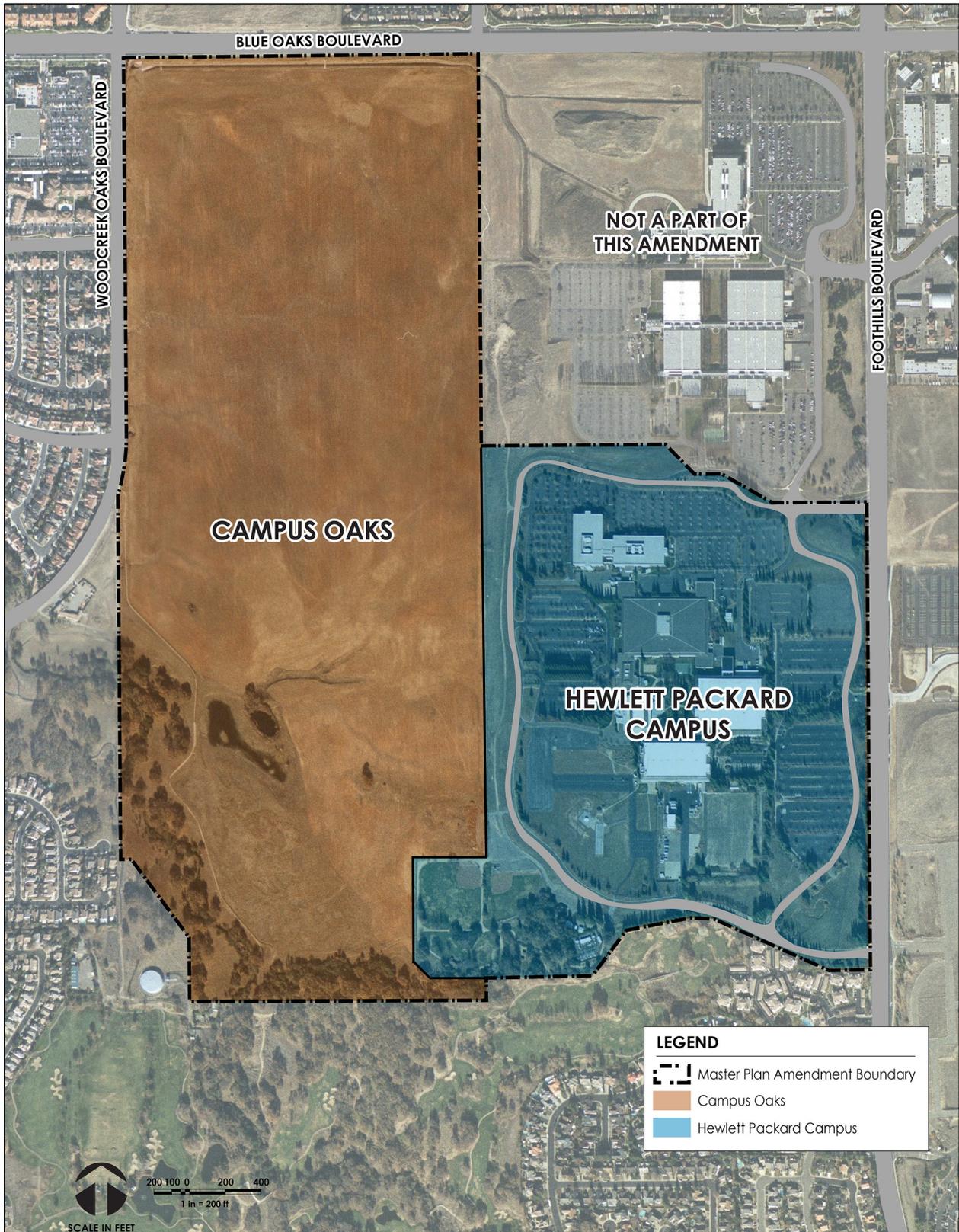


FIGURE 1-2: HPCO Project Area and Planning Sub-Areas

## 1.2 Shovel Ready Site

As one of the largest infill sites in the South Placer Region, the HPCO Project Area has a number of unique advantages that are conducive to development:



*Hewlett Packard*

- **Prior planning and development.** The HPCO Project Area has been designated for development for over 35 years, with a portion of the Hewlett-Packard Campus partially developed with light industrial and office uses along with parking lots, internal roadways, and recreation facilities. Prior planning efforts and analysis have long contemplated development of the site.
- **Limited resource constraints.** The undeveloped portions of the HPCO Project Area consist primarily of annual grasslands with gently rolling topography that has been highly disturbed over time through bi-annual disk plowing. There are limited environmental constraints outside of the City owned open space preserve located along the South Branch of Pleasant Grove Creek within the southern portion of Campus Oaks. This preserve was created as part of a previously approved Section 404 (Clean Water Act) nationwide permit agreement to grade and fill waters of the U.S within the larger Plan Area.
- **Existing utility connections.** Water, wastewater, recycled water, drainage, electric, natural gas, and telecommunications infrastructure exist within and adjacent to the HPCO Project Area. Included is an electric substation on the Hewlett-Packard Campus, a 16-inch Pacific Gas and Electric (PG&E) high-pressure gas line that runs north-south through the Project Area, as well as overhead power lines along adjacent arterials. Adequate capacity for development has been accounted for in the City's infrastructure planning and, where applicable, within current funding programs.
- **Regional roadway connections.** Existing roadways provide direct local and regional access to the HPCO Project Area. Blue Oaks Boulevard, located along the northern edge of the Project Area, is the primary east-west transportation corridor in the northern portion of Roseville and is projected to be one of the City's

most traveled roads in the future. Blue Oaks connects the western sections of Roseville to Highway 65 just east of the Project Area, which then intersects with Interstate 80 approximately 3 miles further to the east. Foothills and Woodcreek Oaks Boulevards, along the eastern and western edges of the Project Area, are key north-south connections planned to eventually extend north into the Sunset Industrial/potential future Placer Ranch development area(s). Foothills Boulevard is planned to connect to future Placer Parkway.

- **Compatible surrounding development.** The HPCO Project Area is surrounded by a broad range of compatible uses. Adjacent development includes existing light industrial, as well as vacant parcels zoned for light industrial use, to the east within the North Industrial Planning Area; commercial and residential uses to the north also within the North Industrial Planning Area; residential uses, a retail center and the Pleasant Grove Creek open space to the west within the North Roseville Specific Plan (1997); residential uses and the Woodcreek Oaks Golf Course to the south within the Northwest Roseville Specific Plan (1989); and the City’s pump station and recycled water tank to the southwest.

Existing conditions and surrounding uses are illustrated on Figure 1-3.



*Campus Oaks*



*Open Space Preserve*

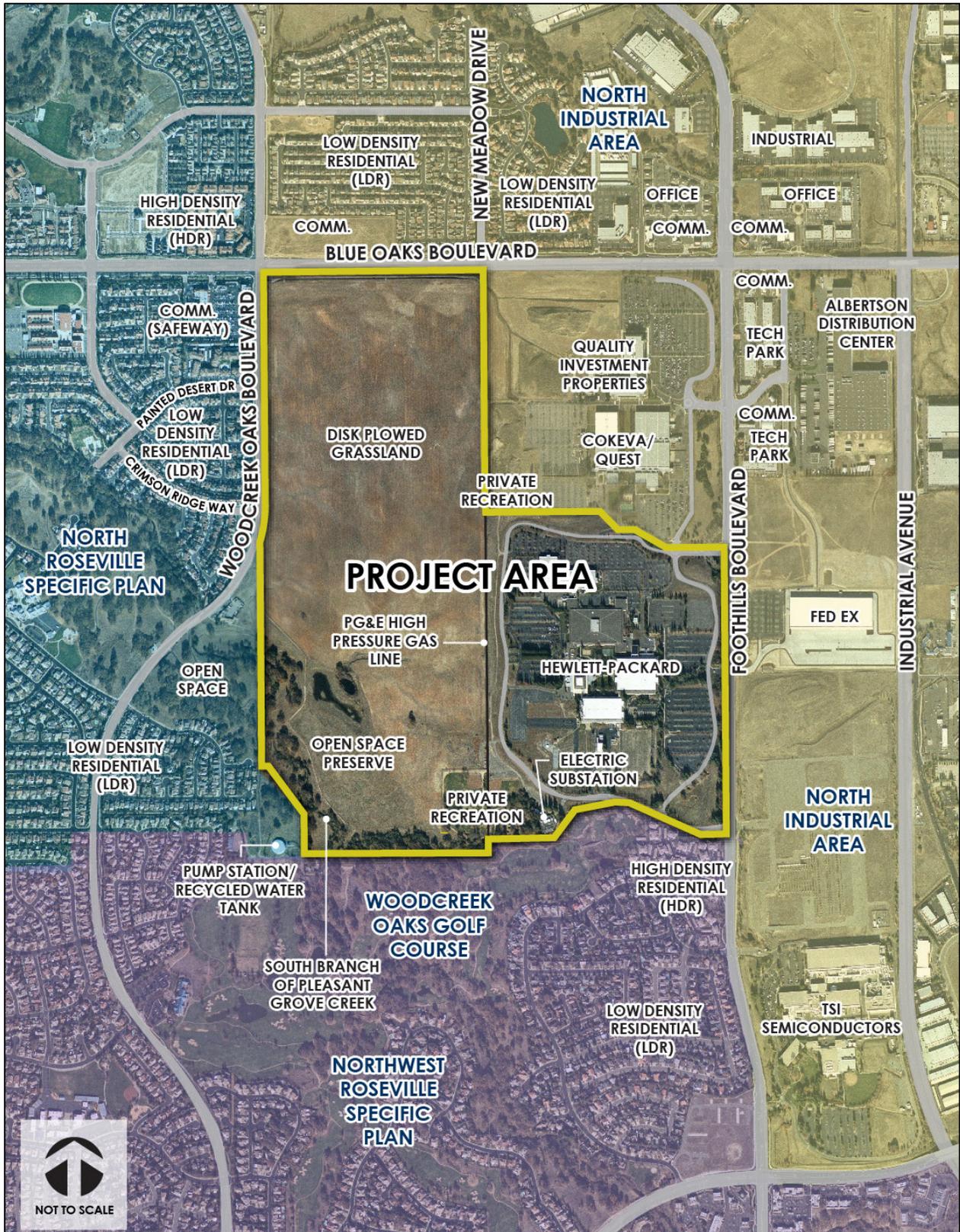


FIGURE 1-3: Existing Conditions and Surrounding Uses

### 1.3 History of Thoughtful Planning

The original 500 acre Master Plan Area was initially designated with light industrial land use in 1978. Hewlett-Packard purchased the Master Plan Area in early 1979 and was granted an initial Use Permit approval (UP 79-04) to develop 1.4 million square feet for computer manufacturing and distribution facilities on the southeast corner of the site adjacent to Foothills Boulevard. Construction began in 1981, with Use Permits for reconfiguration and an additional 1 million square feet of development subsequently approved in 1987 (UP 87-39 and SUP 87-40). Combined, a total of 2.4 million square feet of development was approved.

In 1996, the City adopted the *Hewlett-Packard Roseville Campus Master Plan*, including an Environmental Impact Report and Development Agreement, to guide buildout of the Master Plan Area. The Master Plan contained land use and zoning regulations, infrastructure plans, development guidelines, traffic and utility thresholds, and a streamlined development approval process. The objectives of the Master Plan were to accommodate Hewlett-Packard’s intended growth and expansion; locate this growth contiguous to the business activities already established on the site; and provide flexibility to respond quickly to changing business conditions in the dynamic markets in which the company competes.



*Hewlett-Packard Roseville Campus Initial Construction, 1981*

The 1996 Master Plan provided for 4,239,000 square feet of light industrial and commercial land uses, as well as establishment of a wetland preserve on the southwest portion of the Plan Area. The Master Plan assumed a 25 year buildout. At the time of Master Plan approval, the Plan Area contained 1.3 million square feet of development in ten manufacturing, distribution, support, maintenance and office buildings on approximately 195 acres. An estimated 4,100 full and part-time workers were employed on the site.

In 2001, the Master Plan was amended to replace all commercial uses within the Plan Area with a light industrial land use, and remove the Woodcreek Oaks right-of-way reducing overall Master Plan Area acreage to 497.7 acres. The City subsequently exercised an option to purchase the southwest corner of the Plan Area to support a 1.5 million gallon recycled water tank and pumping station. This site was also removed from the Master Plan Area, further reducing its size to 492.17 acres.

In 2008, the 45.9 acre wetland preserve was dedicated to the City. Upon acceptance, the City formed a Community Facilities District (CFD) to fund preserve area monitoring, reporting and maintenance. The agreement for the City to accept the preserve included a requirement that Hewlett-Packard back-up the CFD funding mechanism.

In the intervening years, Hewlett-Packard has continued to adjust its facilities needs for the Roseville campus and has divested its ownership of a majority of the Master Plan Area. Despite efforts to promote a single use light industrial campus, a significant portion of the Plan Area has remained undeveloped. Undeveloped industrial properties and vacant built space also exist within the remainder of the North Industrial Planning Area, as well as within the expansive 8,800 acre Sunset Industrial Area to the north within unincorporated Placer County.

The HPCO Master Plan encompasses 375.7 acres of the original 500 acre Master Plan Area. This amendment followed the Hewlett-Packard Foundation's sale of the western 189 acres of the Master Plan Area. In response to updated market opportunities and development preferences, the HPCO Master Plan provides for a revised mix of employment, commercial, residential, park and recreation, open space and public uses. The HPCO Master Plan capitalizes on the unique opportunity to create a mixed use infill community that locates jobs, housing choices, and services in close proximity to one another. The intent is to stimulate mutually supportive land use, economic, and social interactions, thereby reenergizing the Master Plan Area.

The history of the Master Plan's entitlements and corresponding development intensities is summarized in Table 1-1.

**TABLE 1-1 Master Plan Entitlement History**

Adoption/ Amendment	Land Use	Existing Development	Future Development	Total Capacity
<b>1996</b> Master Plan adopted providing for light industrial and commercial uses, and an open space preserve	425.80 ac Light Industrial 28.50 ac Commercial 45.90 ac Open Space	1,300,000 sf Light Industrial	2,691,000 sf Light Industrial 248,000 sf Commercial	3,991,000 sf Light Industrial 248,000 sf Commercial
<b>TOTAL</b>	<b>500.2 ac</b>	<b>1,300,000 sf</b>	<b>2,939,000 sf</b>	<b>4,239,000 sf</b>
<b>2001</b> Master Plan amended to convert 28.5 acres of commercial to light industrial	451.80 ac Light Industrial 45.90 ac Open Space	1,580,000 sf Light Industrial	2,637,000 sf Light Industrial	4,217,000 sf Light Industrial
<b>TOTAL</b>	<b>497.7 ac<sup>1</sup></b>	<b>1,580,000 sf</b>	<b>2,637,000 sf</b>	<b>4,217,000 sf</b>
<b>2015</b> Master Plan amended to incorporate the HPCO Master Plan providing for a revised mix of light industrial, commercial, office, tech/ business park, residential, park and recreation, open space and public uses	<b>HPCO PROJECT AREA:</b> 129.24 ac Light Industrial 32.85 ac Tech/Business Park (LJ) 10.54 ac Office 19.29 ac Commercial 99.33 ac Residential 21.69 ac Parks	1,231,820 sf Light Industrial	1,468,180 sf Light Industrial 300,000 sf Tech/Business Park 60,000 sf Office 170,000 sf Commercial 948 du Residential	2,700,000 sf Light Industrial 300,000 sf Tech/Business Park 60,000 sf Office 170,000 sf Commercial 948 du Residential
<b>2016</b> Master Plan amended to reconfigure residential and office land uses. Overall dwelling unit and square footage allocations maintained.	46.35 Open Space 16.44 ac Public & Roads <b>REMAINDER OF MASTER PLAN AREA:</b> 114.74 ac Light Industrial 1.70 ac Public & Roads			
<b>TOTAL</b>	<b>492.17 ac<sup>2</sup></b>	<b>1,231,820 sf<sup>3</sup></b>	<b>948 du 1,998,180 sf</b>	<b>948 du 3,230,000 sf</b>

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

1. The reduction in total Master Plan Area acreage between 1996 and 2001 reflects removal of the Woodcreek Oaks Boulevard right-of-way from the Master Plan boundaries, as well as updated survey information.
2. The reduction in total Master Plan Area acreage between 2001 and 2015 reflects City purchase of a recycled water tank and pumping station site and removal of that area from the Master Plan, as well as updated survey information.
3. The reduction in existing development between 2001 and 2015 reflects demolition of Building R2, as well as updated building information provided by Hewlett-Packard.

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## 02 A Blueprint Community

*The HPCO Master Plan provides for an integrated mix of jobs, housing, services, and amenities. The Project Area presents a one of a kind opportunity to create a landmark infill project that furthers the City's commitment to the **Sacramento Regional Blueprint** and other "smart growth" principles. The HPCO Master Plan builds upon the City's planning documents including the General Plan, Blueprint Implementation Strategies, Communitywide Sustainability Action Plan, Pedestrian Master Plan and Bicycle Master Plan to deliver an environmentally sound project that enhances livability and quality of life, and contributes economic benefits to the community.*

### 2.1 Sacramento Region Blueprint

Since initial construction began on the Hewlett-Packard Campus in 1981, Roseville and the surrounding region have grown substantially. With continued growth, there has been increasing emphasis on the need to develop in smart and responsible ways. Where employers prefer to locate and employees desire to live and work is different today than it was in years past when job centers were planned separate from residential and other uses. As illustrated in the booming Silicon Valley, "campuses" are prospering that provide for an integrated mix of uses and apply smart growth principles. Smart Growth seeks to align housing, employment, services, mobility and other factors to create livable, environmentally sensitive and economically vibrant communities.

Within the Sacramento Region, the key tenets of smart growth are embodied within the Sacramento Area Council of Governments Regional Blueprint Project. Establishing a framework for future growth, the Blueprint focuses on reducing congestion and associated air quality and greenhouse gas emissions, providing for a greater range of housing choices, encouraging reinvestment in already developed areas, and better integrating the proximity of jobs to housing. As a mixed use infill project, the HPCO Master Plan presents a unique opportunity to meaningfully implement the Blueprint's growth principles.



## Sacramento Region Blueprint

Roseville has been a leader in implementing the Sacramento Region Blueprint Project. The City collaborated with the Sacramento Area Council of Governments (SACOG) and its member agencies in the six-county Sacramento region to agree on a policy framework to accommodate growth over the next 50 years. Adopted in 2004, the Blueprint advances seven growth principles:

- 1 TRANSPORTATION CHOICES.** Designing development to encourage people to walk, ride bicycles, use public transit and carpool.
- 2 MIXED USE DEVELOPMENTS.** Establishing places where mixed use development can occur to provide a variety of jobs, residences, goods and services in close proximity.
- 3 COMPACT DEVELOPMENT.** Creating more compactly built environments that use the land in an efficient manner.
- 4 HOUSING CHOICES.** Providing a variety of places where people can live in response to multiple socio-economic needs.
- 5 USE OF EXISTING ASSETS.** Developing vacant or underutilized infill lands that make better use of existing infrastructure and resources.
- 6 QUALITY DESIGN.** Furthering urban design that creates attractive and connected communities with a strong sense of place.
- 7 NATURAL RESOURCES CONSERVATION.** Incorporating public use open space, habitat and agricultural preservation, and environmentally friendly developments practices.

Roseville was the first city in the region to adopt a Blueprint Implementation Strategy, outlining a menu of strategies to achieve Blueprint's growth principles.

## 2.2 Community Form

The HPCO Project Area's physical form is organized into four distinct "districts" each distinguished by its mix of uses and intended built character (see Figure 2-1). While each district has a unique purpose, the districts are interrelated and functionally overlap, creating a mutually supportive mix of uses. These interrelationships are enhanced by the compact development pattern and interconnected street and trail systems that place jobs, housing and services in close proximity to each other.

### EMPLOYMENT CENTER

The Employment Center includes existing and planned light industrial uses within the Hewlett-Packard Campus, as well the Tech/Business Park (LI) uses within Campus Oaks. When combined with other employment uses within the larger Master Plan Area, these uses comprise a major integrated job center in the City providing for 3 million square feet of existing and planned employment uses. The Employment Center addresses the City's desire to retain employment opportunities within the Project Area to support the jobs/housing balance in the City, as well as to continue to position the North Industrial Planning Area as a major employment/industrial center for the South Placer region.

The proximity of a diverse range of housing and available services for employees is one of the first factors considered when businesses contemplate locating in a community. By providing for a closely integrated mix of jobs, housing, services and amenities, the HPCO Master Plan enhances the appeal of the Project Area and nearby industrial uses for employment attraction and retention, further strengthening Roseville's position as the region's community of choice for business investment.

### RESIDENTIAL NEIGHBORHOODS

The Residential Neighborhoods provide for comfortable, well connected and walkable living environments attractive to residents and accommodating the nearby workforce. Included are lower density, medium density and higher density attached and detached housing types within Campus Oaks that support a diversity of living options and lifestyles.

The form and diversity of the neighborhoods furthers the direction of the City's General Plan and Blueprint Implementation Strategies to deliver a variety of housing choices in proximity to jobs and services, address the need for additional housing to support employees and job generation, supply new opportunities for the City to meet its Regional Housing Needs Allocation, and advance the City's goal for a jobs/housing balance.

*"Without the addition of residential opportunities, or the reduction of employment generating land uses within Roseville and/or the adjacent jurisdictions, sufficient employees will not exist to fill potential job generation within reasonable commute distances."*

CITY OF ROSEVILLE GENERAL  
PLAN 2025



FIGURE 2-1: Community Form Districts

## CAMPUS OAKS TOWN CENTER

The Campus Oaks Town Center is envisioned as a destination where residents, employees and passers-by can shop, eat, recreate, obtain services and meet their everyday needs. Integrating an interactive mix of retail and office uses, emphasis is placed on creating a pedestrian friendly environment with easy access between uses and connectivity to the adjacent Residential Neighborhoods and Employment Center.

The Campus Oaks Town Center has been strategically located at the northern entry into the HPCO Project Area to create a sense of arrival and enhance its visibility, access, and standing as an integral and defining component of the community.

## PARKS & OPEN SPACE

Incorporated within the HPCO Project Area is a green network of parks, paseos, open spaces, trails, and active tree-lined streetscapes that enhance community interaction, character and sense of place. Parks and open space in the Project Area provide for passive/informal/self-directed and active/formal/programmable recreational opportunities, serve as gathering places for residents and employees, help to establish a communal sense of identity and ownership, and provide for natural resource protection.



## 2.3 Planning Principles

### REENERGIZE EMPLOYMENT GROWTH

Instill renewed “open for business” energy encouraging new employment growth and investment:

- Open up the Hewlett-Packard Campus by enhancing public access, connectivity and visibility into and through the Master Plan Area
- Accommodate the desire of Hewlett-Packard to build and operate their facilities within a mixed use community by integrating an array of housing choices, convenient services, and accessible community amenities that collectively support the success of adjacent employment uses
- Accommodate the growth and expansion of Hewlett-Packard in a manner that allows for operational synergies and efficiencies
- Provide for substantial employment development in a consolidated campus setting
- Establish a flexible regulatory structure for businesses to quickly respond to changing conditions, including a streamlined development review process for the Hewlett-Packard Campus

### BUILD UPON EXISTING ASSETS

Capitalize on the HPCO Project Area’s central location to efficiently support new development:

- Target new development on property that is surrounded by existing industrial, residential and commercial uses
- Tie into existing roadway and utility systems, lowering the capital investment and infrastructure burdens required to support development
- Replace long-standing undeveloped properties with market ready, economically productive uses that strengthen land values and the tax base

## PROVIDE DIVERSE HOUSING CHOICES

Create distinct neighborhoods within Campus Oaks that offer socio-economic vitality and support the workforce:

- Include a wide range of housing densities, lot sizes and product types appealing to different economic and life-style segments
- Address the desire for housing nearby and conveniently connected to jobs
- Integrate densities, innovative product types and public amenities that support “urban” living options attractive to a growing market segment
- Contribute to the City’s Regional Housing Needs Allocation and affordability goal



## ESTABLISH A TOWN CENTER

Provide for a vibrant Town Center within Campus Oaks as a destination for residents, employees and visitors:

- Create a commercial setting along the northern community entry (HP Way) enhancing sense of arrival and identity
- Overlap interfaces and access between retail and office uses
- Provide for convenience retail, grocery, restaurant and service uses to meet residents’ and employees’ daily needs
- Position the Town Center along Blue Oaks Boulevard expanding its ability to attract activity, users and sales tax revenue



## OFFER MEANINGFUL PUBLIC SPACES

Include an enhanced network of public spaces to inspire community activity, interaction, and identity:

- Provide interconnected parks, paseos and open space areas to support recreational activities and social gathering
- Encourage resident and employee interactions through a variety of facilities that support performance arts, farmers markets, arts and craft shows and other activities
- Enhance access to and through the open space preserve to promote passive recreation, and environmental stewardship and education



## MAXIMIZE MOBILITY OPTIONS

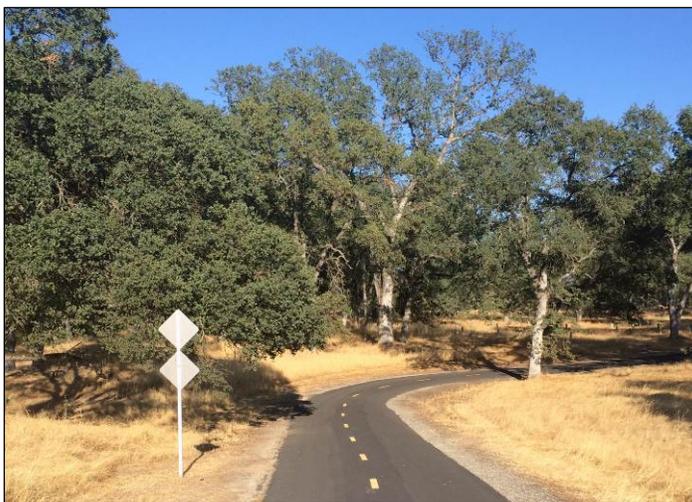
Maximize connectivity, walkability and convenience to support a variety of mobility choices:

- Establish a mixed use, compact development pattern that creates proximity and interactions between uses, reducing trip lengths and the need for travel outside of the HPCO Project Area for daily needs
- Incorporate a safe and interconnected network of paths, sidewalks and bike lanes for use by both residents and employees
- Provide a modified grid street pattern that includes a long sought after public roadway connection (HP Way) through the Master Plan Area from Foothills Boulevard to Blue Oaks Boulevard
- Designate the central portion of HP Way as a local oriented, pedestrian friendly “complete street” that presents a highly walkable and bikeable environment

## FACILITATE RESPONSIBLE LIVING

Facilitate healthy lifestyles, resource conservation and efficiency, and a reduced carbon footprint in new development:

- Integrate a mix of land uses, mobility systems and public spaces that encourage walking, biking, and community activity
- Incorporate solar powered homes, encourage LEED or similar green building standards, and include electric vehicle charging stations
- Provide recycled water for irrigation, incorporate native and adaptive drought tolerant plants, and integrate efficient irrigation systems
- Use Low Impact Development techniques such as natural bio-swales and water quality basins to increase stormwater filtration and reduce run-off
- Incorporate relevant and cost effective measures from the City’s Communitywide Sustainability Action Plan to lower emissions, increase energy and water efficiency, and reduce the waste stream



## ENSURE QUALITY DESIGN

Ensure attractive and creative urban design that enhances community identity, livability and marketability:

- Retain and take advantage of the natural rolling topography on Campus Oaks
- Create pleasant streetscapes with landscaping, tree canopies, separated sidewalks, bulb-outs, enhanced crossings, street furnishings and other pedestrian amenities
- Encourage innovative and creative building, landscape and site designs that are attractive, create visual interest and variety, enhance walkability, and are in scale with and functionally related to adjacent development
- Establish gateways to provide a sense of identity and arrival into the Plan Area



## ENABLE EFFICIENT IMPLEMENTATION

Enable implementation in an efficient and flexible manner that maximizes the HPCO Project Area's full potential:

- Apply financial resources and funding mechanisms to maintain an economically self-sufficient plan that provides a positive contribution to the City's General Fund, incorporates community facilities services funding, and fully funds Project Area infrastructure
- Construct infrastructure improvements that compliment and help to complete the City's larger circulation network and utility systems
- Provide for expedited approval of light industrial projects determined consistent with this Master Plan
- Maintain flexibility to adapt to evolving land use, market and other opportunities over time



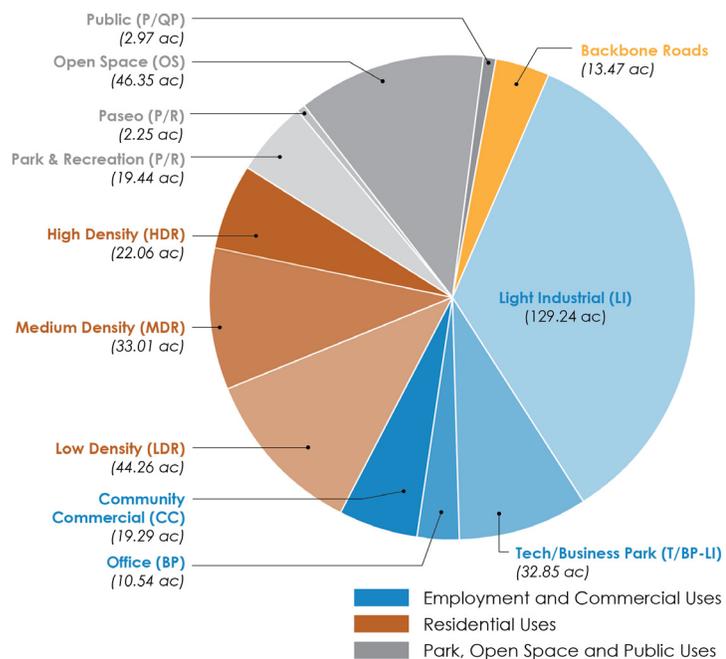
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# 03 Project Components

The HPCO Master Plan provides for the coordinated development of the Hewlett-Packard Campus and Campus Oaks as an integrated community. The intent is to ensure that development, public improvements and other activities successfully realize the project’s Planning Principles. The following summarizes Project Area land use, mobility, utilities and public services components that form the overall framework for development. Land use designations, zoning districts, design guidelines and other provisions specific to the Hewlett-Packard Campus and Campus Oaks are included in Section 04, Hewlett-Packard Campus Development Plan, and Section 05, Campus Oaks Development Plan, respectively.

## 3.1 Land Use

The HPCO Master Plan provides for a broad mix of employment, commercial, residential and public uses. Approximately 51 percent of Project Area acreage is designated for employment and commercial land uses, 26 percent for residential land uses, and 23 percent for parks, open space and public land uses. At buildout, the Project Area will support 1.73 million square feet of non-residential development generating approximately 2,500 to 4,100 jobs<sup>1</sup> depending upon the ultimate composition and operations of employment uses. The Project Area also supports 948 dwelling units providing for approximately 2,474 residents<sup>2</sup>.



<sup>1</sup> Based upon 433-750 s.f. per employee for LI & T/BP, 302-333 s.f. per employee for BP, and 400-450 s.f. per employee for CC (Economic Planning Systems and Institute of Transportation Engineers 2015).

<sup>2</sup> Based upon 2.61 persons per household (City of Roseville 2015).



HPCO Master Plan land uses are illustrated on Figure 3-1 and summarized in Table 3-1. Parcel Specific land use and zoning allocations are included on Table 3-2.

### 3.1.1 SPECIFIC LAND USES

**Employment and Commercial.** The HPCO Master Plan integrates Light Industrial (LI), Tech/Business Park (T/BP -LI), Business Professional (BP) and Community Commercial (CC) land uses. A range of employment, business, office, retail, restaurant, service, entertainment, and related uses are permitted. In addition, the Master Plan supports an integrated mix of retail and office uses within the Campus Oaks Town Center.

**Residential.** The HPCO Master Plan incorporates Low Density Residential (LDR), Medium Density Residential (MDR) and High Density Residential (HDR) land uses within Campus Oaks. This mix of densities provides for a wide array of housing types ranging from both standard and small lot single family residential, cluster housing, attached and detached townhomes, row housing and apartments.

**Park, Open Space and Public.** The HPCO Master Plan includes Park & Recreation (P/R), Open Space (OS) and Public (P/QP) land uses. A variety of uses are provided including parks, recreational facilities, paseos, trails, open space, a fire station, a groundwater well and an electric substation.

### 3.1.2 ZONING

Land uses are implemented through the zoning district applied to each parcel. This includes the application of the Development Standard (DS) and Special Area (SA) overlay districts to customize allowed uses and development standards to address the Project Area's unique opportunities and objectives. Section 04, Hewlett-Packard Campus Development Plan, and Section 05, Campus Oaks Development Plan, define parcel specific land use and zoning regulations.

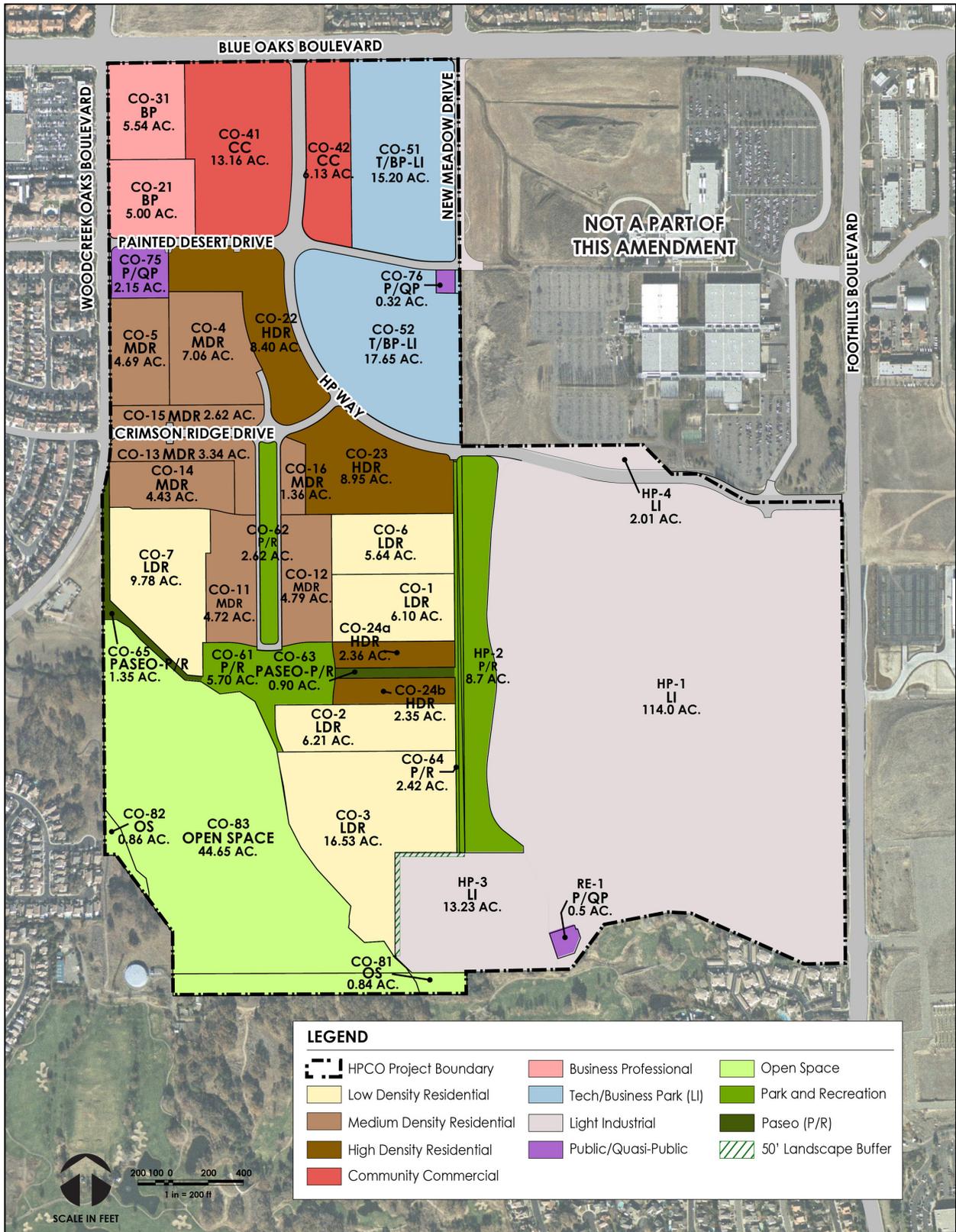


FIGURE 3-1: HPCO Project Area Land Use Diagram

**TABLE 3-1: HPCO Project Area Land Use Summary**

Land Use	Gross Acres	Building Square Feet (sf)					Dwelling Units (du)		
		Existing	Future	Total Capacity	FAR Range	Avg. FAR	Units	du/ac Range	Avg. du/ac
<b>EMPLOYMENT AND COMMERCIAL USES</b>									
Light Industrial (LI)	129.24 ac	593,820 sf	606,180 sf	1,200,000 sf	20-50%	21%			
Tech/Business Park (T/BP-LI)	32.85 ac		300,000 sf	300,000 sf	20-40%	21%			
Business Professional (BP)	10.54 ac		60,000 sf	60,000 sf	10-40%	13%			
Community Commercial (CC)	19.29 ac		170,000 sf	170,000 sf	20-40%	20%			
<b>Sub-Total</b>	<b>191.92 ac</b>	<b>593,820 sf</b>	<b>1,136,180 sf</b>	<b>1,730,000 sf</b>		<b>21%</b>			
<b>RESIDENTIAL USES</b>									
Low Density (LDR)	44.26 ac						230 du	0.5-6.9	5.2
Medium Density (MDR)	33.01 ac						261 du	7.0-12.9	7.9
High Density (HDR)	22.06 ac						457 du	13.0+	20.7
<b>Sub-Total</b>	<b>99.33 ac</b>						<b>948 du</b>		<b>9.5</b>
<b>PARK, OPEN SPACE AND PUBLIC USES</b>									
Park & Recreation (P/R)	19.44 ac								
Paseo (P/R)	2.25 ac								
Open Space (OS)	46.35 ac								
Public (P/QP)	2.97 ac								
<b>Sub-Total</b>	<b>71.01 ac</b>								
Backbone Roads	13.47 ac								
<b>TOTAL</b>	<b>375.73 ac</b>	<b>593,820 sf</b>	<b>1,136,180 sf</b>	<b>1,730,000 sf</b>		<b>21%</b>	<b>948 du</b>		<b>9.5</b>

NOTE: Existing development consists of Buildings R3 (126,220 sf), R4 (131,190 sf), R5 (158,760 sf), and R6 (177,650 sf). See Section 04, Hewlett-Packard Development Plan, for additional detail.

**TABLE 3-2: HPCO Land Use and Zoning by Parcel**

Parcel	Zoning	Gross Acres	Dwelling Units (du)		Square Feet (sf)	
			Allocated Units	Density (du/ac)	Allocated Square Feet	FAR
<b>EMPLOYMENT AND COMMERCIAL USES</b>						
<b>Light Industrial ( LI)</b>						
HP-1	LI/SA	114.00 ac			1,157,820 sf	23%
HP-3	LI/SA	13.23 ac			42,180 sf	7%
HP-4	LI/SA	2.01 ac			-	-
<b>Sub-Total</b>		<b>129.24 ac</b>			<b>1,200,000 sf</b>	<b>21%</b>
<b>Tech/Business Park - Light Industrial (T/BP LI)</b>						
CO-51	MP/SA	15.20 ac			150,000 sf	23%
CO-52	MP/SA	17.65 ac			150,000 sf	20%
<b>Sub-Total</b>		<b>32.85 ac</b>			<b>300,000 sf</b>	<b>21%</b>
<b>Business Professional (BP)</b>						
CO-21	BP	5.00 ac			28,000 sf	13%
CO-31	BP	5.54 ac			32,000 sf	13%
<b>Sub-Total</b>		<b>10.54 ac</b>			<b>60,000 sf</b>	<b>13%</b>
<b>Community Commercial (CC)</b>						
CO-41	CC	13.16 ac			120,000 sf	21%
CO-42	CC	6.13 ac			50,000 sf	19%
<b>Sub-Total</b>		<b>19.29 ac</b>			<b>170,000 sf</b>	<b>20%</b>
<b>Sub-Total Employment &amp; Comm.</b>		<b>191.92 ac</b>			<b>1,7300,000 sf</b>	<b>21%</b>
<b>RESIDENTIAL USES</b>						
<b>Low Density Residential (LDR)</b>						
CO-1	RS/DS	6.10 ac	36 du	5.9 du/ac		
CO-2	RS/DS	6.21 ac	36 du	5.8 du/ac		
CO-3	R1/DS	16.53 ac	64 du	3.9 du/ac		
CO-6	RS/DS	5.64 ac	36 du	6.4 du/ac		
CO-7	RS/DS	9.78 ac	58 du	5.9 du/ac		
<b>Sub-Total</b>		<b>44.26 ac</b>	<b>230 du</b>	<b>5.2 du/ac</b>		
<b>Medium Density Residential (MDR)</b>						
CO-4	RS/DS	7.06 ac	60 du	8.5 du/ac		
CO-5	RS/DS	4.69 ac	46 du	9.8 du/ac		
CO-11	RS/DS	4.72 ac	34 du	7.2 du/ac		
CO-12	RS/DS	4.79 ac	34 du	7.1 du/ac		
CO-13	RS/DS	3.34 ac	24 du	7.2 du/ac		
CO-14	RS/DS	4.43 ac	34 du	7.7 du/ac		
CO-15	RS/DS	2.62 ac	19 du	7.3 du/ac		
CO-16	RS/DS	1.36 ac	10 du	7.4 du/ac		
<b>Sub-Total</b>		<b>33.01 ac</b>	<b>261 du</b>	<b>7.0 du/ac</b>		

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

Parcel	Zoning	Gross Acres	Dwelling Units (du)		Square Feet (sf)	
			Allocated Units	Density (du/ac)	Allocated Square Feet	FAR
<b>RESIDENTIAL USES (cont.)</b>						
<b>High Density Residential (HDR)</b>						
CO-22	R3/DS	8.40 ac	210 du	25.0 du/ac		
CO-23	R3/DS	8.95 ac	185 du	20.7 du/ac		
CO-24a	R3/DS	2.36 ac	31 du	13.1 du/ac		
CO-24b	R3/DS	2.35 ac	31 du	13.2 du/ac		
<b>Sub-Total</b>		<b>22.06 ac</b>	<b>457 du</b>	<b>20.7 du/ac</b>		
<b>Sub-Total Residential</b>		<b>99.33 ac</b>	<b>948 du</b>	<b>9.5 du/ac</b>		
<b>PARKS, OPEN SPACE &amp; PUBLIC USES</b>						
<b>Parks (P/R)</b>						
HP-2 <sup>1</sup>	PR	8.7 ac				
CO-61	PR	5.70 ac				
CO-62	PR	2.62 ac				
CO-64	PR	2.42 ac				
<b>Sub-Total</b>		<b>19.44 ac</b>				
<b>Paseos (P/R)</b>						
CO-63	PR (Paseo)	0.90 ac				
CO-65	PR (Paseo)	1.35 ac				
<b>Sub-Total</b>		<b>2.25 ac</b>				
<b>Open Space (OS)</b>						
CO-81	OS	0.84 ac				
CO-82	OS	0.86 ac				
CO-83	OS	44.65 ac				
<b>Sub-Total</b>		<b>46.35 ac</b>				
<b>Public (P/QP)</b>						
RE-1	P/QP	0.50 ac				
CO-75	P/QP	2.15 ac				
CO-76	P/QP	0.32 ac				
<b>Sub-Total</b>		<b>2.97 ac</b>				
<b>Sub-Total Parks, OS &amp; Public</b>		<b>71.01 ac</b>				
Backbone Roads		13.47 ac				
<b>TOTAL</b>		<b>375.73 ac</b>	<b>948 du</b>	<b>9.5 du/ac</b>	<b>1,730,000 sf</b>	<b>21%</b>

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

## 3.2 Mobility

The HPCO Project Area mobility system is designed to maximize connectivity, walkability and convenience. Included is a modified grid street pattern that compliments and helps to complete the City's larger roadway network; a safe and interconnected system of paths, sidewalks and bike lanes; and multiple transit stops. Emphasis is placed upon enhancing access between jobs, homes, services and amenities, allowing residents and employees to walk and bike between uses.

The interconnected mobility system, combined with the Project Area's mixed use development pattern, internalizes trips; reducing trip lengths and the demand for travel outside of the Area for daily needs. As a result, the HPCO Master Plan land uses result in a reduction in external vehicle trips and vehicle miles traveled when compared to the prior land uses.

### 3.2.1 ROADWAYS

The HPCO Master Plan establishes a network of roadways that are safe, functional, aesthetically pleasing, and contribute positively to overall community character. Roadways integrate the concept of "Complete Streets", promoting designs that comfortably provide for pedestrians, bicyclists, transit, and vehicles.

#### *Regional Access*

Three existing arterial roadways provide access to the Project Area: Blue Oaks Boulevard to the north, Foothills Boulevard to the east, and Woodcreek Oaks Boulevard to the west. Blue Oaks Boulevard is a 6 to 8-lane arterial and the primary east-west transportation corridor in the northern portion of the City, linking to Highway 65 just east of the Project Area. Foothills and Woodcreek Oaks Boulevards are key north-south arterial routes planned to eventually extend north into the Sunset Industrial/Placer Ranch Development Area, with Foothills Boulevard connecting to future Placer Parkway.

Direct access to the Project Area consists of several signalized intersections: Two existing along Blue Oaks Boulevard; one existing on Foothills Boulevard; and two planned along Woodcreek Oaks Boulevard. Foothills Boulevard is improved as a 4-lane arterial. Frontage improvements will be installed along Blue Oaks Boulevard. Woodcreek Oaks Boulevard will be widened to 4-lanes adjacent to the Project Area.

#### *Internal Backbone Roadway System*

Internal Project Area backbone roadways consist of a network of public collector streets. Key to the internal and larger citywide roadway system is



the long sought after extension of HP Way as a public road through the Project Area. HP Way links to the future extension of Roseville Parkway at Foothills Boulevard, curving northwest through the Project Area to Blue Oaks Boulevard. Other roadway connections include the extensions of New Meadow Drive from the north, and Painted Desert and Crimson Ridge Drives from the west. Residential streets will provide in-tract subdivision access, and private drives will continue to provide internal access within the Hewlett-Packard Campus.

As the gateway to and a defining element through the Project Area, the central portion of the HP Way corridor is intended to be improved and maintained as a pedestrian and bicycle friendly 2-lane facility. To enhance the convenience, safety and comfort for pedestrians and cyclists, the HP Way corridor is planned to include sidewalks separated from the street by tree lined landscaped parkways; bike lanes buffered from vehicle travel; pedestrian bulb outs and enhanced intersection crossings; and, roundabouts and other traffic calming measures.



### *Neighborhood Electric Vehicles*

A majority of the streets in the Project Area may accommodate neighborhood electric vehicles. A neighborhood electric vehicle (NEV) is an electric-powered four wheel low speed vehicle that allows residents to make local trips. Per the California Vehicle Code, NEV's may be driven on any public roadway with a posted speed of 35 miles per hour or less, and may cross roadways with a speed limit in excess of 35 miles per hour subject to certain restrictions. NEVs may also be used on all private drives.

The backbone roadway system is reflected on Figure 3-2, with lane capacity, right-of-way, and landscape requirements summarized in Table 3-3. Typical roadway design sections are illustrated in Figures 3-3 through 3-12, with corresponding landscaping standards and related design details included in Section 04, Hewlett-Packard Campus Development Plan, and Section 05, Campus Oaks Development Plan.

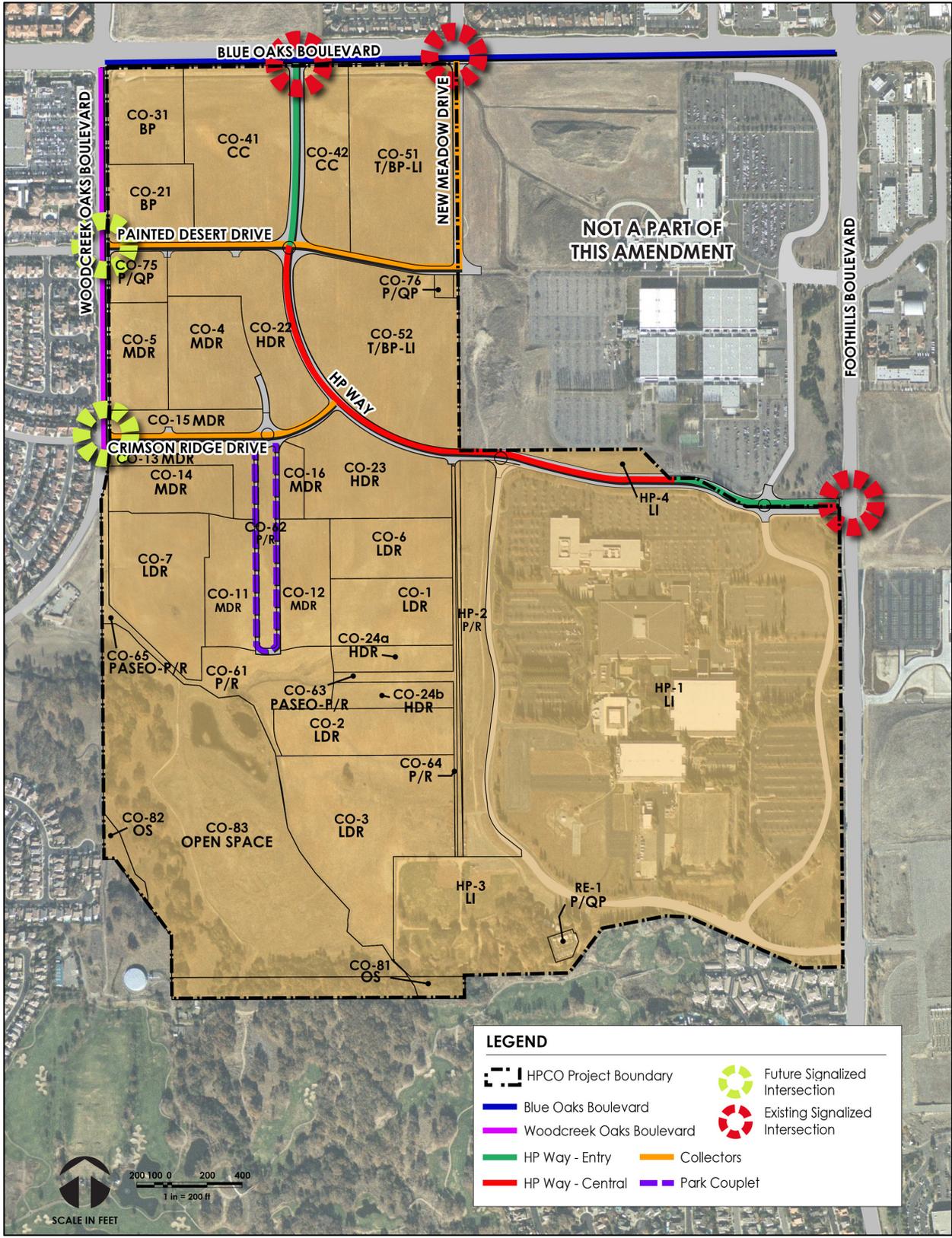


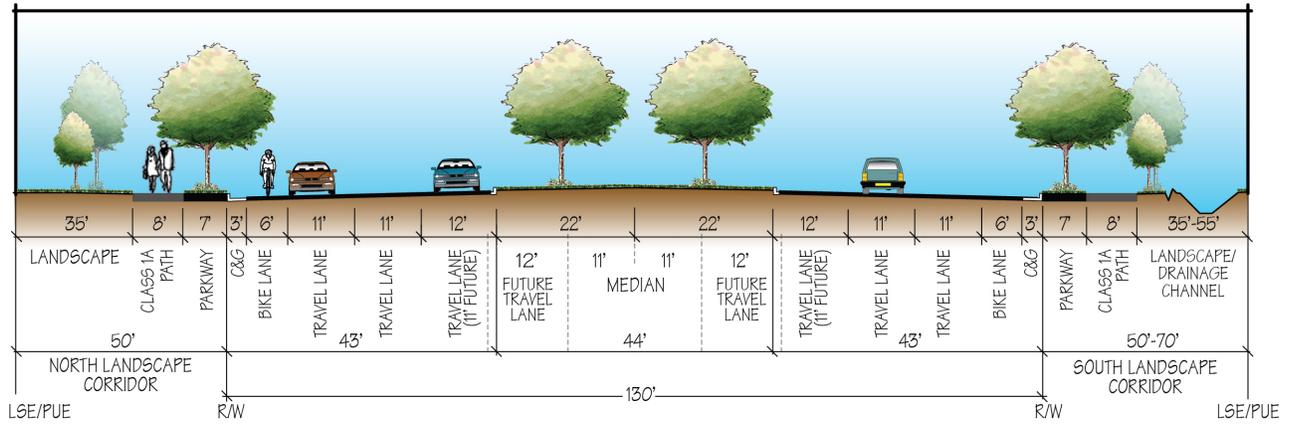
FIGURE 3-2: Backbone Roadway System

**TABLE 3-3: Roadway Summary**

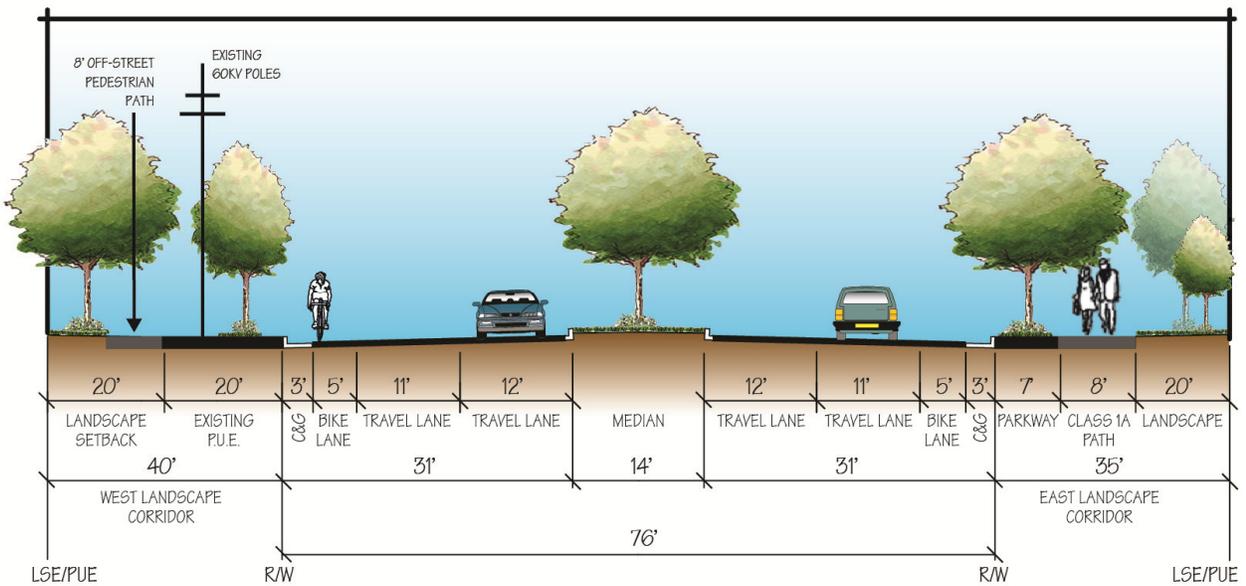
Roadway Type/Name	Roadway		Landscape Corridor		Landscape Median	On-Street Parking	Figure Number
	Reserved Lane Capacity	Right-of-Way	Adjacent to LDR & MDR	Adjacent to Other Uses			
<b>ARTERIAL ROADWAYS<sup>1</sup></b>							
Blue Oaks Boulevard	8 lanes	130 ft	NA	50 – 70 ft <sup>2</sup>	22 ft	None	3-3
Woodcreek Oaks Boulevard	4 lanes	76 ft	35 ft <sup>3</sup>	35 ft	14 ft	None	3-4
<b>COLLECTOR ROADWAYS<sup>1</sup></b>							
HP Way – Entry	4 lanes	81 ft	NA	25 ft	13 ft	None	3-5
HP Way – Central <sup>4</sup>	2 lanes	59 ft	25 ft	30 ft	13 ft	None	3-6
Painted Desert Drive, New Meadow Drive & Crimson Ridge Drive	2 lanes	48 ft	NA <sup>5</sup>	25 ft <sup>5</sup>	NA	Both Sides	3-7
<b>LOCAL ROADWAYS</b>							
Park Couplet	2 lanes	60 ft <sup>6</sup>	NA <sup>5</sup>	NA <sup>5</sup>	100 ft <sup>7</sup>	Res. Side	3-8 & 3-11
Primary Residential Street <sup>8</sup>	2 lanes	60 ft	NA <sup>5</sup>	NA <sup>5</sup>	NA	Both Sides	3-9 & 3-11
Minor Residential Street <sup>9</sup>	2 lanes	54 ft	NA <sup>5</sup>	NA <sup>5</sup>	NA	Both Sides	3-10 & 3-11
Alley	2 lanes	22 ft	NA	NA	NA	NA	3-12
<b>ROUNDBABOUTS, PRIVATE DRIVES AND OTHER FACILITIES</b>							
To be designed and constructed per City standards and Campus Oaks Design Guidelines							

1. Auxiliary lanes, turn lanes, bus turn-outs, and standard tapers are permitted reductions to the landscape corridors (PUE/LSE). Minimum landscape corridor width of 15’ shall be maintained behind bus shelters.
2. Landscape Corridor along Blue Oaks Boulevard to be 70 feet wide where open drainage channel exists/planned.
3. Landscape corridors adjacent to LDR and MDR along Woodcreek Oaks Boulevard will be incorporated within the right-of-way.
4. The central portion of HP Way is planned to incorporate design elements to enhance pedestrian and bicyclist convenience, safety and comfort. Such elements shall include sidewalks separated from the street by tree lined landscaped parkways; bike lanes buffered from vehicle travel; enhanced intersection crossings; and, roundabouts and other traffic calming measures.
5. Residential units will front on roadways. Street frontage setbacks from back of walk to be established as part subdivision map and/or design review approval as applicable.
6. 30 feet on both sides of Couplet.
7. 100 foot wide neighborhood park.
8. Primary Residential Streets will have separated sidewalks with landscaped parkways. Primary Residential Streets are used to accommodate higher traffic volumes and are placed adjacent to schools and parks, consistent with the City’s roadway improvement standards.
9. Minor Residential Streets will have separated sidewalks with landscaped parkways. Minor Residential Streets are used to carry lower traffic volumes than Primary Residential Streets, consistent with the City’s roadway improvement standards.

Note: Standard signalized intersections will have dedicated turns and through lanes resulting in wider cross sections in those areas.



**FIGURE 3-3: Blue Oaks Boulevard (Arterial)**



**FIGURE 3-4: Woodcreek Oaks Boulevard (Arterial)**

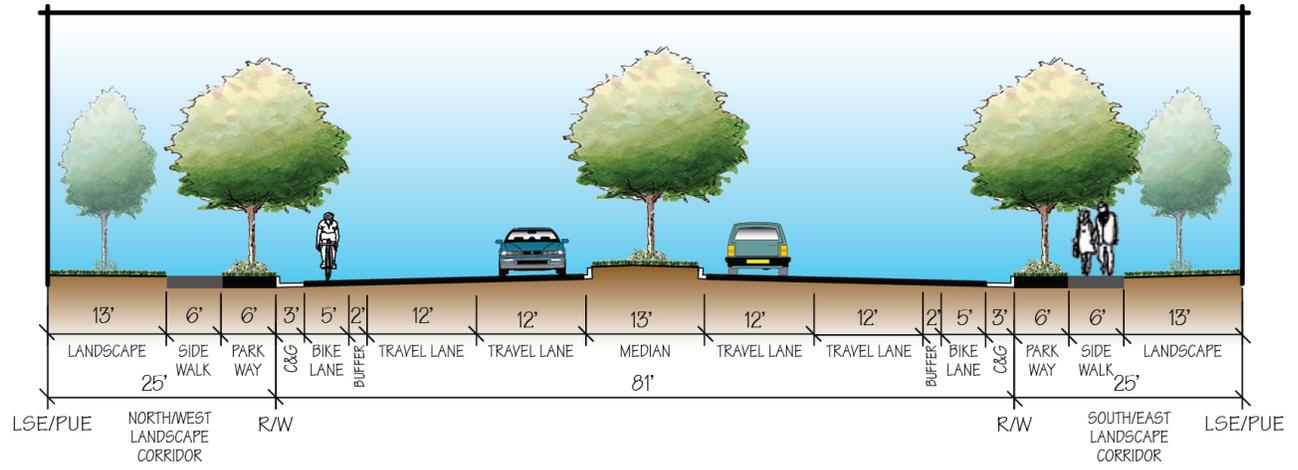


FIGURE 3-5: HP Way - Entry (Modified Collector)

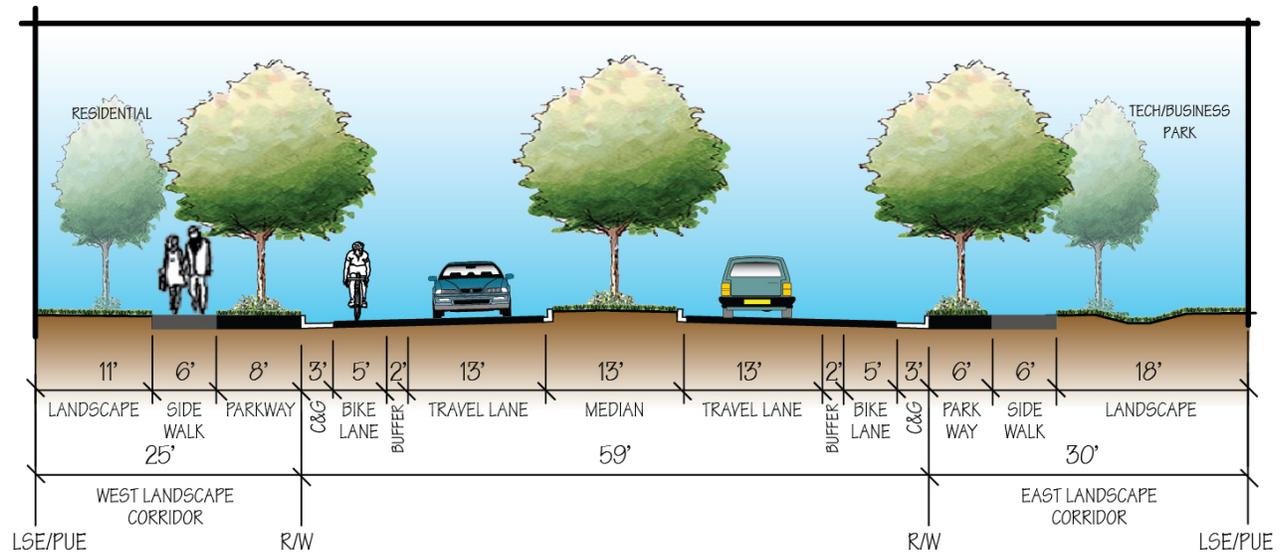
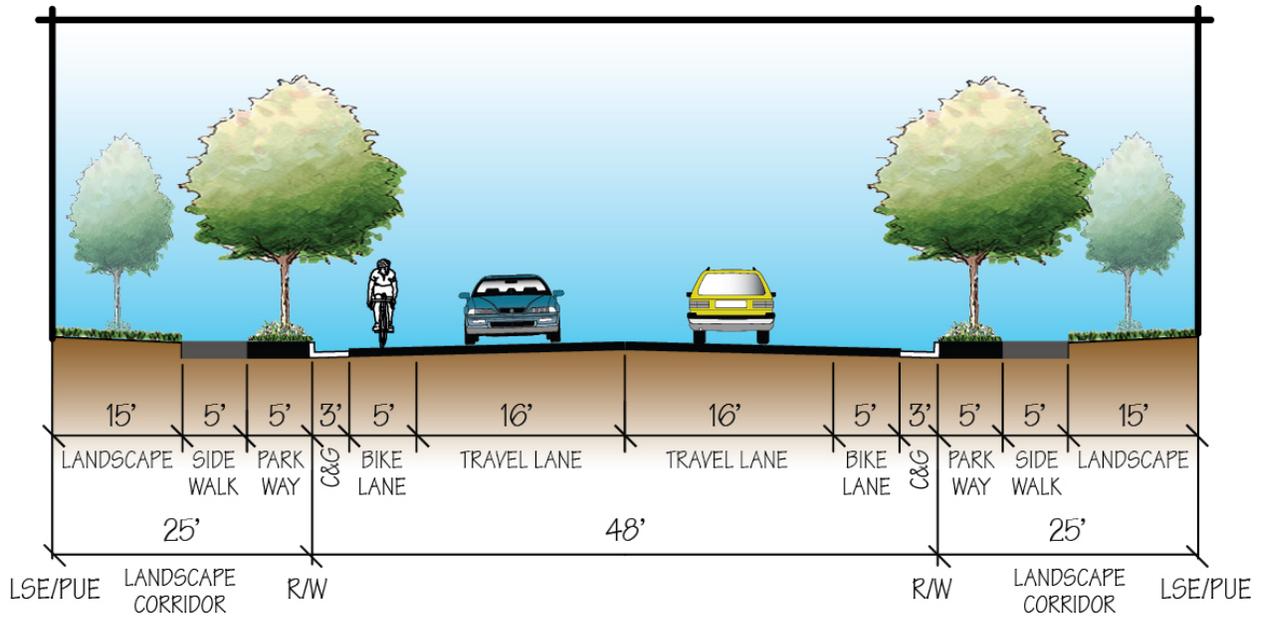
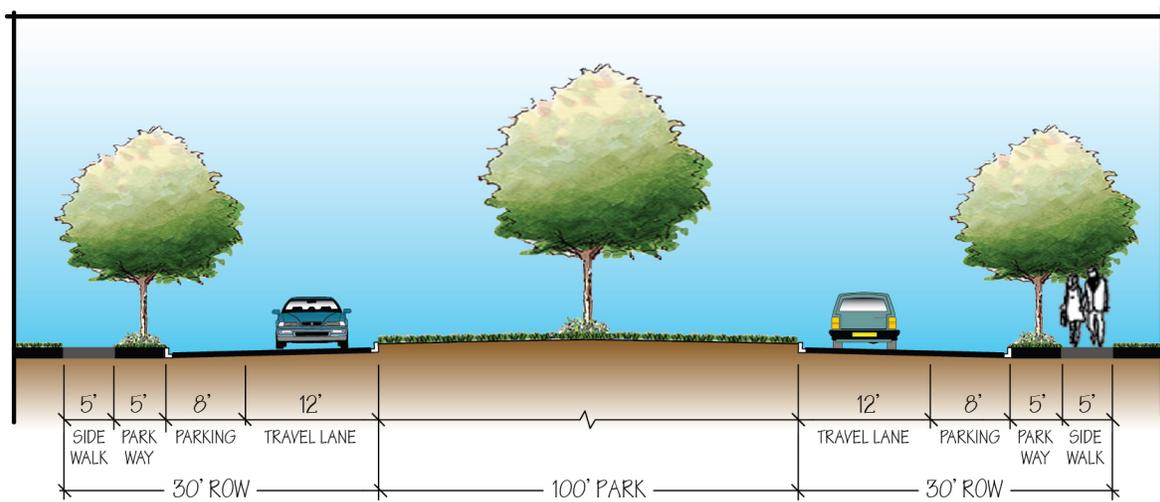


FIGURE 3-6: HP Way - Central (Modified Collector)



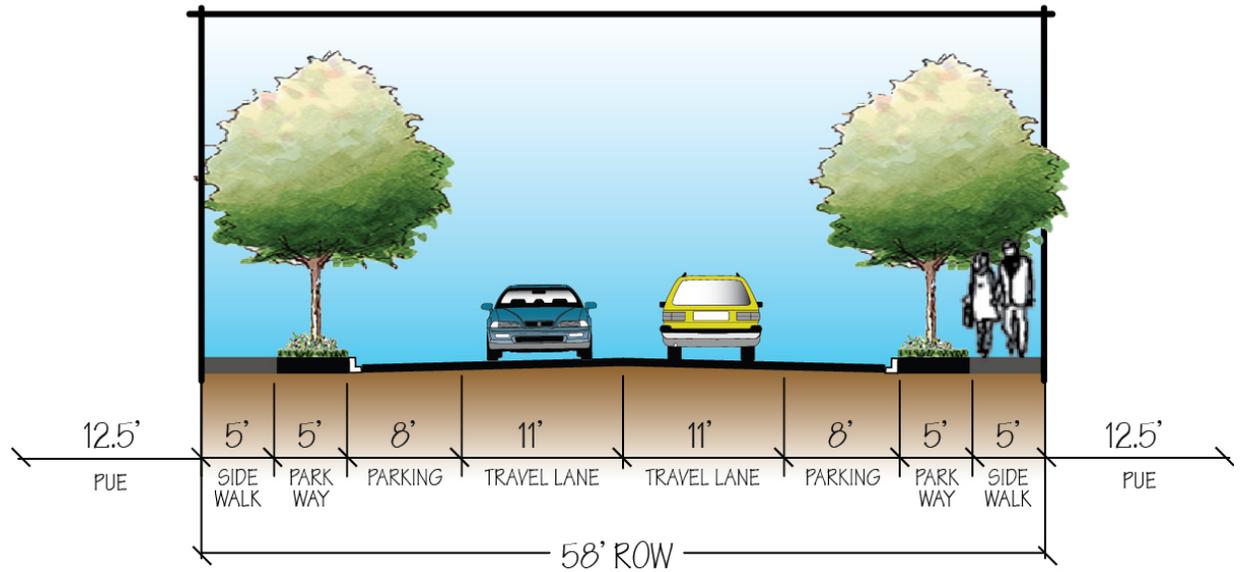
Note: Residential units will front on Collectors. Street frontage setbacks from back of walk to be established as part subdivision map and/or design review approval as applicable.

FIGURE 3-7: Painted Desert Drive, New Meadow Drive & Crimson Ridge Drive (Collectors)



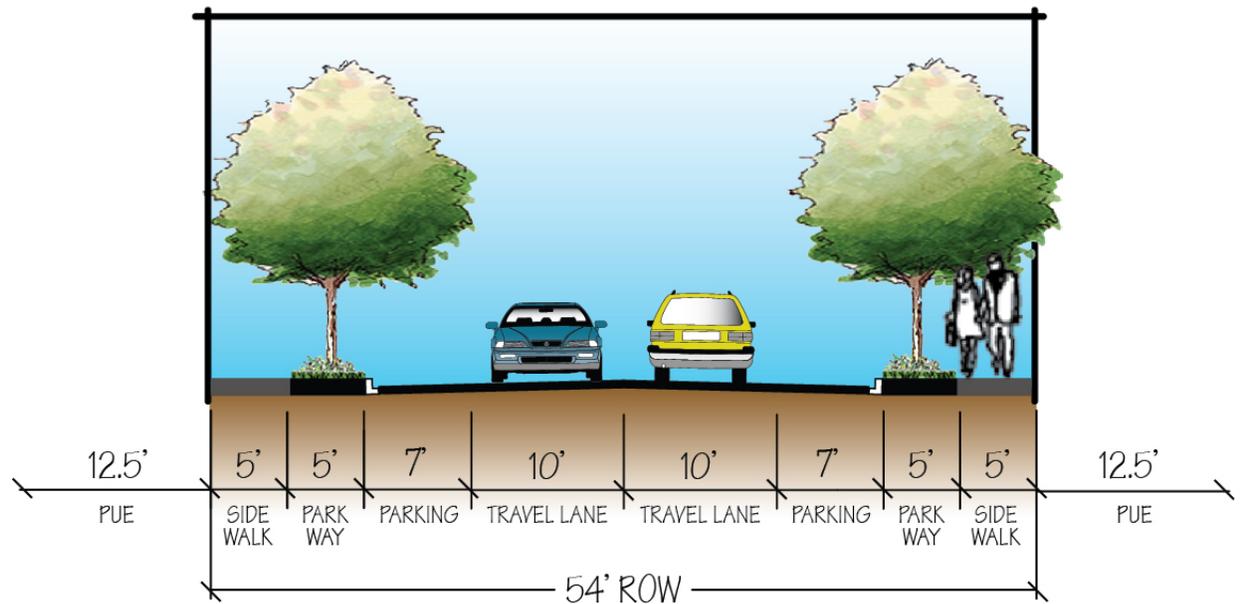
Note: Residential units will front on Park Couplet. Street frontage setbacks from back of walk to be established as part subdivision map and/or design review approval as applicable.

FIGURE 3-8: Park Couplet (Local Street)



Note: Residential units will front on primary residential streets. Street frontage setbacks from back of walk to be established as part subdivision map and/or design review approval as applicable.

**FIGURE 3-9:** Primary Residential Street (Local Street)



Note: Residential units will front on minor residential streets. Street frontage setbacks from back of walk to be established as part subdivision map and/or design review approval as applicable.

**FIGURE 3-10:** Minor Residential Street (Local Street)

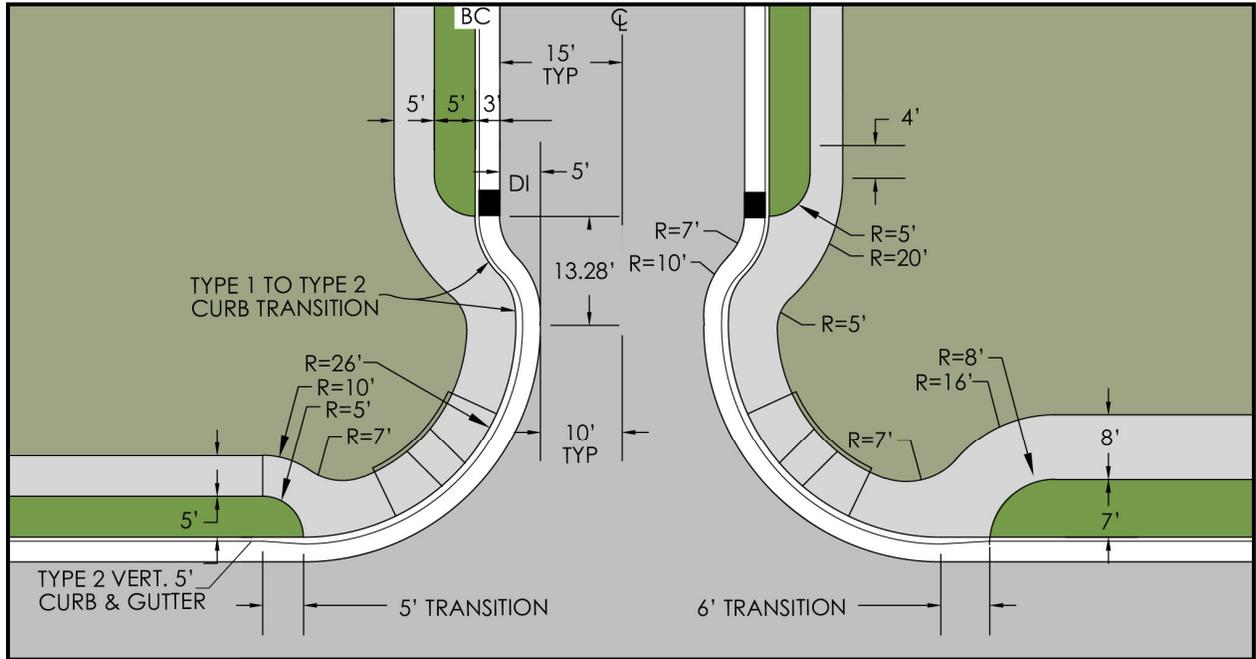


FIGURE 3-11: Bulb-Out (Local Street)

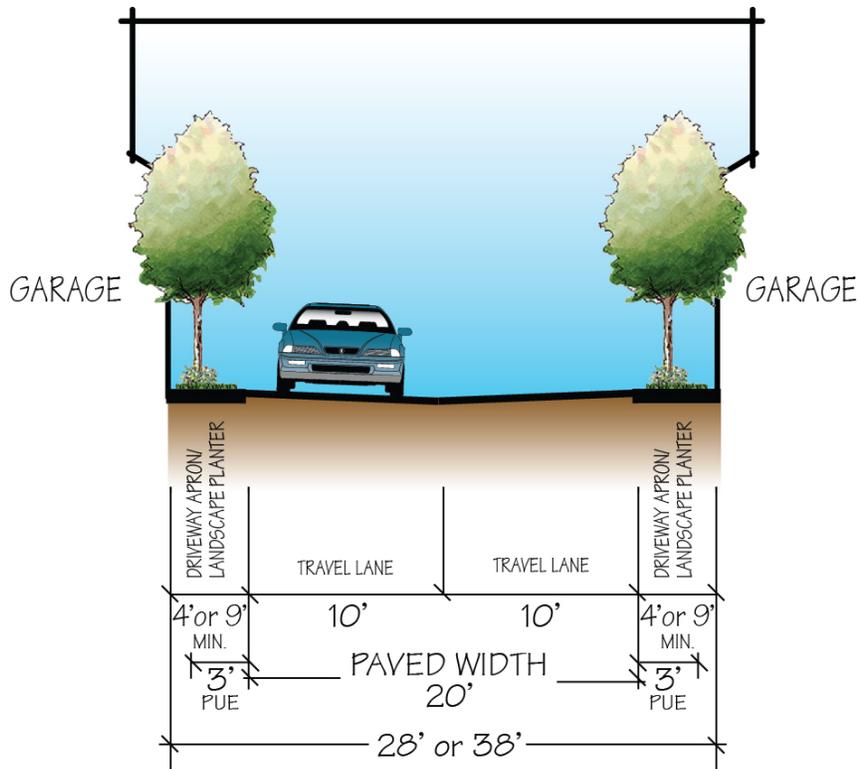


FIGURE 3-12: Alley (Local Street)



### 3.2.2 PEDESTRIAN and BICYCLE NETWORK

The HPCO Master Plan provides for a safe and interconnected network of paths, sidewalks and bike lanes to allow residents and employees to easily walk and bike to meet their daily needs. The pedestrian and bicycle network is designed to enhance connectivity between jobs, homes and services. This enhanced connectivity supports alternative modes of travel; reduces vehicle trips and associated air quality and greenhouse gas emissions; promotes community activity, health and well-being; and contributes to the character and desirability of the Project Area as a place to live, work, recreate and invest.

The pedestrian and bicycle network provides for multiple looped routes, as well as connections to the larger citywide system. Key components of the network include:



- **Class I Paths** consist of shared bicycle and pedestrian paths completely separated from motor vehicle traffic. Class 1 path connections are provided within parks, paseos and open space areas. Connections are included to the existing City bike trail along the South Branch of Pleasant Grove Creek. It is intended that paths within paseos will be visible and accessible from adjacent development, with a minimum of 50 percent of the paseo edge open via a single-loaded streets, open cul-de-sac heads/street terminations, or other features. No paths may be located within Parcel CO-83, the City owned open space preserve, beyond those allowed by the Hewlett-Packard Preserve O&M Plan, deed restrictions, the City's Open Space Preserve Overarching Management Plan, and as shown on Figure 3-13. Class I facilities are 10-foot wide and paved with lane striping and 2-foot decomposed granite/gravel shoulders on each side.
- **Class IA Paths** are 8-foot wide multi-use concrete pedestrian paths within the landscape corridors along arterial roadways. Class IA path connections are provided along the edges of the Project Area adjacent to Blue Oaks, Foothills and Woodcreek Oaks Boulevards.
- **Class II Bikeways** are striped and signed one-way lanes included on all arterial and collector roadways within and adjacent to the Project Area. To increase cyclist comfort and safety, the Class II bike lanes along HP Way include enhanced pavement delineations and 2-foot wide demarcated buffers from the adjacent travel lanes.
- **Sidewalks** are included on all improved public streets in the Project Area. Ranging from 5 to 6-feet in width, sidewalks are typically separated from the street by a landscaped parkway to create a more comfortable corridor for pedestrian mobility.



- **Walking Paths** consist of decomposed granite recreational walking and jogging trails. Walking paths may be included within some park areas.

In addition to the above, a Pedestrian/Bicycle Connection is planned through Parcels CO-4 and CO-22 linking residential neighborhoods to the Campus Oaks Town Center. The specific design of this connection will be determined as part of the City's review of development plans for these parcels (MPP Stage 2). Further direction is provided in the Campus Oaks Design Guidelines.

The backbone pedestrian and bicycle network including all Class I bikeway segments shown on Figure 3-13 will be constructed concurrent with other backbone infrastructure and adjacent development. Connections to the network will be required to be made from individual development projects. Barriers (bollards, rail fence, vertical curbs, post and cable, posts, etc.) will be used along Class I paths to separate the pathways from the open space preserve (Parcel CO-83). Such barriers shall comply with the 404 permit regarding use of the preserve area, and with City design, maintenance and public safety requirements. On the Hewlett-Packard Campus, an internal pedestrian and bicycle network exists. Connections will be made from this internal system to each individual building on the Campus and to the adjacent backbone network where feasible.

To enhance internal connectivity and the convenient use of alternative transportation modes, the project proponents may explore opportunities to establish a bike share program. Bike Share programs allow users to borrow "pool" bicycles for local trips. This may include use by residents to travel to local jobs, or use by employees during the lunch hour to easily access restaurants and services. The bikes are checked out and returned to designated docking stations. Bike share programs can be funded through available grants, memberships, public-private partnerships and other mechanisms.

The bicycle and pedestrian network is illustrated on Figure 3-13.



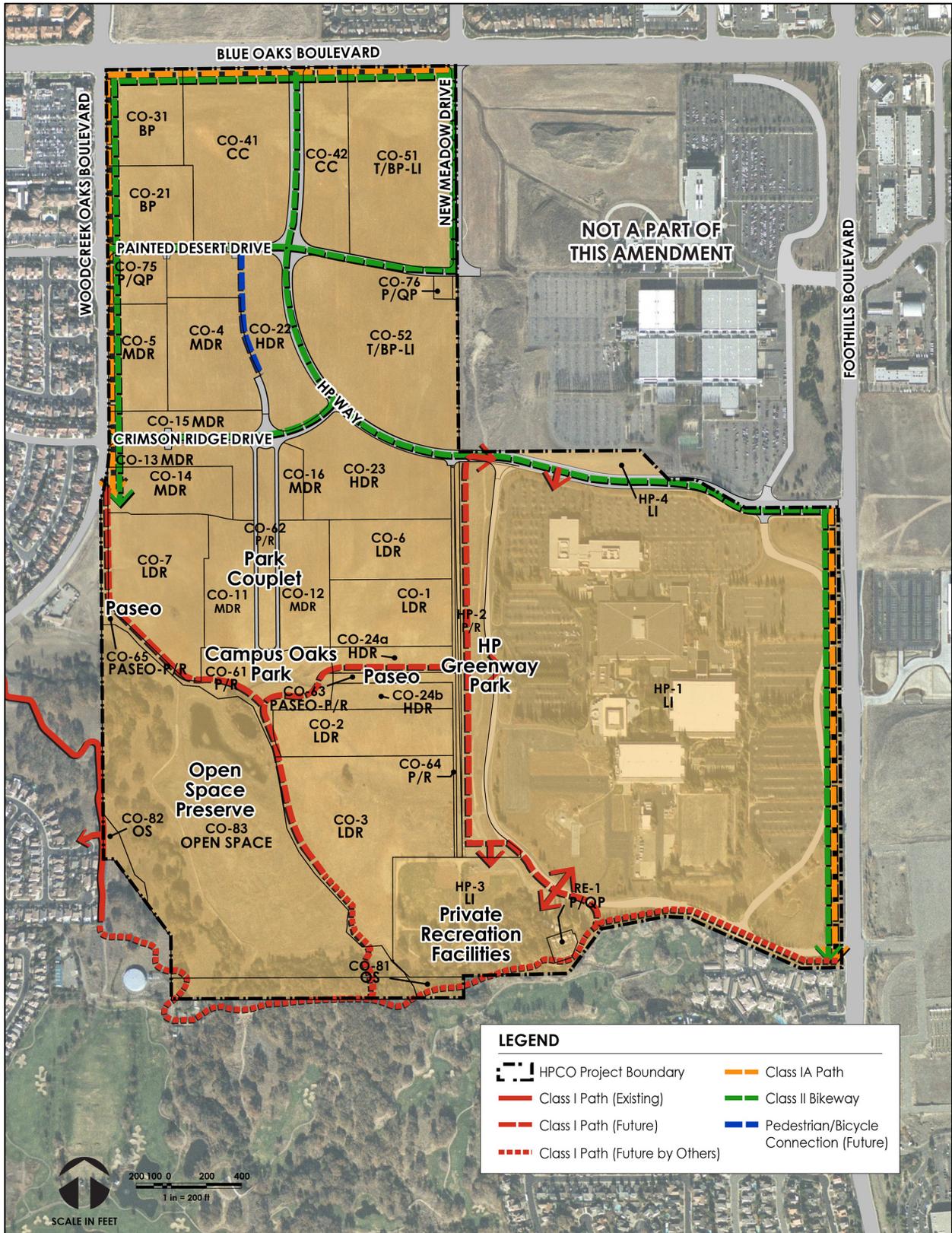


FIGURE 3-13: Pedestrian and Bicycle Network

### 3.2.3 TRANSIT

Bus service to the Project Area will be provided by Roseville Transit with connections to Sacramento Regional Transit and Placer County Transit as demand for service occurs and as funding allows. These services will utilize the roadway system to provide local and regional transit connections for community residents and employees.

Roseville Transit provides fixed route and Dial-A-Ride services within the City, as well as fixed route commuter services between Roseville and downtown Sacramento. The fixed route local and commuter systems operate on regularly scheduled routes, with the Dial-A-Ride system providing shared ride transit service to ADA paratransit customers and the general public within the City limits.

The Project Area supports the development of bus turnouts and transit shelters along arterial and collector roadways including Blue Oaks Boulevard, Foothills Boulevard, Woodcreek Oaks Boulevard and HP Way. Bus shelters are located near and will be conveniently connected to adjacent employment, commercial and higher density residential uses to facilitate transit use. Transit services will be extended to the Project Area as the demand for such services occur and funds are available as determined by the City.

Existing and planned bus turnouts and transit shelters are illustrated on Figure 3-14.

### 3.2.4 PARK and RIDE

Park and ride lots provide parking for commuters to leave their vehicles to meet carpools, vanpools or access transit services. In the Project Area, a park and ride lot is planned within the Campus Oaks Town Center on commercial Parcel CO-41 located along Blue Oaks Boulevard. The park and ride facility will include twenty (20) park and ride spaces of which two spaces will provide electric car charging stations.

The park and ride lot is intended to be made available to commuters during normal commute hours on a daily basis. Park and ride spaces will be provided in addition to the minimum required parking spaces for the project development and maintained by the project developer. Additional information regarding the obligations for the construction of the park and ride lot, including related facilities such as accessible parking and pedestrian paths and signs, is included in the Campus Oaks Development Agreement.



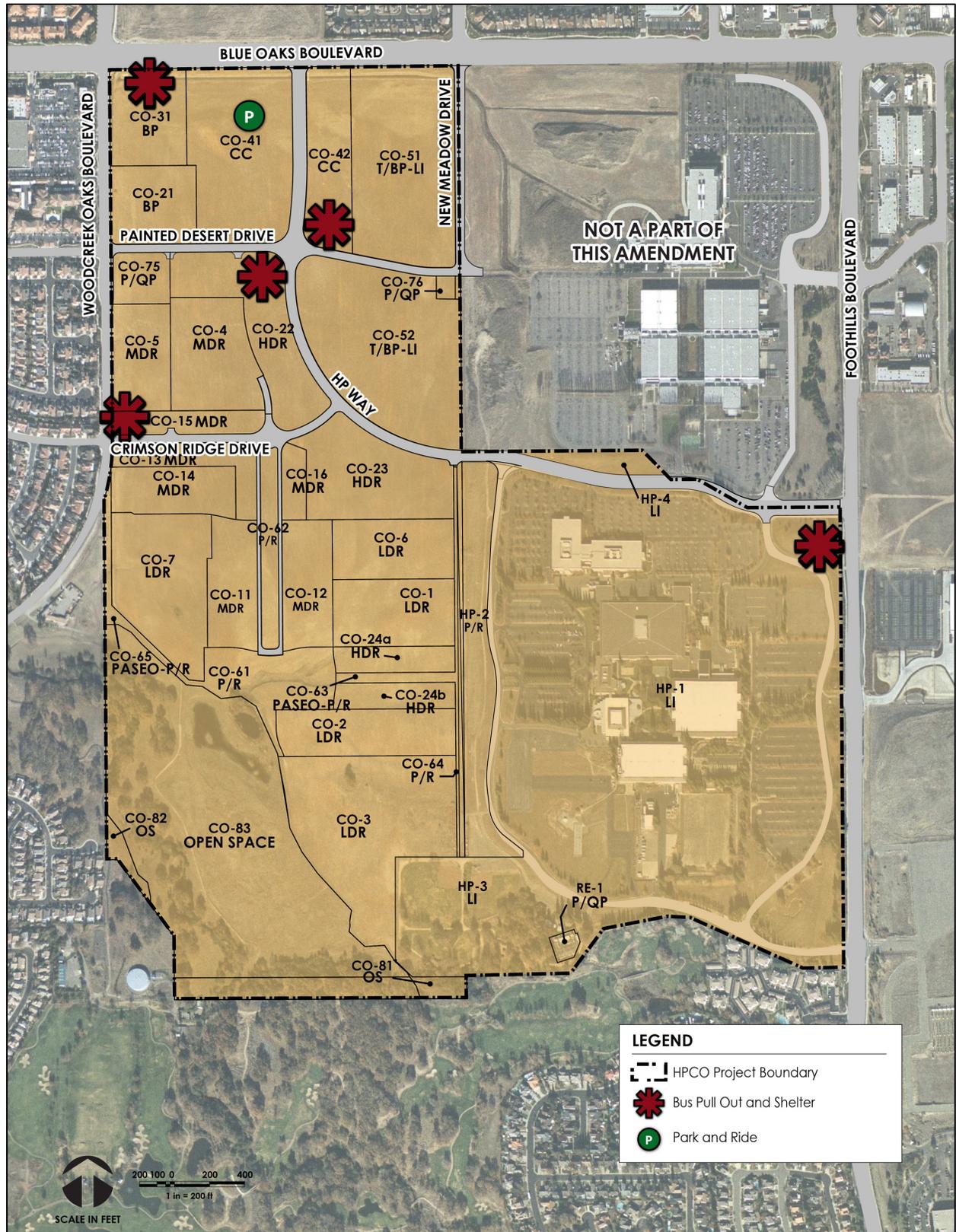


FIGURE 3-14: Transit Facilities and Park & Ride Lot

### 3.2.5 TRANSPORTATION SYSTEM MANAGEMENT

Transportation System Management (TSM) measures are designed to reduce the number and length of peak hour home-to-work commute trips through actions such as ridesharing, flexible work hours, and support of public transportation. Any project site, common work location, or employer with ten or more employees is required to comply with the City's TSM Ordinance. In addition, any project site, common work location, or employer with fifty or more employees is required as a condition of project approval to prepare a TSM Plan and subsequently enter into a TSM Agreement with the City. The Plan and Agreement shall comply with the City of Roseville TSM Ordinance and shall incorporate TSM measures to the degree required by the Ordinance.

## 3.3 Utilities

The HPCO Master Plan identifies the backbone utility infrastructure necessary to accommodate full build-out of the Project Area. Water, recycled water, wastewater, drainage, electric, natural gas, and telecommunications infrastructure exist within and/or adjacent to the Project Area. Since initial adoption of the Master Plan in 1996, substantial development and associated infrastructure improvements have been constructed in the vicinity of the Project Area. The HPCO Master Plan accounts for these changed conditions to define an updated and efficient backbone utility infrastructure program. Project Area utility providers are summarized in Table 3-4.

**TABLE 3-4: Utility Providers**

Utility	Provider
Potable Water	City of Roseville
Recycled Water	City of Roseville
Wastewater	City of Roseville
Drainage and Flood Control	City of Roseville
Electric Service	City of Roseville
Natural Gas	Pacific Gas and Electric
Communications	AT&T, Comcast, Consolidated Communications, and Wave Broadband
Solid Waste Disposal	City of Roseville

Adequate capacity for development of the Project Area has been/will be accounted for in the City's infrastructure planning and, where applicable, funding programs. In general, the HPCO Master Plan land uses result in an

overall reduction in utility demands when compared to the prior land uses. Infrastructure will be constructed consistent with this Master Plan, the Project Area Utility Master Plans, then current City improvement standards, and the project Development Agreements.

### 3.3.1 POTABLE WATER

#### *Water Supply and Conservation*

The City of Roseville provides water service (supply, treatment, storage and conveyance) to the Project Area. The City currently uses multiple sources of water to serve customers including surface water, groundwater and recycled water. Potable water demand is typically met by surface water supplies. Surface water is obtained from Folsom Lake and the American River via contracts with the United States Bureau of Reclamation, Placer County Water Agency, and the San Juan Water District. Roseville has access to groundwater for use during an emergency, as a back-up supply during dry years, and to provide operational flexibility through implementing a conjunctive use program.

In accordance with Senate Bill 610, a Water Supply Assessment (WSA) was performed in conjunction with the HPCO Master Plan. The WSA includes an evaluation of the sufficiency of citywide water supplies over a 20-year horizon addressing the availability of adequate water supplies to meet existing and anticipated future demands, including the demand associated with the Project Area during normal, single-dry and multiple-dry years.

The Project Area's build out potable water demand is estimated at 1,004.60 acre-feet per year (AFY). This demand includes 414.63 AFY for the Hewlett-Packard Campus and 589.97 AFY for Campus Oaks. The estimated water demand for Campus Oaks is reduced to 433.05 AFY when applying savings in potable water use resulting from implementing water conservation best management practices and the use of recycled water for irrigation. Water conservation measures to be incorporated include turf reductions and water efficient landscaping; smart irrigation controllers; and, re-circulating hot water systems for residential units. These measures were selected because they can be cost-effectively implemented and have the highest potential for achieving water saving through conservation.

Water demands for the Project Area were included in the City's 2010 Urban Water Management Plan (UWMP) and the City's long-term water projections. In addition, the 2015 HPCO Master Plan (specifically the Campus Oaks land uses) results in an overall reduction in water demand of 234.95 AFY (surplus) when compared to the prior land uses. Accordingly, no additional water supplies are needed to accommodate buildout of the Project Area, nor are any improvements to the City's water treatment plant.

### *Backbone Potable Water Distribution System*

Water is delivered to the Project Area via the City's existing distribution system. This consists of existing and planned connection points to 12-inch and 24-inch mains within Blue Oaks Boulevard, Woodcreek Oaks Boulevard, and Foothills Boulevard. Water distribution within the Project Area includes a looped system of 12 to 16-inch backbone pipes that generally parallel collector and arterial roadways. In-tract improvements are required at a project level.

A groundwater well is planned within the Project Area (Parcel CO-76) adding to the City's network of wells that provide back-up water supply and aquifer storage and recovery (ASR). The backbone water distribution system and well location are illustrated on Figure 3-15.

### 3.3.2 RECYCLED WATER

#### *Recycled Water Use*

The City of Roseville provides the Project Area with recycled water from the Pleasant Grove Wastewater Treatment Plan (PGWWTP) and the Dry Creek Wastewater Treatment Plant (DCWWTP). Both plants produce Title 22 quality effluent that is available for recycled water applications. The City currently provides recycled water to several locations on the west side of Roseville.

Campus Oaks will utilize recycled water for irrigating parks, non-residential and high density attached residential landscaping, as well as publicly landscaped areas (including roadway landscape corridors and medians). On the Hewlett-Packard Campus, recycled water may be extended to serve existing campus irrigation or other uses. Upon issuance of a building permit for any designated parcel on the Hewlett-Packard Campus, on site-improvements that are reasonably necessary to convert landscape irrigation facilities to make use of recycle water for that parcel may be installed.

The Project Area's annual recycled water demand is 109.33 AFY. The use of recycled water will further offset potable water demand.

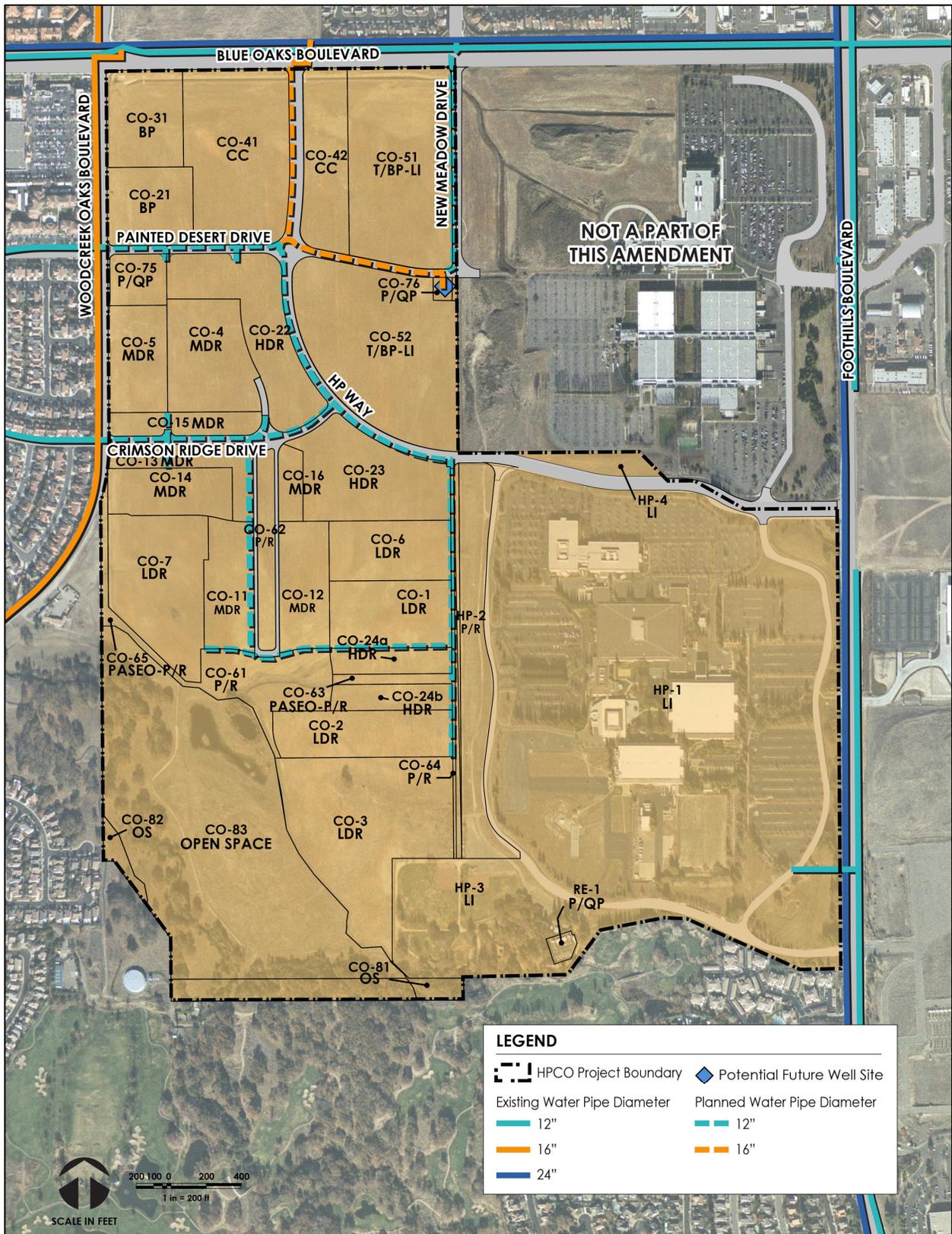


FIGURE 3-15: Backbone Potable Water Distribution System and Well Location

### ***Backbone Recycled Water Distribution System***

A recycled water storage tank and pump station is located near the southwest corner of the Project Area. The Project Area connects to existing 16-inch and 30-inch recycled water mains located in Woodcreek Oaks Boulevard, Blue Oaks Boulevard, and Foothills Boulevard. A system of 6 to 8-inch on-site backbone recycled water lines will be constructed within street rights-of-way and easements to serve the Project Area. Included will be stubs to the landscape median in Blue Oaks Boulevard. In-tract recycled water improvements will be required at a project level.

The backbone recycled water distribution system is illustrated on Figure 3-16.

### **3.3.3 WASTEWATER**

#### ***Wastewater Treatment***

Sanitary sewer service is provided to the Project Area by the City of Roseville. Wastewater flows from the Project Area will be directed to the PGWWTP. The Project Area is estimated to generate approximately 0.3 million gallons per day (mgd) average dry weather wastewater flow. The HPCO Master Plan (specifically the Campus Oaks land uses) results in an overall reduction in wastewater demand of 0.03 mgd when compared to the prior land uses and generation rates from the 1996 Master Plan. Capacity at the PGWWTP is adequate to accommodate projected flows.

#### ***Backbone Wastewater Collection System***

Wastewater flows are conveyed to the PGWWTP by a network of existing sewer pipes ranging in size from 30-inch to 78-inches within street rights-of-way or easements. Points of connection exist or are planned to sewer pipes within Blue Oaks Boulevard, Woodcreek Oaks Boulevard, and Foothills Boulevard.

Portions of the Hewlett-Packard Campus may continue to discharge to an existing 10-inch sewer line in Foothills Boulevard that flows to the north, as per the Hewlett-Packard development agreement, or to an alternate 10-inch sewer line that flow west through Campus Oaks to the existing 42-inch wastewater transmission line in Woodcreek Oaks Boulevard. Backbone sewer collection pipes within the Project Area will range in size from 10 to 12-inches. In-tract improvements are required at a project level.

The backbone wastewater collection system is illustrated on Figure 3-17.

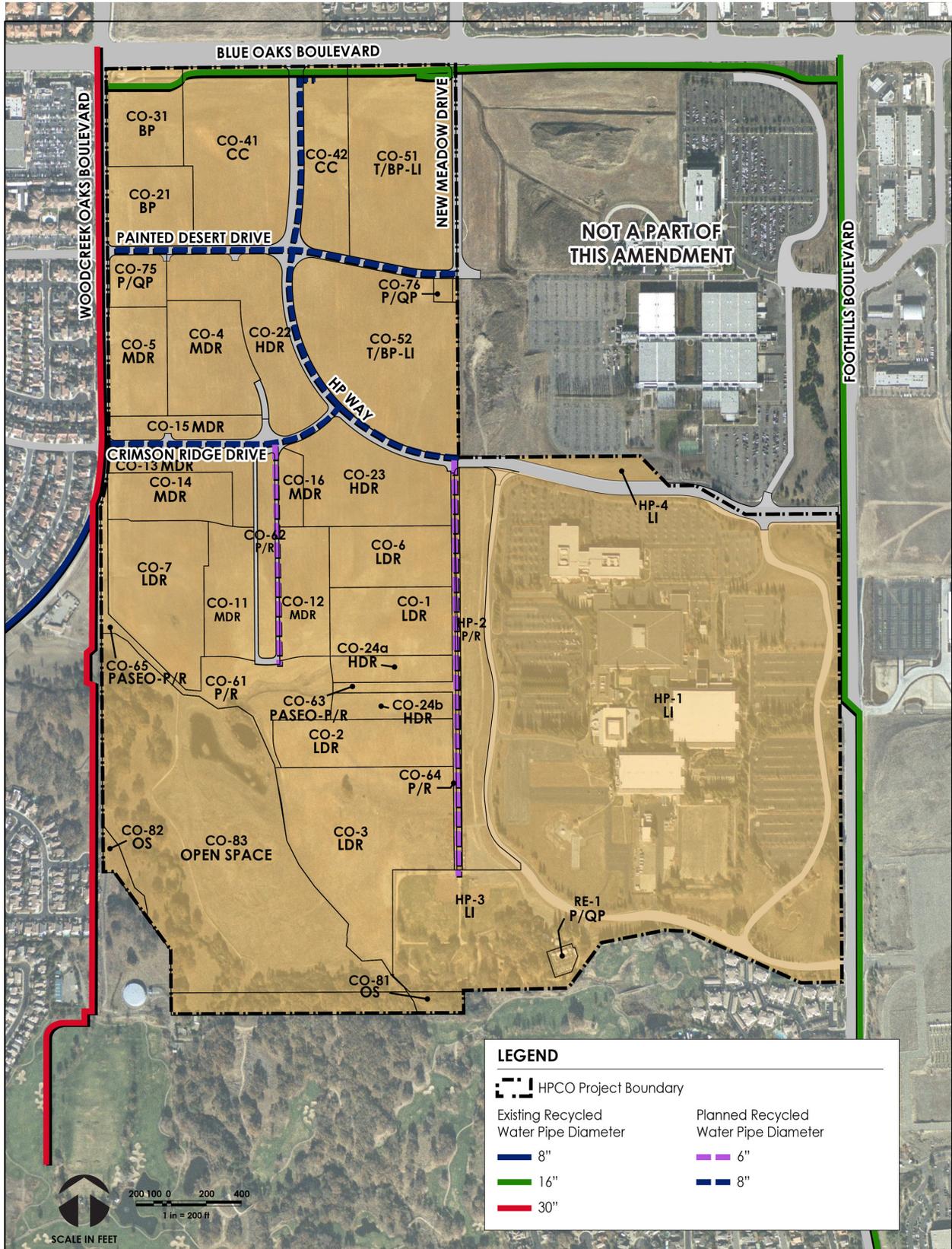


FIGURE 3-16: Backbone Recycled Water Distribution System

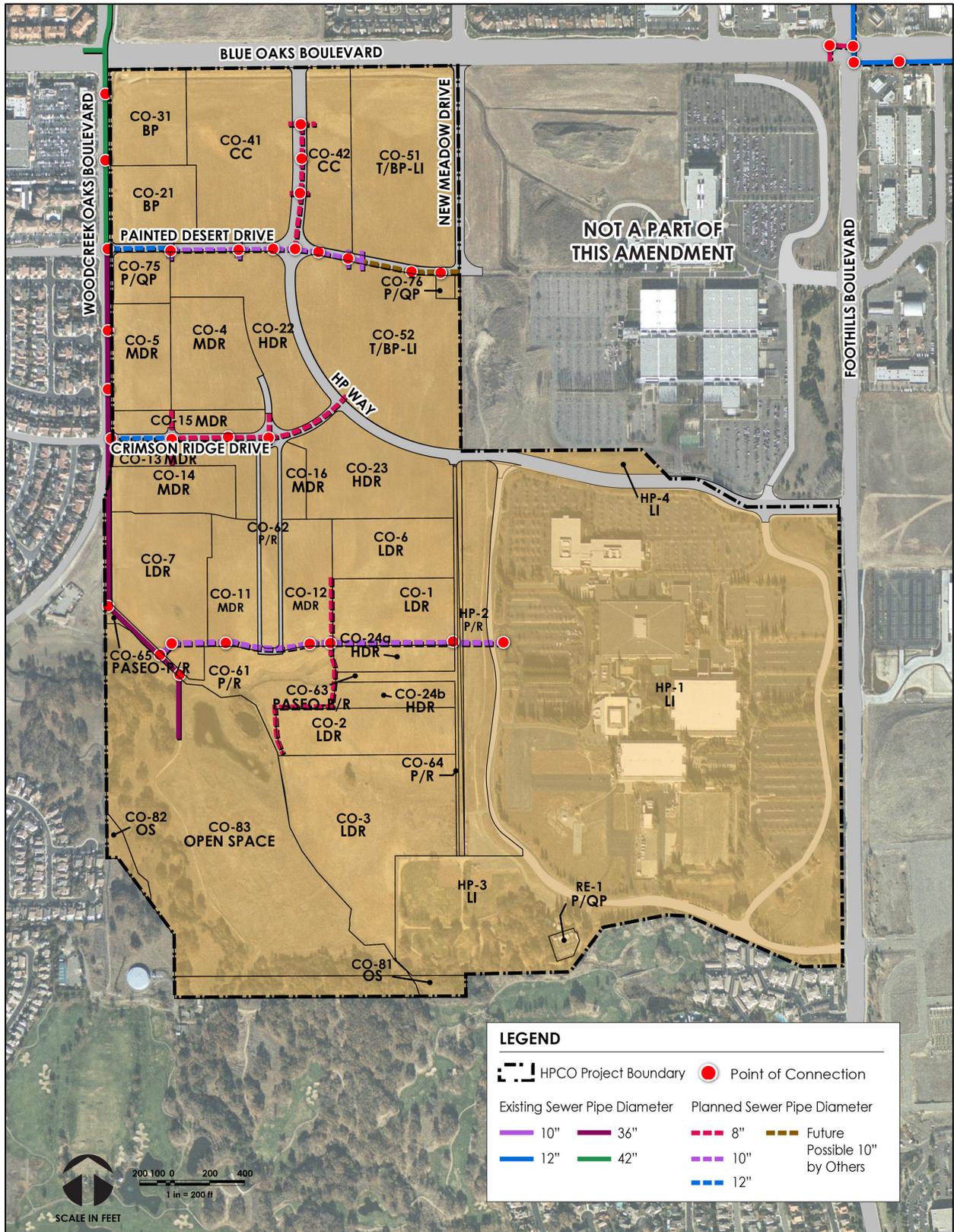


FIGURE 3-17: Backbone Wastewater Collection System

### 3.3.4 DRAINAGE and FLOOD CONTROL

#### *Site Hydrology*

The Project Area is within the Pleasant Grove Creek watershed located within the larger Natomas Cross Canal watershed of northwestern Placer County and southeastern Sutter County. The Pleasant Grove Creek watershed drains to the Pleasant Grove Canal, then to the Natomas Cross Canal, and ultimately to the Sacramento River.

Project Area topography is gently rolling, generally sloping from east to west and is broken into a northern drainage shed and a larger southern drainage shed. The South Branch of Pleasant Grove Creek traverses the southwest portion of the Project Area within the Open Space Preserve (Parcel CO-83) and drains the southern shed. A perennial stream, Pleasant Grove Creek flows east to west conveying storm water flows during the wet season and irrigation runoff during the dry season. Within the Project Area, the limits of the 100-year floodplain for the South Branch of Pleasant Grove Creek are fully contained within the Open Space Preserve.

An unnamed tributary to the South Branch of Pleasant Grove Creek crosses the southeastern portion of the Hewlett-Packard Campus (Parcel HP-1). A small segment of this tributary is piped under the main Hewlett-Packard loop road. The tributary then continues west crossing the southern boundary of the Hewlett-Packard Campus, returns onto the Campus within the existing employee recreation area, and ultimately connects to the South Branch of Pleasant Grove Creek within the Open Space Preserve.

#### *Backbone Drainage Improvements*

On-site backbone drainage improvements consist of a full complement of storm water quality BMP's and a combination of conventional subsurface and surface drainage systems including an existing drainage channel adjacent to a portion of Blue Oaks Boulevard. This drainage channel will be upgraded to include a concrete pan and access ramps for future maintenance equipment. Culverts will be utilized to cross over the existing channel at street and driveway locations and will be designed to accommodate the passage of maintenance utility vehicles (bobcat front loaders). Backbone subsurface drainage includes a series of 12 to 48-inch pipes connecting to existing and planned pipes within Woodcreek Oaks Boulevard, and Foothills Boulevard. Project Area conveyance systems discharge drainage through outfalls that eventually drain to the South Branch of Pleasant Grove Creek. Drainage facilities are to be designed and constructed in conformance with City of Roseville Improvement Standards and the Placer County Flood Control and Water Conservation District's Stormwater Management Manual.

Based upon the Project Area's location within the watershed, and given that projected runoff from the Project Area will not exceed the flow rates shown on the North Roseville Specific Plan Area (Phase 1) Drainage Shed Map, no additional peak flow on-site stormwater detention is required. The Project Area will contribute toward construction of the Reason Farms Retention Basin project through payment of the Pleasant Grove Watershed Mitigation Fee. This regional stormwater retention facility provides volumetric mitigation for waters entering the Sacramento River Basin. Additional detailed drainage analysis will be required at time of improvement plan review to ensure that all City requirements are being met.

### *Water Quality*

Best management storm water management practices consisting of site development Storm Water Pollution Prevention Plans (SWPPP) and post development source control, low impact development (LID) practices, treatment, full capture trash for priority land uses, and detention will be utilized throughout the Project Area for stormwater quality treatment and hydromodification management. The intent of both site development and post construction storm water management is to minimize the adverse impacts from storm water per applicable State and Federal NPDES Permitting mandates.

Post construction source control and LID features are woven into the fabric of a community to mimic the hydrologic function of the undeveloped site by capturing, slowing, treating, and infiltrating storm water as close to the source as possible through use of decentralized small scale features. Techniques such as tree plantings, infiltration galleries, disconnected roof drains, separated sidewalks, bio-retention facilities, rain gardens, bioswales, soil amendments, impervious surface reduction and other strategies can provide a LID "treatment train" which attempts to reproduce the predevelopment hydrologic system improving the quality and reducing the quantity of urban runoff. Additional controls such as bio-retention basins or end of the pipe treatment BMP's when required will further treat storm water before it enters the natural drainage system.

The City of Roseville has a Municipal Separate Storm Sewer System (MS4) Permit from the Regional Water Quality Control Board, which requires hydromodification mitigation to be addressed for all new discharges to waters of the State. Hydromodification control measures are intended to mitigate the artificial acceleration of erosion and sedimentation resulting from increased runoff flows and durations associated with urbanization. Hydromodification measures will be required to attenuate, infiltrate, and disperse increased runoff should LID measures not achieve infiltration and/or reuse runoff goals.

Water quality design standards shall comply with the adopted State MS4 permit requirements; the then approved City Stormwater Quality Design Manual; and, the Hewlett-Packard Preserve O&M Plan, recorded deed restrictions, and City of Roseville Open Space Preserve Overarching Management Plan. Sizing of volume based treatment control measures (water quality basins) shall follow the Roseville Volume Based Design Method.

Backbone drainage improvements are illustrated on Figure 3-18.



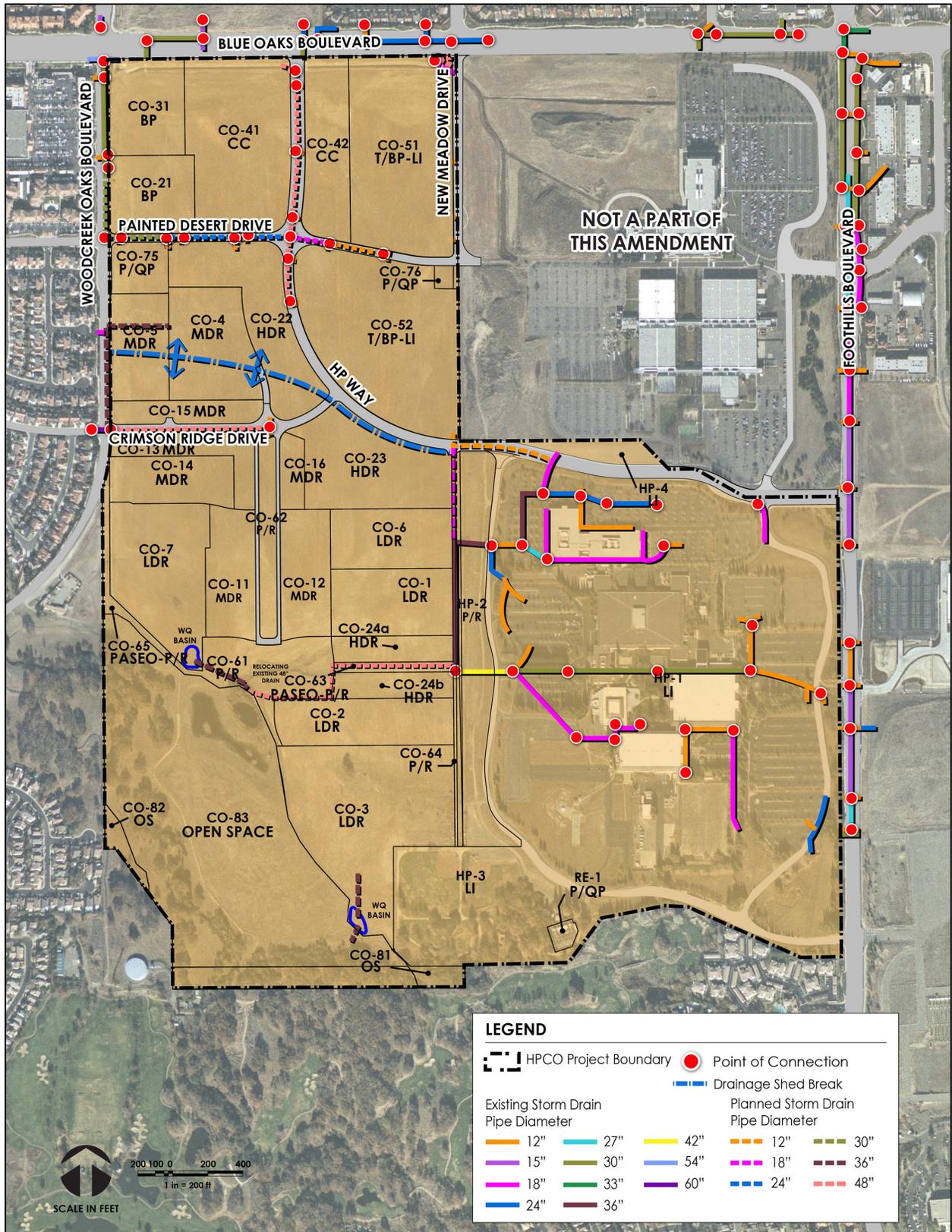


FIGURE 3-18: Backbone Drainage Improvements

### 3.3.5 DRY UTILITIES

#### *Electric Service*

Roseville Electric supplies electricity to the Project Area, with peak electric demand estimated to be 19.1 Megawatts (MW). Additional electricity resources needed to serve the Project Area, including state and federal mandated renewable electricity resources, will be purchased from outside sources or generated by City-owned facilities at the Roseville Energy Park. As required by state regulations, Roseville Electric will use cost-efficient energy efficiency, load management and renewable resources programs to meet electricity demand before acquiring new electricity sources. It is a goal within Campus Oaks that a minimum of 50 percent of all homes be solar powered, that electric vehicle charging stations be included at all homes, and that LEED or similar green building standards be encouraged.

Electrical service is provided to the Project Area from the electric substation on the southern portion of the Hewlett-Packard Campus (Parcel RE-1) and from the Blue Oaks Substation located to the north adjacent to Woodcreek Oaks Boulevard. Underground electrical distribution will be extended to individual parcels in conjunction with roadway improvements. Included will be the undergrounding of existing overhead electrical lines along the south side of Blue Oaks Boulevard. In addition, street lighting will be provided along all public streets as part of the roadway frontage improvements. All electric and street light facilities will be constructed to the City's standards and specifications at the time of construction.

#### *Natural Gas*

A Pacific Gas and Electric Company (PG&E) 16-inch high-pressure natural gas transmission pipeline bisects the middle of the Project Area from north to south. Natural gas will be provided by PG&E on request and in accordance with the rules and tariffs of the California Public Utilities Commission. Service will be provided via the extension of existing gas lines within and adjacent to the Project Area. Delivery of gas service to individual projects will be reviewed by PG&E at the time of proposal.

#### *Voice/Data Communication*

The Project Area is within the service areas of AT&T, Comcast, Consolidated Communications (formerly Surewest), and Wave Broadband. Together, these providers offer both voice and data communication services. Distribution lines to individual parcels will be extended from existing infrastructure within and adjacent to the Project Area. The providers will review delivery of services to individual projects at the time of proposal. All telecommunication lines and associated facilities will be installed underground.

### 3.3.6 SOLID WASTE DISPOSAL

Solid waste collection for the Hewlett-Packard Campus is provided through a private solid waste hauling service. Should this service be terminated, the City of Roseville will make municipal solid waste hauling service available to all or a portion of the Campus. The City will provide solid waste services to Campus Oaks.

Solid waste is collected and delivered to the Western Placer Waste Management Authority facility located north of the City at the intersections of Athens Avenue and Fiddymont Roads. The Authority owns a Material Recovery Facility (MRF) that receives, separates or processes, and then markets recyclable materials removed from the waste stream. Residual waste is transferred to the Authority's Western Regional Sanitary Landfill for disposal.

At full buildout, the Project Area is anticipated to generate approximately 7,020.49 tons of solid waste annually. Campus Oaks will contribute 4,020.00 tons of solid waste per year, and the Hewlett-Packard Campus 3,000.49 tons per year. The Project Area's solid waste contribution will not reduce the life of the landfill or operational capacity of the MRF at buildout.

Development within the Project Area will work with the City to maximize recycling and other programs to reduce or divert the solid waste stream to the landfill in compliance with AB 939.

## 3.4 Parks, Schools and Libraries

### 3.4.1 PARKS & OPEN SPACE

The HPCO Master Plan incorporates an interconnected network of accessible public parks, paseos, and open space areas to support recreational activities, encourage community interaction, expand trail connections, preserve sensitive resources and enhance sense of place. Park and open space facilities are provided within both the Hewlett-Packard Campus and Campus Oaks to meet the active/formal/programmable and passive/informal/self-directed recreational needs of residents and employees.

#### *City Parks & Recreation Requirements*

Roseville's General Plan requires new development to provide nine acres of public parkland for every 1,000 residents. This requirement is satisfied through three land dedication components: three acres each of neighborhood park, citywide park and open space. The City maintains flexibility in applying the above standards to best meet the parks and recreation needs of the community.

The 948 dwelling units within Campus Oaks will generate an estimated population of 2,474 residents based on an average of 2.61 persons per household. In accordance with the General Plan, 22.3 acres of credited parkland is required based upon 7.43 acres each of neighborhood park, citywide park and open space. The HPCO Master Plan provides for a total of 66.74 net acres of parks and open space (including the City open space preserve), of which 41.35 acres of credit are granted. As summarized in Table 3-5, neighborhood and citywide parks are granted full credit, and open space partial credit, based upon their differing recreational contributions to the community consistent with General Plan policy.



Table 3-6 summarizes how the HPCO Master Plan satisfies the City's parkland dedication requirements.

**TABLE 3-5: Park and Open Space Credit**

Parcel	Total Net Acreage <sup>1</sup>	Credit Ratio	Credited Acreage
<b>NEIGHBORHOOD PARKS</b>			
CO-61 <sup>2</sup>	5.04 ac	1:1	5.04 ac
CO-62 <sup>2</sup>	2.62 ac	1:1	2.62 ac
CO-64 <sup>2</sup> & HP-2 <sup>4</sup> (portion of)	2.16 ac <sup>3</sup>	1:1	2.16 ac <sup>2</sup>
<b>Sub-Total</b>	<b>9.82 ac</b>		<b>9.82 ac</b>
<b>CITYWIDE PARK</b>			
CO-64 <sup>2</sup> & HP-2 <sup>4</sup> (portion of)	8.38 ac <sup>5</sup>	1:1	8.38 ac <sup>4</sup>
<b>Sub-Total</b>	<b>8.38 ac</b>		<b>8.38 ac</b>
<b>PASEO</b>			
CO-63 <sup>2</sup> (Paseo)	0.84 ac	0:1	0 ac.
CO-65 <sup>2</sup> (Paseo)	1.35 ac	0:1	0 ac
<b>Sub-Total</b>	<b>2.19 ac</b>		<b>0ac</b>
<b>OPEN SPACE</b>			
CO-81 <sup>2</sup> (Open Space)	0.84ac	0.5:1	0.42 ac
CO-82 <sup>2</sup> (Open Space)	0.86 ac	0.5:1	0.43 ac
CO-83 <sup>2</sup> (Open Space)	44.65 ac	0.5:1	22.33 ac
<b>Sub-Total</b>	<b>46.35 ac</b>		<b>23.15 ac</b>
<b>TOTAL</b>	<b>66.74 ac</b>		<b>41.35 ac</b>

1. Acreage excludes adjacent roadways inside curb.
2. See Table 5-2 for parcel specific land use information.
3. Includes planned open turf play, tot lot, plaza seating/game tables, small seating area, and landscaping/walkways/plazas.
4. Parcel HP-2 park acreage credited towards Campus Oaks. See Table 4-1 for parcel specific land use information.
5. Includes planned futsal/tennis courts (lighted), pickleball/badminton courts (lighted), dog park, ninja warrior course, basketball court (lighted), skate park, amphitheater, restrooms, parking stalls, group picnic grove, Class I path and landscaping/walkways/plazas.

**TABLE 3-6: Park Credit Summary**

Park Type	Credited Acreage Required	Total Acreage Provided	Credited Acreage Provided	Credit Balance
Neighborhood	7.43 ac	9.82 ac	9.82 ac	+ 2.39 ac
Citywide	7.43 ac	8.38 ac	8.38 ac	+ 0.95 ac
Open Space	7.43 ac	46.35 ac	23.15 ac	+ 15.72 ac

### *Parks and Open Space System*

Key components of the HPCO Master Plan parks and open space system are illustrated on Figure 3-19. Parks and open space lands include:



**Neighborhood Parks.** The Master Plan integrates two neighborhood parks, Campus Oaks Park (Parcel CO-61) and the Park Couplet (Parcel CO-62). In addition, a portion of the Hewlett-Packard Greenway (Parcels CO-64 and HP-2) is dedicated to neighborhood serving facilities. Totalling 9.82 net acres, the neighborhood parks support the local recreational needs of residents through incorporation of a variety of ball fields, sports courts, informal turf areas, play structures, picnic areas, pavilions and other gathering spaces.



**Citywide Park.** The HPCO Master Plan incorporates a citywide park, the remainder of the Hewlett-Packard Greenway. Located between the residential uses in Campus Oaks and the employment uses on the Hewlett-Packard Campus, the Greenway provides a unique opportunity to integrate resident and employee interactions and activity. Facilities provided could include a skate park, trail connections, a dog park, and facilities that support performance arts, farmers markets, arts and craft shows and other activities.

**Paseos.** The HPCO Master Plan includes 2.19 net acres of Paseos (Parcels CO-63 and CO-65). The Paseos are linear open space features that provide physical and visual linkages between uses incorporating landscaping, seating areas, trail connections and other open space elements that enhance the Area’s recreation and mobility systems.



**Open Space.** The HPCO Master Plan incorporates 46.35 net acres of open space including the City owned preserve (Parcel CO-83) as well as new additions adjacent to the preserve (Parcels CO-81 and CO-82). The open space lands encompass a portion of the South Branch of Pleasant Grove Creek, natural and created wetlands, oak woodlands, and annual grasslands. The Master Plan proposes to implement existing open space preserve planned and approved trails as well as develop new trails proposed immediately adjacent to and outside the preserve boundaries (as shown in Figure 3-13). The trails outside the preserve boundaries may include seating and viewing areas that will increase public visibility and appreciation of the Project Area’s preserved natural resources.



FIGURE 3-19: Parks and Open Space System

Concept plans for each park and open space site are illustrated in Figures 3-20 through 3-24. Park concept plans are subject to change based on funding or other factors. Final park designs shall be approved by the City.

In addition to public parks and open space, the Project Area contains private recreation facilities accessible to employees on the Hewlett-Packard Campus. Included are baseball fields, a pavilion and related amenities. While these private recreation facilities supplement parks and recreation opportunities within the Project Area, they are currently not granted credit towards meeting the City's park and open space requirements.

Active recreational areas will be designed to reduce potable water demand by providing recycled water for irrigation, limiting turf, incorporating water conserving plants, and using water efficient irrigation systems.

The funding for public park and open space facilities is assigned to residential uses (Campus Oaks). Parks, paseos and trails will be constructed through a combination of developer turn-key and City park fee programs. The open space preserve (Parcel CO-83) is already owned by the City with associated monitoring, reporting and maintenance costs currently funded by Community Facilities District Annexation 4 (CFD4). All other public parks, paseos and open space areas will be dedicated to and maintained by the City. Maintenance will be funded through the Campus Oaks Community Facilities District – Public Services (Services CFD) to the extent permitted as specified in the project Development Agreements.



LEGEND	
A.	Focal Point in Plaza
B.	Plaza Area
C.	Shade Shelters and BBQ
D.	Adventure Play Features
E.	Overlook
F.	Youth Soccer/Practice Field
G.	Plaza with Seating/Tables
H.	½ Court Basketball
I.	Shrub and Groundcover Area
J.	Picnic Area & Game Tables
K.	Sticks and Stones Creek Play
L.	Existing Swale (to Remain)
M.	Accent Planting and Seating
N.	Park Couplet
O.	Class I Bike Path
P.	Water Quality Feature
Q.	Bermed Turf
R.	Retaining Wall
S.	Walking Path with Benches
T.	Enhanced Vehicular Paving (In Street)
U.	Mounded Grassy Play

*Campus Oaks Park is envisioned as a family oriented active neighborhood park. The park's geometrics are responsive to the sites rolling topography, with formal landscape/hardscape designs complimenting the Park Couplet to the north and Paseo to the east, and more naturalistic undulating forms as the park unfolds to the south and west towards the Open Space Preserve. A tree lined plaza with a focal point act as the southern terminus of the Park Couplet. A sticks and stones creek play area and adventure park features compliment the opportunities for creative play. The westerly edge of the park incorporates a youth soccer field and/or open turf practice area. Shade shelters and seating areas are integrated into the northern plaza. A smaller shade sail picnic area and game tables are placed at the east end overlooking the entire park. Trial connections are provided to the west and south.*

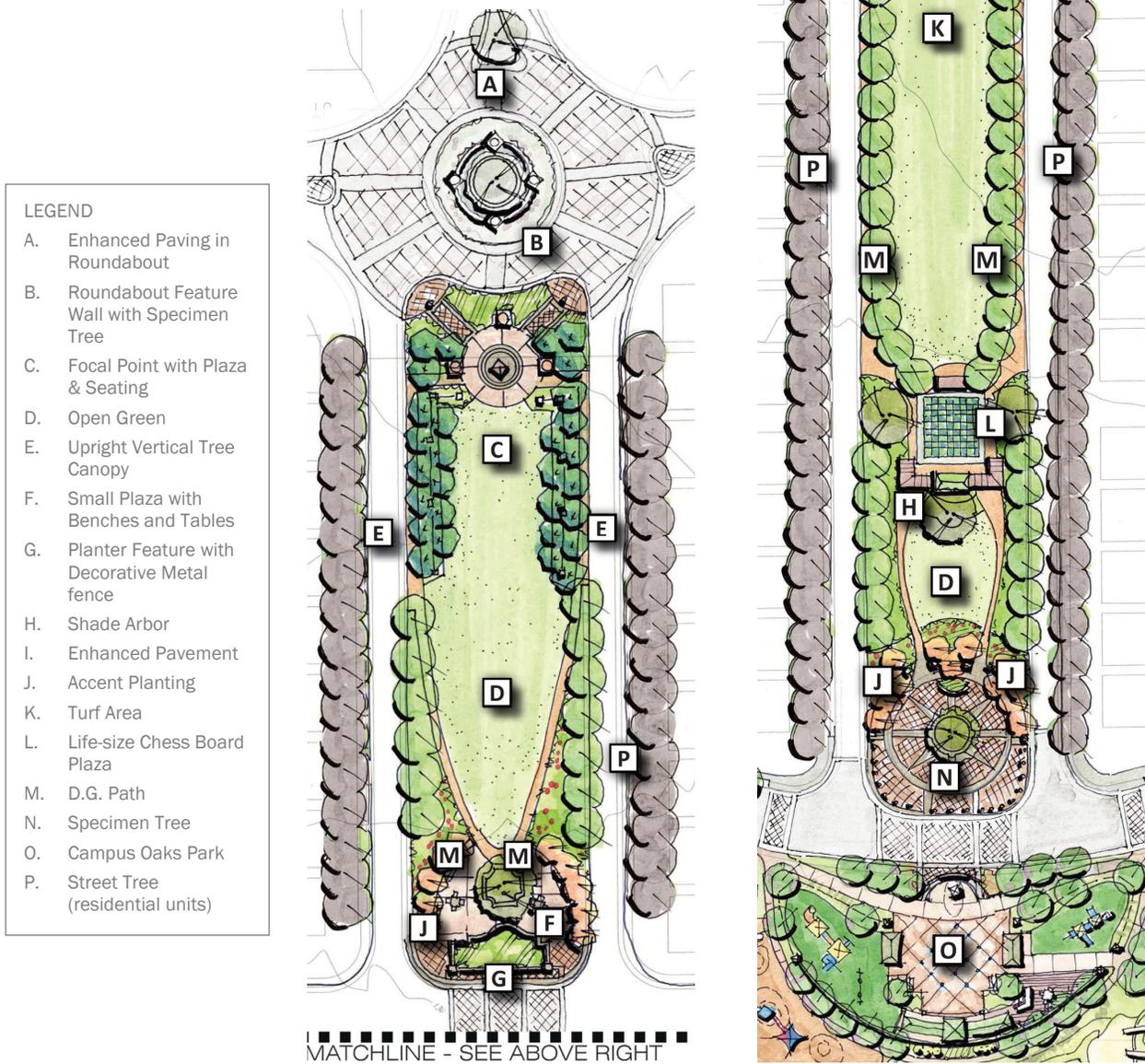
**NOTE:** Park concept plans are subject to change based on funding or other factors. Final park designs shall be approved by the City.

**FIGURE 3-20:** Campus Oaks Park Concept Plan (Parcel CO-61)

### 03 PROJECT COMPONENTS

The 100-foot wide Park Couplet is envisioned for primarily passive neighborhood recreational uses with the potential for limited small scale activity areas. Pedestrian circulation is enhanced by a series of gathering spaces with formal connections using a central promenade within the northerly space and a dual walkway system located toward the east and west edges within the southern space. A life-size chess board along with an open turf play area provides the community with active spaces. A plaza with a specimen tree and accent plantings is located in the southern area. Enhanced pavements, decorative fenced planters, seating areas and focal points are integrated to give this space a rich texture.

**NOTE:** Park concept plans are subject to change based on funding or other factors. Final park designs shall be approved by the City.



**FIGURE 3-21:** Park Couplet Concept Plan (Parcel CO-62)

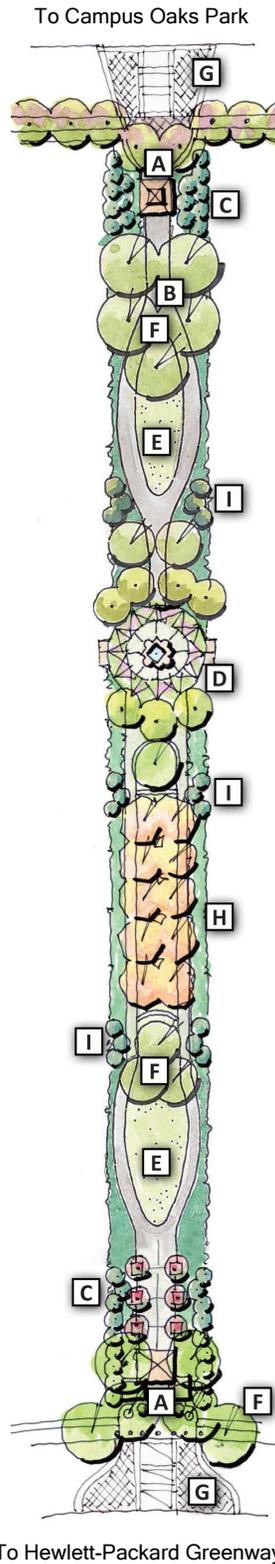
The Hewlett-Packard Greenway is envisioned as a primarily active park providing for a variety of neighborhood and citywide recreational opportunities. Included are a BMX or skate park, Ninja warrior facility, open turf areas, as well as bocce, pickleball/badminton, futsal/tennis and full basketball courts. A Class I multi-use path runs the entire length of the Greenway. The intersection of the path at the east-west paseo includes a plaza area with a fruitless olive grove, picnicking, and tot lot aligned with the main entry of Hewlett-Packard. This space can accommodate performance arts, farmers markets, arts and craft shows, and other events. The Park geometrics allow for the integration of the sites rolling terrain, with flat areas and vertical evergreen trees creating visual linkages between Hewlett-Packard and Campus Oaks. A small amphitheater and dog park are included. Focal points are created at the eastern roundabout and the termination of each adjacent east west vehicular access. Parking is provided along the western edge of the site.

**NOTE:** Park concept plans are subject to change based on funding or other factors. Final park designs shall be approved by the City.

LEGEND	
A.	Entry Structure and Sign Wall
B.	Mounded Turf with Specimen Trees
C.	Open Turf (flat)
D.	Amphitheater
E.	Lighted Pickleball/Badminton Courts
F.	Lighted Futsal/Tennis Court
G.	Ninja Warrior Course
H.	Tot Lot
I.	Plaza with Game Tables
J.	Restroom
K.	Bocce Courts
L.	Grove and Group Picnic Area
M.	Lighted Full Basketball Court
N.	Picnic Structure and BBQs
O.	Drought Tolerant Plantings
P.	Skate or BMX Park
Q.	Parking
R.	Dog Park Separated by Size
S.	Enhanced Paving at HP Entry
T.	Class I Bike Path



**FIGURE 3-22:** Hewlett-Packard Greenway Concept Plan (Parcels CO-64 & HP-2)



Two Paseos are included within Campus Oaks, one providing a connection adjacent to the Open Space Preserve and up to Crimson Ridge Drive, and the other creating a link between Campus Oaks Park and the Hewlett-Packard Greenway. Both Paseos include Class I multi-use paths and select passive use elements. The Paseo adjacent to the Open Space Preserve will have an informal character, integrating natural grades and incorporating native plant materials transitioning to the open space. The Paseo linking Campus Oaks Park and the Hewlett-Packard Greenway will incorporate more formal landscaping incorporating elements such as arbors and seating areas. Tree alleys will be used to enhance visual linkages between the parks, as well as to frame the physical and visual connection between Hewlett-Packard and Campus Oaks. It is intended that the paseos will be visible and accessible from adjacent development, with a minimum of 50 percent of the edge of each paseo open via single-loaded streets, open cul-de-sac heads/street terminations, or other features.

**NOTE:** Park concept plans are subject to change based on funding or other factors. Final park designs shall be approved by the City.

LEGEND	
A.	Arbor Structure Seating
B.	Small Seating Area
C.	Evergreen Tree Alley
D.	Seating Area
E.	Open Green Space
F.	Specimen Tree
G.	Enhanced Paving (In Street)
H.	Deciduous Tree Alley
I.	Vertical Evergreen Accent Trees

FIGURE 3-23: Paseo Concept Plan (Parcel CO-63)



The Open Space Preserve is envisioned as a passive amenity complementing the active parks within the Project Area. Nestled along the South Branch of Pleasant Grove Creek, the Preserve incorporates Oak Woodlands as well as natural and created wetland habitats. Opportunities exist to enhance community appreciation of the natural terrain, plants and animals. The City's existing Pleasant Grove Creek Trail (Northern Section) currently is improved off of Cedar Springs Court and feeds northwesterly to Woodcreek Oaks Boulevard. The intent is to provide access from the southern end of this existing trail and the City's planned off-site trail to the south adjacent to Woodcreek Oaks Golf Course to Campus Oaks Park at its southern boundary, and then continue eastward into the Hewlett-Packard Greenway. A new trail connection to Woodcreek Oaks Boulevard is also planned from the western end of Campus Oaks Park northwest through the planned paseo (Parcel CO-65). All activities are required to be in compliance with the Hewlett-Packard Preserve O&M Plan, deed restrictions, and the City's Open Space Preserve Overarching Management Plan. Parcel CO-82 may accommodate reburial of Native American cultural artifacts that have been repatriated to the United Auburn Indian Community.

**NOTE:** Park concept plans are subject to change based on funding or other factors. Final park designs shall be approved by the City.

**FIGURE 3-24:** Open Space Preserve Concept Plan (Parcels CO-81, CO-82 & CO-83)



### 3.4.2 LIBRARIES

The City of Roseville operates a public library system consisting of three individual facilities, providing print and online services to all City residents. The closest library to the Project Area is the Martha Riley Community Library at Mahany Park, a joint use facility that includes a community TV studio and Utility Exploration Center. The Project Area will offset its contribution to library services through payment of the City’s Public Facilities Fee.

### 3.4.3 SCHOOLS

The Project Area is within the boundaries of the Roseville City School District (grades K-8) and Roseville Joint Union High School District (grades 9-12). The number of students generated within the Project Area does not create sufficient demand for new school facilities (see Table 3-7). Students will be served at existing schools including Oakmont High School, Robert C. Cooley Middle School, and Blue Oaks Elementary School. The High School District will study potential enrollment boundary changes upon future construction of the new high school within West Roseville. Campus Oaks will enter into mutual benefit impact fee agreements to fully mitigate school impacts in accordance with its Development Agreement and Funding Agreements with the school districts.

**TABLE 3-7: Student Generation**

	Single Family <sup>1</sup>	Multi-Family Detached <sup>2</sup>	Multi-Family Attached <sup>3</sup>	Students Generated	School Capacity	Schools Required
<b>ROSEVILLE CITY SCHOOL DISTRICT</b>						
Grades K-5	0.3329	0.2200	0.1118	186	600	0.31
Grades 6-8	0.1164	0.0776	0.0352	63	1,000	0.06
<b>ROSEVILLE JOINT UNION SCHOOL DISTRICT</b>						
Grades 9-12	0.161	0.036	0.036	63	1,800	0.05

1. Single Family = units at less than 8 dwelling units per net acre. 230 Single Family units.
2. Multi-Family detached = detached units at or above 8 dwelling units per net acre. 261 Multi-Family detached units.
3. Multi-Family attached = attached units at or above 8 dwelling units per net acre. 457 Multi-Family attached units.

## 3.5 Public Safety

### 3.5.1 FIRE & EMERGENCY SERVICES

The Roseville Fire Department (RFD) provides fire protection, suppression, emergency medical services, fire life and safety, along with hazardous materials management to the Project Area. At the time of HPCO Master Plan approval, the Project Area was within the service district of Station #2, located at 1398 Junction Boulevard. Fire Station 5, at 1565 Pleasant Grove Boulevard, was the closest fire station to the project site. However, the locations of these two existing fire stations would not meet the national standard of response time for emergency responders upon total build out, which is why a new fire station is proposed.

A 2.15 acre fire station site (Station No. 8) is designated within Campus Oaks at the southeast corner of Woodcreek Oaks Boulevard and Painted Desert Drive (Parcel CO-75). This site has been located in accordance with the RFD's risk assessment model to meet the City's response times, and has been configured to allow for efficient access, accommodate the City's planned facilities needs and allow flexibility for future growth. A concept plan of the fire station site is included as Figure 3-25. Once constructed, the Campus Oaks station will provide first response to the Project Area. Stations located in adjacent portions of the City will provide interim and secondary response.

Development within the Project Area will comply with applicable City fire protection standards and regulations.



### 3.5.2 POLICE PROTECTION

The Roseville Police Department provides primary law enforcement, crime prevention, traffic enforcement and animal control services to the Project Area. The Police Department provides all operations and patrols out of its central station located at 1051 Junction Boulevard. In addition, private security services are provided within the Hewlett-Packard Campus. Development will comply with applicable City safety and security standards.

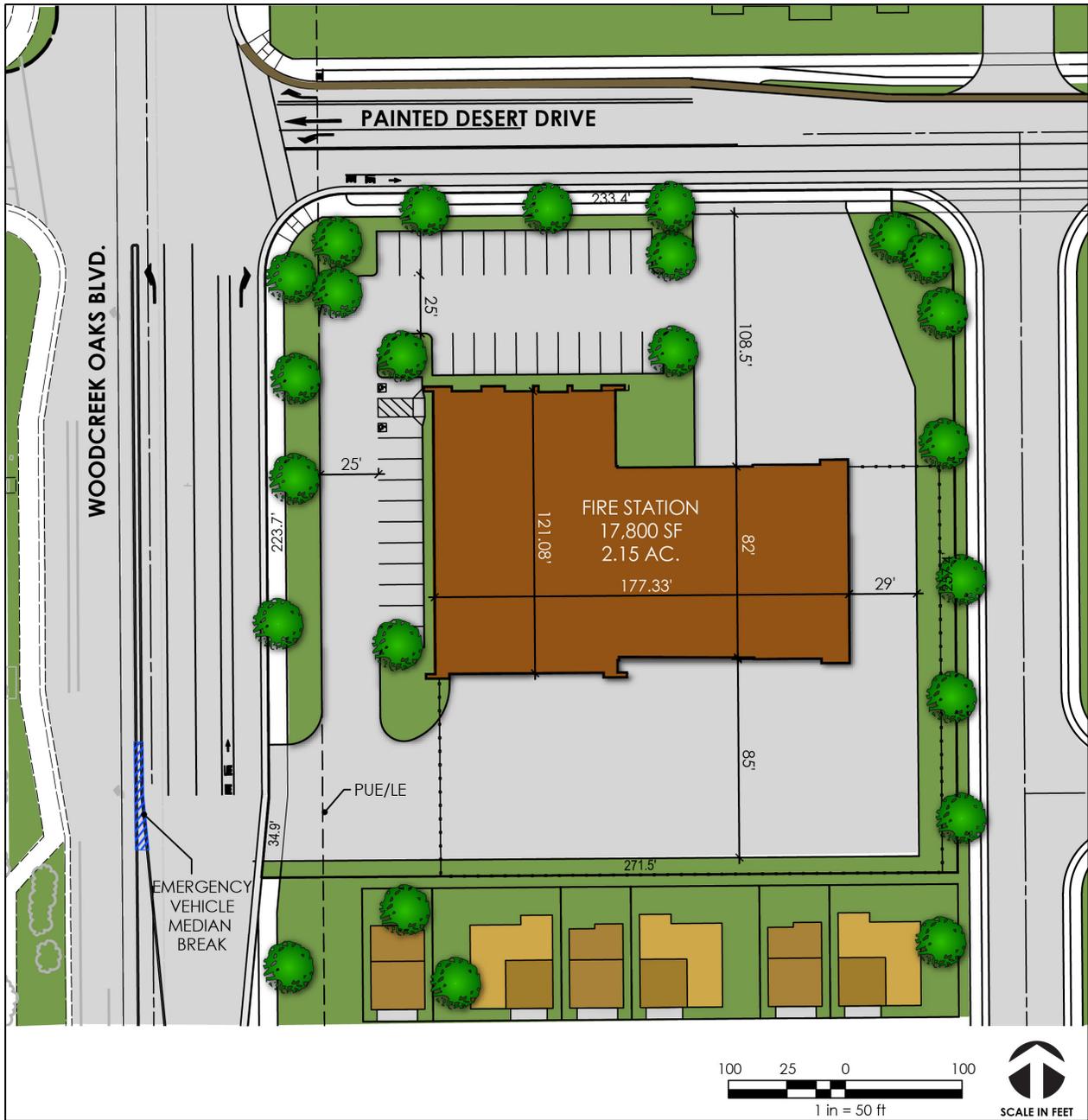
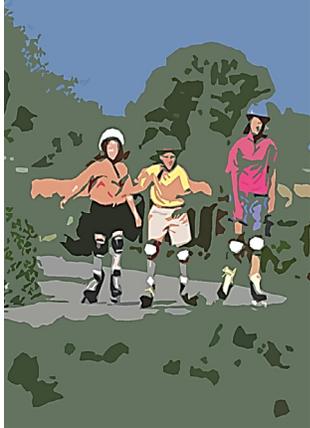


FIGURE 3-25: Fire Station Concept Plan (Parcel CO-75)

# Hewlett-Packard Campus Development Plan

CITY OF ROSEVILLE



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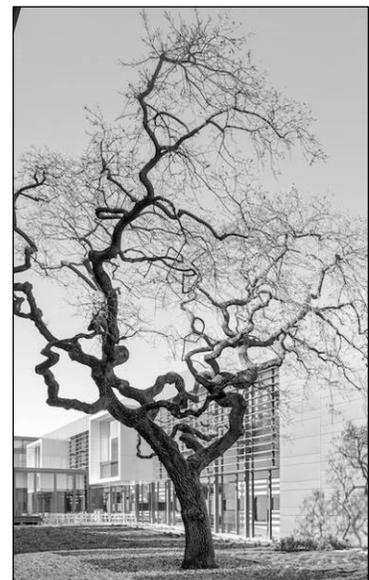
## 04 Hewlett-Packard Campus Development Plan

*The following establishes land use, zoning, infrastructure, intensity threshold, development guidelines and development review provisions for the Hewlett-Packard Campus. Covering the eastern 141.2 acres of the Project Area, the Hewlett-Packard Campus is planned for continued light industrial, private recreation and related development. A portion of the Campus is also designated for development as a City park. All development projects within the Hewlett-Packard Campus will be reviewed by the City to ensure compliance with applicable Master Plan, General Plan, Zoning Ordinance and Development Agreement requirements.*

### 4.1 Land Use and Zoning

The Hewlett-Packard Campus is partially developed with existing light industrial and office uses, along with parking lots, internal roadways, private recreation facilities, and a Roseville Electric substation. Capacity exists for additional development on vacant properties within the Campus, as well as potential intensification of existing buildings/uses. At buildout, total development on the Hewlett-Packard Campus is estimated to support approximately 1,200,000 square feet of Light Industrial use, as well as 8.7 acres of City park.

Land uses for the Hewlett-Packard Campus are summarized in Table 4-1 and reflected on Figure 4-1. The overall square footage allocation reflected on Table 4-1 is vested with the Hewlett-Packard property, as further regulated by the intensity threshold allocations described in Section 4.3 and the Hewlett-Packard Development Agreement.



**TABLE 4-1: Hewlett-Packard Campus Land Use and Square Footage Allocations**

Parcel	Land Use	Gross Acres	Building Square Feet (sf)				
			Existing	Future	Total Allocation	FAR Range	Avg. FAR
HP-1	Light Industrial (LI)	114.00 ac	593,820 <sup>1</sup> sf	564,000 sf	1,157,820 sf	20-50%	23%
HP-2	Park & Recreation (P/R)	8.70 ac <sup>2</sup>					
HP-3	Light Industrial (LI)	13.23 ac		42,180 sf	42,180 sf	20-50%	7%
HP-4	Light Industrial (LI)	2.01 ac					
RE-1	Public (P/QP)	0.50 ac					
	Backbone Roads	2.76 ac					
<b>TOTAL</b>		<b>141.20 ac</b>	<b>593,820 sf</b>	<b>606,180 sf</b>	<b>1,200,000 sf</b>		<b>21%</b>

- Existing development consists of Buildings R3 (126,220 sf), R4 (131,190 sf), R5 (158,760 sf) and R6 (177,650 sf).
- Parcel HP-2 park acreage credited towards Campus Oaks. See Table 3-5.



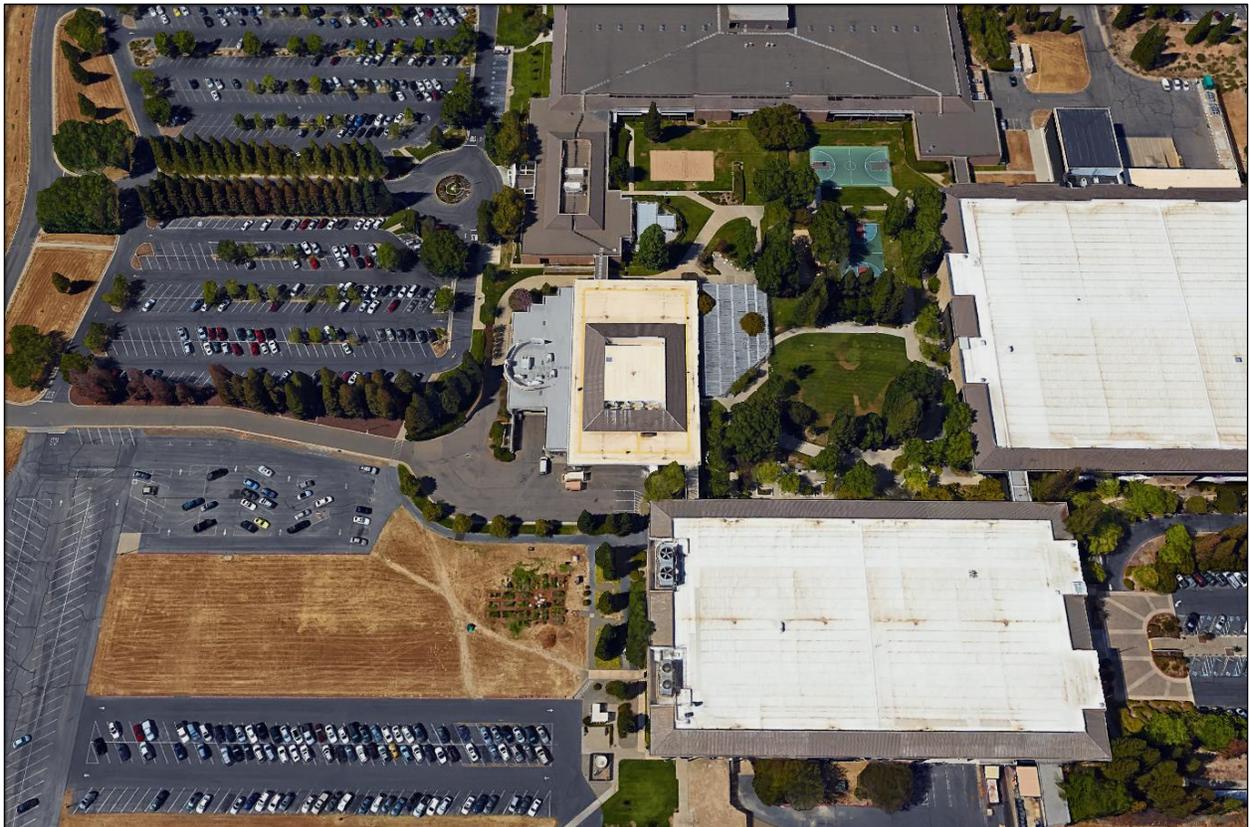
FIGURE 4-1: Hewlett-Packard Campus Land Use Diagram

### 4.1.1 SPECIFIC DESIGNATIONS & DISTRICTS

With the exception of the Roseville Electric Substation, all properties within the Hewlett-Packard Campus are designated with either the Light Industrial/Special Area Overlay (M-1/SA) or Parks & Recreation (PR) zoning district. Permitted uses within the PR District are consistent with the City's Zoning Ordinance general district regulations.

Permitted uses within the M1/SA District are modified from the Zoning Ordinance by the provisions of the Special Area Overlay District. This overlay allows for modification of the underlying general district regulations (including both permitted use types and development standards) to meet the unique needs of the site. This Master Plan contains all modifications to the general district regulations and is incorporated into the ordinance establishing the M1/SA District for the Hewlett-Packard Campus.

Use types listed in the Master Plan M1/SA and PR districts are defined in Section 19.08 of the Roseville Zoning Ordinance.



*Hewlett Packard Campus*

## LIGHT INDUSTRIAL

### Land Use Designation

Light Industrial (LI)

### Zoning District

*Light Industrial-Special Area Overlay (M1/SA)*

### Purpose

The M1/SA district is applied to the majority of the Hewlett-Packard Campus. This district identifies areas appropriate for industrial and related uses such as manufacturing, processing, assembly, high technology, research and development, office, and storage uses. These uses are intended to be compatible operating in relatively close proximity to adjacent commercial and residential uses.

### Permitted Uses

Table 4-2 identifies the permitted M1/SA use types and required approvals. Use types identified as principally permitted are subject only to the streamlined review and approval requirements contained in Section 4.5 of this Master Plan. Use types identified as administratively or conditionally permitted also require approval of an Administrative or Conditional Use Permit as specified in Article V of the Zoning Ordinance. Use types not listed as principally, administratively or conditionally permitted are prohibited.

The M1/SA district modifies permitted use types to limit those that have the potential to conflict with internal or adjacent uses, and/or are considered inconsistent with the desired campus character of the project. In general, all permitted industrial and transportation and communication use types have been retained. The use types permitted within the M1/SA District do not include outdoor manufacturing, but may include limited outdoor storage and the emission of a limited amount of noise, vibration, odor, dust, smoke, light, or other pollutants. Truck and other vehicle storage related to the primary industrial activity is permitted in designated storage areas. Uses prohibited include some civic, all residential and several commercial use types.

### Development Standards and Design Guidelines

As specified in Section 4.4 of this Master Plan. If a development standard is not specifically addressed in Section 4.4, it shall be governed by the applicable standards in Chapter 19.14 of the Roseville Zoning Ordinance or as established through Site Review approval pursuant to the Development Approval Process, Section 4.5.

**TABLE 4-2: Light Industrial/Special Area Overlay (M1/SA) Permitted Uses**

Use Type	M1/SA	Use Type	M1/SA
<b>Agricultural and Open Space Use Types</b>		<b>Industrial Use Types</b>	
Agricultural	P	Day Care Center (employees only)	A
Resource Protection & Restoration	P	Equipment & Material Storage Yards	CUP
Resource Related Recreation	P	General Industrial	CUP
<b>Civic Use Types</b>		Hazardous Materials Handling	CUP
Community Assembly	CUP	Light Manufacturing	P
Community Services	P	Recycling, Scrap, Dismantling (Enclosed)	P
Essential Services	P	Research Services	P
Public Parking Services	P	Specialized Industrial	CUP
<b>Commercial Use Types</b>		Wholesale and Distribution	
Automotive & Equipment		Light	P
Automotive Rentals	P	Heavy	A
Commercial Parking	P	<b>Transportation &amp; Communication Use Types</b>	
Broadcasting & Recording Studios	P	Antennas & Communication Facilities I & II	P
Business Support Services	P	Heliport	CUP
Commercial Recreation		Intermodal Facilities	P
Indoor Sports & Recreation	P		
Outdoor Entertainment	P	M1/SA Light Industrial/Special Area Overlay	
Outdoor Sports & Recreation	P	P Principally Permitted	
Offices, Professional	P	A Administratively Permitted	
Personal Services	A	CUP Conditionally Permitted	
Specialized Education & Training			
Vocational Schools	P		
Specialty Schools	P		
Storage, Personal Storage Facility	A		

**PARK & RECREATION**

**Land Use Designation**

Park & Recreation (P/R)

**Zoning District**

Park & Recreation (PR)

**Purpose**

The Park and Recreation (P/R) district is applied to Parcel HP-2 which, in combination with adjacent Parcel CO-64, is planned as the Hewlett-Packard Greenway park. While within the Hewlett-Packard Campus, the development of Parcel HP-2 will be led by Campus Oaks in coordination with the City and Hewlett-Packard. Located between the employment uses on the Hewlett-Packard Campus and residential uses in Campus Oaks, the Hewlett-Packard Greenway provides a unique opportunity to integrate resident and employee interactions and activity. Facilities that may be provided include a skate park, dog park, trail connections, and facilities that support performance arts, farmers markets, arts and craft shows and other activities. Parcel HP-2 will be dedicated to and maintained by the City. Maintenance will be funded through a Community Facilities District – Public Services (Services CFD) to the extent permitted. Park credit will be applied to Campus Oaks (see Table 3-5).

**Permitted Uses**

As specified in Chapter 19.16 of the Roseville Zoning Ordinance.

**Development Standards and Design Guidelines**

As specified in Chapter 19.16 of the Roseville Zoning Ordinance and Section 3.4.1. of this Master Plan.



## 4.2 Infrastructure Components

Backbone mobility and utility systems are described in Sections 3.2 and 3.3 of this Master Plan. Included are provisions for roadways, the pedestrian and bicycle network, transit, potable water, recycled water, wastewater, drainage and flood control, electric, natural gas, voice/data communication and solid waste disposal. All proposed development projects within the Hewlett-Packard Campus will be reviewed to ensure compliance with the infrastructure and sequencing provisions described in this Master Plan, then current City improvement standards, and the project Development Agreement(s).

As development of the Hewlett-Packard Campus has occurred, much of the infrastructure required to support Campus development has already been constructed. Each component of the infrastructure system is designed/constructed to accommodate development anticipated at buildout of the Project Area. For the Hewlett-Packard Campus, anticipated development is based on the square footage allocation defined in Sections 4.1 and 4.3.

Parcel specific improvements will continue to be constructed over time to coincide with the construction of the individual buildings within the Hewlett-Packard Campus. When an individual development project is submitted for City review, each infrastructure component will be evaluated for adequacy to serve the proposed project and for compatibility with the overall system, as outlined in the Hewlett-Packard Development Agreement.

Since the infrastructure components may be constructed incrementally, individual permits may be conditioned to require improvements needed to build an additional connection to directly serve an individual building.

## 4.3 Intensity Thresholds

The following identifies buildout traffic and utility demand thresholds and monitoring provisions for new development within the Hewlett-Packard Campus. These thresholds apply to Hewlett-Packard's parcels with designated Light Industrial land use, and exclude park parcel HP-2. The thresholds affect infrastructure and environmental analysis needs, as well as the ultimate limits of development. All proposed development projects within the Hewlett-Packard Campus will be reviewed to ensure compliance with the identified thresholds.

### 4.3.1 BUILDOUT INTENSITY THRESHOLDS

Buildout square footage estimates have been generated for new development within the Hewlett-Packard Campus (See Table 4-1). The projected square footage or acreage, as appropriate, has been multiplied by generation/demand factors for each of the key service/infrastructure components to identify buildout needs. For the purposes of this Master Plan, these key components include traffic, water, wastewater and electricity. The generation/demand factors utilized are a combination of standard demand rates and actual rates based on existing site development at the time of initial Master Plan approval (1996), as well as the thresholds identified in the project Development Agreement(s).

While the square footage estimates provide a general base for monitoring purposes, it is the traffic and utility demand factors that dictate the buildout development thresholds and infrastructure/service requirements for the project. Inconsistency with the thresholds could modify infrastructure and resource needs, as well as trigger the requirement for additional environmental analysis.

Table 4-3 provides the projected generation/demand factors and buildout intensity thresholds for development within the Hewlett-Packard Campus. These intensities are vested and run with the property. Any unused square footage and intensity assigned to the Hewlett-Packard Campus shall revert to the City upon termination of the project Development Agreement. The City, at its discretion, may allocate any unused intensity elsewhere within the larger Master Plan Area.

**TABLE 4-3: Estimated Buildout Intensity Threshold Allocations**

	Light Ind. Gross Acres	Light Ind. Gross Square Feet	Traffic		Water		Wastewater		Electric	
			Trip Rate (Total PM Peak Hour trips per 1,000 sf)	PM Peak Hour Trips	Demand Factor (gallons/day/acre)	Max Daily Demand	Demand Factor (gallons/day/acre)	Peak Daily Flow	Demand Factor (MW/acre)	Peak Annual Demand
Hewlett-Packard	129.24 ac	1,200,000 sf	1.14 <sup>1</sup>	1,368 trips	2,598 <sup>2</sup>	0.67 mgd	1,700 <sup>3</sup>	0.63 mgd	0.079 <sup>4</sup>	8.08 MW

1. Standard Light Industrial trip rates have been adjusted upwards based on actual traffic counts of existing Hewlett-Packard development (10/95).
1. Standard Light Industrial water demand factors and a max day factor of 2.0.
2. Standard Light Industrial wastewater generation factors with a factor of safety of 2.0 and Peaking Factor of 2.85.
4. Standard Light Industrial electricity demand factor has been adjusted upwards to reflect existing and anticipated demand.

### 4.3.2 THRESHOLD MONITORING

As individual development projects are submitted, project square footage or acreage will be multiplied by the average generation/demand factors and monitored to ensure that it falls within the cumulative thresholds for new development within the Hewlett-Packard Campus as identified on Table 4-3.

It is recognized that the generation/demand factors are averages. Development projects may be above or below the average factor depending on the composition and operations of the uses proposed. It is also recognized that, over time, the mix of uses may vary and shift. The average factors take into account a general mix of uses and, in most cases, should provide an adequate overall long-term measure of project generation/demand rates and impacts.

Should a development project be proposed that has an unusually high generation/demand rate, additional analysis may be required. This analysis will include consideration of cumulative demand within the Hewlett-Packard Campus. If monitoring indicates that actual cumulative factors are above or below the estimated averages included on Table 4-3, these average factors may be adjusted subject to City approval.

Development projects that place a higher than anticipated demand on service capacity could result in attaining a particular service threshold prior to reaching the total anticipated buildout square footage. This could impact improvement needs or limit the projected square footage of development. Conversely, uses that place a lower demand than anticipated on service capacity could result in excess capacity or the ability to develop square footage over and above estimated buildout levels.

While it is not possible to predict the specific operational characteristics of each circumstance, the following general parameters can be used as a guide to help identify when additional analysis may be required. Actual determinations and specific analysis requirements will be made by the City on a case by case basis as development projects are submitted.

## *Traffic*

Additional short term site specific traffic analysis may be required for all new development of the project site. Long term analysis may be required when a development project's total PM peak hour traffic generation exceeds the total allocated threshold (Table 4-3) trip generation based on the average PM trip rate for the combined site by 50 trips or more. When determining whether a short or long term traffic study is required, the City shall consider the following criteria:

- Roadway volumes on streets adjacent to the Project Area;
- Impacts to local or other signalized intersections;
- Existing and projected levels of service at site access points;
- Existing and projected queue lengths at driveways, right turn lanes and left turn pockets; and
- Impacts to safe and efficient traffic operations.

When a traffic study is required, the analysis shall include, but not be limited to, the following:

- Ingress and egress queue lengths at existing and proposed security gates (if applicable);
- Level of service determinations at select intersections;
- Levels of service at existing and proposed access points;
- Roadway volumes on streets adjacent to the site and other local roadways that may be affected;
- Estimated trip generation rates;
- A comparison to the traffic analysis in the Master Plan EIR, subsequent Master Plan Addendum, and City's Capital Improvement Program; and,
- Impacts on required improvements including the timing of planned improvements.

The traffic study shall identify mitigation measures that can be implemented by the landowner to achieve General Plan levels of service and efficient circulation on roadways in the vicinity of the Project Area.

## *Water/Wastewater*

Additional analysis and/or information regarding the water and wastewater service requirements of a proposed project may be required when any of the following occur:

- A proposed development project's maximum daily water or wastewater demand exceeds the demand factor;
- A significant industrial user/discharger applies for connection to either the water or wastewater system; or,

- An industrial user proposes to locate within the Hewlett-Packard Campus with water demands of 2,598 gallons per acre per day or more (average) and/or wastewater generation rates of 2,000 gallons per acre per day or more (average).

Additional water and wastewater analysis will include the following information:

**Water**

- Average day demand, maximum day demand, and peak hour demand;
- Hydraulic analysis of the proposed demands and their impacts to the City water distribution system; and,
- Required improvements necessary to accommodate new demands and proposed timelines for implementation.

**Wastewater**

- Average day demand, maximum day demand, and peak hour demand;
- Impacts of additional wastewater on collection and treatment facilities;
- Compliance with the Regional Wastewater Master Plan;
- Required improvements necessary to accommodate additional demands and timelines for implementation; and,
- Anticipated level of chemical or biological demand, and impacts to the biological processes at the wastewater treatment plant.

*Electric*

Additional analysis and/or information regarding the electric service requirements of a proposed project may be required when any of the following occurs:

- A proposed development project's total annual electric demand exceeds the peak demand of the prior year by 5% or more; or,
- Unique or unusual reliability requirements are identified in the project proposal.

Additional analysis and/or information required to be submitted may include:

- Peak demand and total energy consumption;
- Timely notice and details of any special equipment or infrastructure needs;
- Reliability requirements; and,
- Cost of outage information.

## 4.4 Development Guidelines

The following development guidelines will be applied to new development within the Hewlett-Packard Campus. A discussion of existing design guidelines is followed by a discussion of additional guidelines, standards, or conditions specific to the Hewlett-Packard Campus. All proposed development projects within the Campus will be reviewed to ensure compliance with the objectives of the applicable design guidelines and development standards.

### 4.4.1 RELATIONSHIP TO EXISTING GUIDELINES

Two existing documents contain design guidance applicable to development within the Hewlett-Packard Campus. They are:

- North Roseville Area Design Guidelines – Adopted June 22, 1992
- Community Design Guidelines – Amended March 18, 2008

These documents establish design goals and provide an indication of the type of treatment that is desired. The documents address site and building design issues such as:

- Street landscape requirements
- Entry and focal points
- Buffering of adjacent residential uses
- Required setbacks
- Site grading
- Fencing and screening
- Treatment of storage, loading, and refuse collection areas
- On-site circulation, parking, and access
- On-site landscaping and irrigation
- Architectural guidelines
- Signage guidelines
- Lighting guidelines

### 4.4.2 ADDITIONAL STANDARDS & GUIDELINES

#### *Roadways*

Cross sections and required landscaped setbacks along public roadways are specified in Section 3.2 of this Master Plan. All private roads shall be designed and constructed to City standards.

#### *Bikeways and Pathways*

Bikeways are an integral component of the existing Campus and will be extended to each new building as they develop. Bikeways will avoid truck traffic routes and other high traffic areas where feasible. Bikeways will be planned as a primary element of site circulation to provide direct access to



the primary entry of each building and employee recreation area. Security gates may be used to control access to the light industrial areas. The design of the bikeway and pedestrian security gates is an internal design consideration to be addressed by the Campus users. Where bikeways are located away from streets, but in the public right of way, they will meet the standards of a Class I bikeway as defined in the City Bikeway Master Plan.

### *Landscaping*

The landscaping of Foothills Boulevard is addressed in the North Roseville Area Design Guidelines. Landscaping along HP Way will be coordinated with landscaping in Campus Oaks to promote consistent treatment along these roadways.



In addition to landscaping along roads, it is intended that the Hewlett-Packard Campus be distinguished by an internal landscaping theme. The theme includes broad canopy trees in parking areas and in the open spaces between buildings to provide shade and a distinctive character to the Campus. In addition the distinctive double rows of tall upright trees in the existing Campus may be extended to establish a strong linear form traversing the Campus to serve as a visual landmark and orientation feature.

### *Developed Edge Adjacent to Residential*

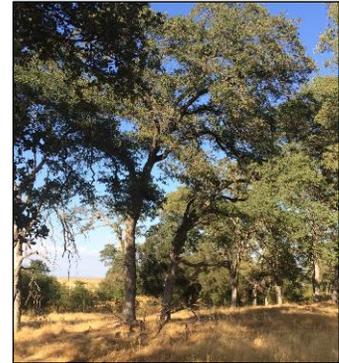
The majority of the existing and planned light industrial uses within the Hewlett-Packard Campus are separated from planned residential uses within Campus Oaks by the Hewlett-Packard Greenway Park (Parcels CO-64 and HP-2). A small portion of the Campus (Parcel HP-3) is immediately adjacent to planned residential uses. While this portion of the Campus is currently developed with private recreational uses, the potential exists that it could be redeveloped with light industrial uses in the future.

To ensure adequate buffering should light industrial development be approved, the land use diagram (Figure 4-1) reflects a 50 foot landscape buffer on Parcel HP-3, adjacent to residential uses within Campus Oaks. This buffer may include a solid masonry wall, dense evergreen landscaping, berming and other screening/buffering elements consistent with Sections 2.3 and 4.6.5.1 of the North Roseville Area Design Guidelines. The precise treatment of the buffer and location/orientation of development would be defined as part of the design review process for the potential future light industrial use.

### *Developed Edge Adjacent to Open Space*

The open space areas contiguous to formal landscaped or paved areas present a special condition. The transition between formal areas and open space should be visually pleasing. The formal landscaping, utilizing native materials, should provide a gentle transition by using low ground covers rather than tall, dense shrubs. A tree line is permissible, but should have an open canopy and spacing between trees that permits a view toward the open space. Dense conifers and similar massing of trees should be avoided except to frame or block a particular view. A post and cable fence will demarcate the edge of the open space area and discourage vehicle entry to the open space.

Surface run-off drainage from the landscaped areas can be detrimental to the natural conditions in the open space. Surface water will be controlled through the design of the planting, irrigation and drainage systems in the landscape areas adjacent to open space. Native, drought tolerant plants are required to limit the amount of irrigation required and to provide a transition between the natural open space areas and the more formal landscaping near buildings. Any outfalls that direct stormwater to the preserve shall comply with the Hewlett-Packard Preserve O&M Plan, deed restrictions, and the City of Roseville Open Space Preserve Overarching Management Plan as required by the Clean Water Act Section 404 permit, and the then applicable MS4 permit.



### *Conceptual Grading*

Earthwork operations within the Hewlett-Packard Campus are expected to follow existing terrain. Generally, no more than an average two or three feet of cut or fill will occur within the Campus boundaries. Gentle slopes of one to two percent will be created to allow for adequate drainage improvements and still allow for minor grading at level building pad sites.

Private road grades within the existing Campus are constructed with less than a three percent centerline gradient. All proposed drives are planned to continue this standard. Minor changes in the standard may occur to accommodate local drainage conditions.

## 4.5 Streamlined Development Review Process

Measures have been incorporated into the HPCO Master Plan to allow for a streamlined City administrative review and approval process for development projects within the Light Industrial-Special Area (M1/SA) zone district. Separate permits may be required by other agencies such as the US Army Corps of Engineers, California Dept. of Fish and Wildlife, and the Air Pollution Control District (See Section 6 of this Master Plan for additional details).

### 4.5.1 ADMINISTRATIVE DESIGN REVIEW PERMIT

The Administrative Design Review Permit process will be used to review and approve development of permitted uses within the M1/SA District. Evaluation and approval of the administrative Design Review Permit will be performed in accordance with the procedures outlined in Article V of the City Zoning Ordinance and as described here.

The decision to issue an administrative Design Review Permit will be based on a determination of a development proposal's consistency with this Master Plan. This determination shall be made by the approving authority (Development Services Director), and will be based on the following factors:

- Land Use and Zoning
- Master Plan Components
- Intensity Thresholds and Infrastructure Sequencing
- Design Guidelines and Development Standards
- EIR/Addendum Mitigation Measures
- Development Agreement Provisions

### 4.5.2 DIRECTOR REFERRAL

If the Development Services Director determines that the proposal is inconsistent with or gives rise to issues that were not addressed by this Master Plan, the proposed project may be referred to the Planning Commission as the appropriate approving authority.

# Campus Oaks Development Plan

CITY OF ROSEVILLE



A BLUEPRINT COMMUNITY



# 05 Development Plan

*The following establishes land use, zoning, design guidelines, affordable housing and density transfer provisions for Campus Oaks. Covering the western 234.53 acres of the Project Area, Campus Oaks is currently undeveloped and planned for a mix of tech/business park (LI), office, commercial, residential, park and recreation, open space and public uses. All development projects within Campus Oaks will be reviewed by the City to ensure compliance with applicable Master Plan, General Plan, Zoning Ordinance and Development Agreement requirements.*

## 5.1 Land Use and Zoning

Campus Oaks is organized as an integrated mixed use community accommodating:

- A range of new business and employment opportunities
- A diversity of comfortable, well connected and walkable neighborhoods
- A vibrant Town Center where residents, employees and passers-by can shop, eat, and meet their everyday needs
- A network of parks and open spaces that enhance community interaction, recreation, and sense of place

The inclusion of Campus Oaks within the larger Master Plan Area supports the desires of Hewlett-Packard to locate, build and operate its business within a community that provides for convenient relationships between employees and nearby housing opportunities, commercial services, and open-space and recreational amenities.

Campus Oaks land uses are summarized in Table 5-1 and illustrated on Figure 5-1. A breakdown of land use and zoning by parcel is identified in Table 5-2.

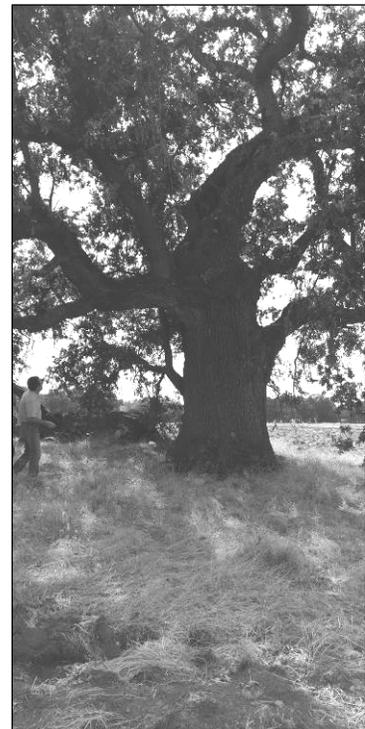


TABLE 5-1: Campus Oaks Land Use Summary

Land Use	Gross Acres	Dwelling Units (du)		Square Feet (sf)	
		Allocated Units	Density (du/ac)	Allocated Square Feet	FAR
<b>EMPLOYMENT AND COMMERCIAL USES</b>					
Tech/Business Park (T/BP-LI)	32.85 ac			300,000 sf	21%
Business Professional (BP)	10.54 ac			60,000 sf	13%
Community Commercial (CC)	19.29 ac			170,000 sf	20%
<b>Sub-Total</b>	<b>62.68 ac</b>			<b>530,000 sf</b>	<b>19%</b>
<b>RESIDENTIAL USES</b>					
Low Density Residential (LDR)	44.26 ac	230 du	5.2 du/ac		
Medium Density Residential (MDR)	33.01 ac	261 du	7.9 du/ac		
High Density Residential (HDR)	22.06 ac	457 du	20.7 du/ac		
<b>Sub-Total</b>	<b>99.33 ac</b>	<b>948 du</b>	<b>9.5 du/ac</b>		
<b>PARK, OPEN SPACE &amp; PUBLIC USES</b>					
Parks (P/R)	10.74 ac				
Paseo (P/R)	2.25 ac				
Open Space (OS) <sup>1</sup>	46.35 ac				
Public (P/QP)	2.47 ac				
<b>Sub-Total</b>	<b>61.81 ac</b>				
Backbone Roads	10.71 ac				
<b>TOTAL</b>	<b>234.53 ac</b>	<b>948 du</b>	<b>9.5 du/ac</b>	<b>530,000 sf</b>	<b>19%</b>

1. Includes City Open Space Preserve.

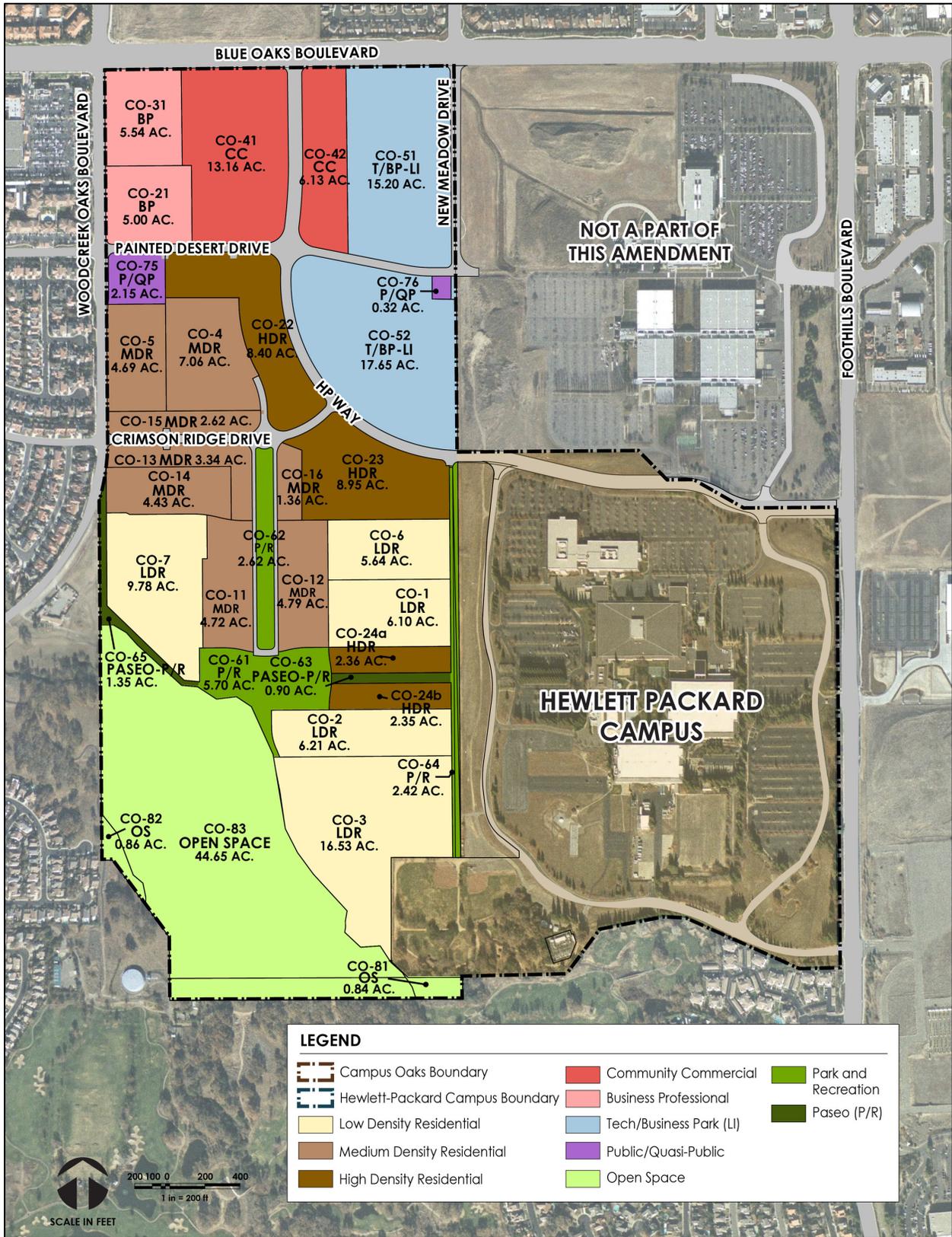


FIGURE 5-1: Campus Oaks Land Use Diagram

TABLE 5-2: Campus Oaks Land Use and Zoning by Parcel

Parcel	Zoning	Gross Acres	Dwelling Units (du)		Square Feet (sf)	
			Allocated Units	Density (du/ac)	Allocated Square Feet	FAR
<b>EMPLOYMENT AND COMMERCIAL USES</b>						
<b>Tech/Business Park - Light Industrial (T/BP LI)</b>						
C0-51	MP/SA	15.20 ac			150,000 sf	23%
C0-52	MP/SA	17.65 ac			150,000 sf	20%
<b>Sub-Total</b>		<b>32.85 ac</b>			<b>300,000 sf</b>	<b>21%</b>
<b>Business Professional (BP)</b>						
C0-21	BP	5.00 ac			28,000 sf	13%
C0-31	BP	5.54 ac			32,000 sf	13%
<b>Sub-Total</b>		<b>10.54 ac</b>			<b>60,000 sf</b>	<b>13%</b>
<b>Community Commercial (CC)</b>						
C0-41	CC	13.16 ac			120,000 sf	21%
C0-42	CC	6.13 ac			50,000 sf	19%
<b>Sub-Total</b>		<b>19.29 ac</b>			<b>170,000 sf</b>	<b>20%</b>
<b>Sub-Total Employment &amp; Comm.</b>		<b>62.68 ac</b>			<b>530,000 sf</b>	<b>19%</b>
<b>RESIDENTIAL USES</b>						
<b>Low Density Residential (LDR)</b>						
C0-1	RS/DS	6.10 ac	36 du	5.9 du/ac		
C0-2	RS/DS	6.21 ac	36 du	5.8 du/ac		
C0-3	R1/DS	16.53 ac	64 du	3.9 du/ac		
C0-6	RS/DS	5.64 ac	36 du	6.4 du/ac		
C0-7	RS/DS	9.78 ac	58 du	5.9 du/ac		
<b>Sub-Total</b>		<b>44.26 ac</b>	<b>230 du</b>	<b>5.2 du/ac</b>		
<b>Medium Density Residential (MDR)</b>						
C0-4	RS/DS	7.06 ac	60 du	8.5 du/ac		
C0-5	RS/DS	4.69 ac	46 du	9.8 du/ac		
C0-11	RS/DS	4.72 ac	34 du	7.2 du/ac		
C0-12	RS/DS	4.79 ac	34 du	7.1 du/ac		
C0-13	RS/DS	3.34 ac	24 du	7.2 du/ac		
C0-14	RS/DS	4.43 ac	34 du	7.7 du/ac		
C0-15	RS/DS	2.62 ac	19 du	7.3 du/ac		
C0-16	RS/DS	1.36 ac	10 du	7.4 du/ac		
<b>Sub-Total</b>		<b>33.01 ac</b>	<b>261 du</b>	<b>7.9 du/ac</b>		

Parcel	Zoning	Gross Acres	Dwelling Units (du)		Square Feet (sf)	
			Allocated Units	Density (du/ac)	Allocated Square Feet	FAR
<b>RESIDENTIAL USES (cont.)</b>						
<b>High Density Residential (HDR)</b>						
CO-22	R3/DS	8.40 ac	210 du	25.0 du/ac		
CO-23	R3/DS	8.95 ac	185 du	20.7 du/ac		
CO-24a	R3/DS	2.36 ac	31 du	13.1 du/ac		
CO-24b	R3/DS	2.35 ac	31 du	13.2 du/ac		
<b>Sub-Total</b>		<b>22.06 ac</b>	<b>457 du</b>	<b>20.7 du/ac</b>		
<b>Sub-Total Residential</b>		<b>99.33 ac</b>	<b>948 du</b>	<b>9.5 du/ac</b>		
<b>PARKS, OPEN SPACE &amp; PUBLIC USES</b>						
<b>Parks (P/R)<sup>1</sup></b>						
CO-61	PR	5.70 ac				
CO-62	PR	2.62 ac				
CO-64	PR	2.42 ac				
<b>Sub-Total</b>		<b>10.74 ac</b>				
<b>Paseos (P/R)</b>						
CO-63	PR (Paseo)	0.90 ac				
CO-65	PR (Paseo)	1.35 ac				
<b>Sub-Total</b>		<b>2.25 ac</b>				
<b>Open Space (OS)</b>						
CO-81	OS	0.84 ac				
CO-82	OS	0.86 ac				
CO-83	OS	44.65 ac				
<b>Sub-Total</b>		<b>46.35 ac</b>				
<b>Public (P/QP)</b>						
CO-75	P/QP	2.15 ac				
CO-76	P/QP	0.32 ac				
<b>Sub-Total</b>		<b>2.47 ac</b>				
<b>Sub-Total Parks, OS &amp; Public</b>		<b>61.81 ac</b>				
Backbone Roads		10.71 ac				
<b>TOTAL</b>		<b>234.53</b>	<b>948 du</b>	<b>9.1 du/ac</b>	<b>530,000 sf</b>	<b>21%</b>

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

### 5.1.1 SPECIFIC LAND USE DESIGNATIONS & ZONING DISTRICTS

Land uses are implemented through the zoning district applied to each parcel. This includes the select application of the Development Standard (DS) and Special Area (SA) overlay districts to customize development standards and allowed use types to address Campus Oaks’ unique opportunities and objectives.

#### *Employment and Commercial Uses*

<b>TECH/BUSINESS PARK (T/BP-LI)</b>
<b>Floor Area Ratio Range</b>
20% to 50% gross floor area to gross site area
<b>Land Use Description</b>
The Tech/Business Park (T/BP-LI) land use designation is a variant of the LI designation unique to Campus Oaks. The intent of this district is to enhance the ability of the Project Area to attract a range of employment uses, including corporate users, in a highly amenitized business park setting. The T/BP-LI designation provides for a mix of uses that are compatible with, and act as a transition between, the light industrial uses on the Hewlett-Packard Campus and the commercial and residential uses within Campus Oaks. Allowed use types include professional offices, light manufacturing, research services, and light wholesale and distribution.
<b>Applied Zoning District</b>
MP/SA - Industrial/Business Park/Special Area Overlay.
<b>Permitted Use Types</b>
As specified in Section 5.2. The Special Area (SA) overlay district has been applied to ensure a compatible mix of employment generating uses.
<b>Development Standards</b>
As specified in the City of Roseville Zoning Ordinance and the Campus Oaks Design Guidelines (Section 5.4).
<b>Design Guidelines</b>
As specified in the Community Design Guidelines and the Campus Oaks Design Guidelines.

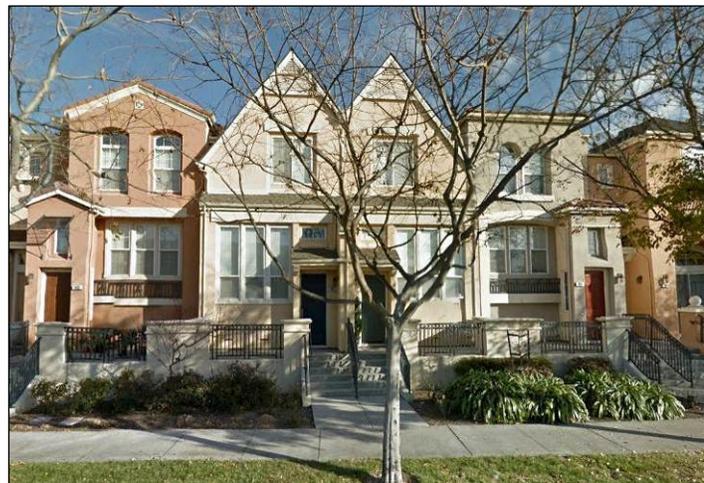


<b>COMMUNITY COMMERCIAL (CC)</b>
<b>Floor Area Ratio Range</b>
20% to 40% gross floor area to gross site area
<b>Land Use Description</b>
The Community Commercial (CC) land use designation provides a broad range of retail goods and services to meet resident’s and employee’s daily needs. Uses may include grocery stores, restaurants, entertainment venues, retail sales, lodging and personal services. All CC uses are located within the Campus Oaks Town Center. Oriented along both sides of HP Way at Blue Oaks Boulevard, the CC uses help to create an entry into the Project Area.
<b>Applied Zoning District</b>
CC – Community Commercial.
<b>Permitted Use Types</b>
As specified in the City of Roseville Zoning Ordinance.
<b>Development Standards</b>
As specified in the City of Roseville Zoning Ordinance.
<b>Design Guidelines</b>
As specified in the Community Design Guidelines and the Campus Oaks Design Guidelines (Section 5.4).

<b>BUSINES PROFESSIONAL (BP)</b>
<b>Floor Area Ratio Range</b>
10% to 40% gross floor area to gross site area
<b>Land Use Description</b>
The Business Professional (BP) land use designation provides for new employment and service opportunities. BP uses are sited at the southeast corner of Woodcreek Oaks and Blue Oaks Boulevards to maximize visibility and access. Uses may include professional offices, medical services, and business support services. All BP uses are located within the Campus Oaks Town Center.
<b>Applied Zoning District</b>
BP – Business Professional.
<b>Permitted Use Types</b>
As specified in the City of Roseville Zoning Ordinance.
<b>Development Standards</b>
As specified in the City of Roseville Zoning Ordinance.
<b>Design Guidelines</b>
As specified in the Community Design Guidelines and the Campus Oaks Design Guidelines (Section 5.4).

*Residential Uses*

<b>LOW DENSITY RESIDENTIAL (LDR)</b>
<b>Density Range</b>
0.5 to 6.9 dwelling units per gross acre
<b>Land Use Description</b>
The Low Density Residential (LDR) land use designation supports detached single-family homes on conventional and small lots. Lot sizes typically range from 4,500 to 6,000 square feet and could be smaller or larger depending on site configuration/constraints and neighborhood design upon approval by the City. A variety of detached, single-family residential housing types are encouraged in this density range.
<b>Applied Zoning Districts</b>
R1/DS - Single Family Residential/ Development Standard Overlay; and, RS/DS - Small Lot Residential/ Development Standard Overlay.
<b>Permitted Use Types</b>
As specified in the City of Roseville Zoning Ordinance.
<b>Development Standards</b>
As specified in the City of Roseville Zoning Ordinance and in Section 5.3. The Development Standard (DS) overlay district has been applied to all LDR uses to allow for variation in development standards and inspire a wide range of innovative residential product types.
<b>Design Guidelines</b>
As specified in the Community Design Guidelines and the Campus Oaks Design Guidelines (Section 5.4).



<b>MEDIUM DENSITY RESIDENTIAL (MDR)</b>
<b>Density Range</b>
7.0 to 12.9 dwelling units per gross acre
<b>Land Use Description</b>
The Medium Density Residential (MDR) land use designation accommodates both single-family detached and attached residential units. Lot sizes typically range from 1,500 to 4,500 square feet and could be smaller or larger depending on site configuration/constraints and neighborhood design upon approval by the City. Within this density range, a wide range of front and alley loaded product types are encouraged including varied small lot, court oriented, cluster, duet/half-plex and townhome designs.
<b>Applied Zoning District</b>
RS/DS - Small Lot Residential/ Development Standard Overlay.
<b>Permitted Use Types</b>
As specified in the City of Roseville Zoning Ordinance.
<b>Development Standards</b>
As specified in the City of Roseville Zoning Ordinance and Section 5.3. The Development Standard (DS) overlay district has been applied to all MDR uses to allow for variation in development standards and inspire a wide range of innovative residential product types.
<b>Design Guidelines</b>
As specified in the Community Design Guidelines and the Campus Oaks Design Guidelines (Section 5.4).

<b>HIGH DENSITY RESIDENTIAL (HDR)</b>
<b>Density Range</b>
13.0+units per acre gross Acre
<b>Land Use Description</b>
The High Density Residential (HDR) land use designation accommodates both detached and attached residential units. Within this density range, a wide range of front and alley loaded product types are encouraged including varied small lot, townhome, row house, courtyard, apartment and condominium designs.
<b>Applied Zoning District</b>
R3/DS – Attached Housing /Development Standard Overlay.
<b>Permitted Use Types</b>
As specified in the City of Roseville Zoning Ordinance.
<b>Development Standards</b>
As specified in the City of Roseville Zoning Ordinance and Section 5.3. The Development Standard (DS) overlay district has been applied to all HDR uses to allow for variation in development standards and inspire a wide range of innovative residential product types.
<b>Design Guidelines</b>
As specified in the Community Design Guidelines and the Campus Oaks Design Guidelines (Section 5.4).

*Park, Open Space and Public Uses*

**PARK  
(P/R)**

**Land Use Description**

The Parks and Recreation (P/R) land use designation is applied where developed parks/paseos are planned. An integrated network of accessible active/formal/programmable and passive/informal/self-directed facilities is provided to support recreational activities and social gathering. Included are two neighborhood parks (Campus Oaks Park and Park Couplet), a citywide/neighborhood park (HP Greenway) and two improved paseos. Parks and recreation facilities are further described in Parks, Open Space and Schools (Section 3.4). Land use for the eastern portion of the HP Greenway (Parcel HP-2) is discussed in Section 4.1.1 of this Master Plan. Maintenance will be funded through a Community Facilities District – Public Services (Services CFD) to the extent permitted.

**Applied Zoning District**

PR – Parks and Recreation.

**Permitted Use Types**

As specified in the City of Roseville Zoning Ordinance.

**Development Standards**

As specified in the City of Roseville Zoning Ordinance.

**Design Guidelines**

As approved by the City for individual parks. Conceptual park plans are shown in Sections 3.4 of this Master Plan.



OPEN SPACE (OS)
Land Use Description
<p>The Open Space (OS) land use designation is applied to lands which are environmentally sensitive or otherwise significant due to habitat, floodplain or other natural features. Campus Oaks incorporates the City owned Open Space Preserve (Parcel CO-83) as well as new additions adjacent to the Preserve (Parcels CO-81 and CO-82). The open space encompasses a portion of the South Branch of Pleasant Grove Creek, its associated floodplain, natural and created wetlands, oak woodlands, and annual grasslands. The expansion of trails is proposed through the open space to allow for off-site trail connections and promote passive recreation, environmental stewardship and education as allowed by the 404 permit. Open space is further described in Parks, Open Space and Schools (Section 3.4).</p>
Applied Zoning District
OS – Open Space
Permitted Use Types
As specified in the City of Roseville Zoning Ordinance and as allowed by the existing 404 permit.
Development Standards
As specified in the City of Roseville Zoning Ordinance.
Design Guidelines
As approved by the City in compliance with applicable deed restrictions, the Hewlett-Packard Preserve O&M Plan, and the City of Roseville Open Space Preserve Overarching Management Plan. A conceptual plan for the Open Space Preserve is shown in Section 3.4 of this Master Plan.

PUBLIC (P/QP)
Land Use Description
<p>The Public/Quasi-Public (P/QP) land use designation accommodates public serving uses and facilities. Campus Oaks includes two P/QP sites: Parcel CO-75 housing a planned fire station; and Parcel CO-76 for a planned groundwater pump back/blending station. The pump station is discussed in more detail in Utilities (Section 3.3) and the fire station (including a concept plan) in Public Safety (Section 3.5).</p>
Applied Zoning District
P/QP – Public/Quasi-Public
Permitted Use Types
As specified in the City of Roseville Zoning Ordinance.
Development Standards
As specified in the City of Roseville Zoning Ordinance.
Design Guidelines
As approved by the City and as specified in the Campus Oaks Design Guidelines (Section 5.4).

## 5.2 Permitted Use Types

Permitted use types within Campus Oaks are generally consistent with those allowed for by the corresponding general zone districts as defined by the City of Roseville Zoning Ordinance. The exception is for the Industrial/Business Park (MP) district where the SA overlay district has been applied. The SA overlay district allows the permitted use types and development standards to be modified from those specified by the underlying general zone district.

The Industrial/Business Park/Special Area Overlay (MP/SA) district is intended to provide for a unique transitional employment center between the light industrial uses on the Hewlett-Packard Campus, and the commercial and residential uses planned within Campus Oaks. Allowed use types are refined to support new employment and business opportunities, while ensuring compatibility with adjacent uses. The MP/SA district has eliminated those use types that have the potential to conflict with adjacent uses, and/or are inconsistent with the desired business park setting. Consistent with the City's Zoning Code, allowed MP/SA use types will not "result in the emission of any appreciable amount of visible gasses, particulates, steam, heat odor, vibration, glare, dust, or excessive noise and can be conditioned to be compatible when operating in close proximity to commercial and residential uses".

Table 5-3 identifies allowed use types within the Campus Oaks MP/SA district.

**TABLE 5-3: MP/SA Permitted Uses**

Use Type	MP/SA
<b>Civic Use Types</b>	
Community Assembly	CUP
Community Services	P
Essential Services	P
College and University	CUP
<b>Residential Use Types</b>	
Caretaker/Employee Housing	CUP
<b>Commercial Use Types</b>	
Broadcasting/Recording Studios	P
Business Support Services	P
Eating & Drinking Establishments	
Convenience	P <sup>1</sup>
Offices, Professional	P
Specialized Education & Training	
Vocational Schools	P
Specialty Schools	P
<b>Industrial Use Types</b>	
Day Care Center, Secondary (employee only)	CUP
Light Manufacturing	P

Use Type	MP/SA
Printing & Publishing	P
Research Services	P
Wholesaling & Distribution, Light	P
<b>Transportation and Communication Use Types</b>	
Intermodal Facilities	CUP
Telecommunication Facilities	P/A/ CUP
MP/SA Industrial/Business Park/Special Area Overlay District	
P	Principally Permitted
A	Administratively Permitted
CUP	Conditionally Permitted

1. Permitted as an ancillary use to the primary T/BP-LI uses.

## 5.3 Development Standards

The DS overlay has been applied in combination with the general zone districts to all LDR, MDR and HDR land uses within Campus Oaks. The DS overlay allows the development standards (e.g., lot area, setbacks and building heights) to be modified from those specified by the underlying general zone districts. For Campus Oaks, the intent is to allow flexibility to accommodate and encourage a wide range of residential building types and innovative designs appealing to different economic and life-style segments.

Precise development standards for the Single Family Residential/ Development Standard Overlay (R1/DS), Small Lot Residential/ Development Standard Overlay (RS/DS) and Attached Housing/ Development Standard Overlay (R3/DS) districts will be established as part of the subsequent Campus Oaks Design Guidelines discussed in Section 5.4. A Design Review for Residential Subdivision (DRRS) is required for all Compact Residential Development projects at 7 dwelling units per acre and above as well as specified by the City Zoning Ordinance.

Included in this section are conceptual elevations, lot sizes and plot plans to illustrate the character and layout of potential building types that could be constructed within Campus Oaks subject to approval by the City during the DRRS and small lot tentative map stage. Figure 5-2 provides an illustrative of how the varied building types may be applied. The building types and illustratives are examples and are conceptual. It is anticipated that Campus Oaks will also accommodate additional building types.



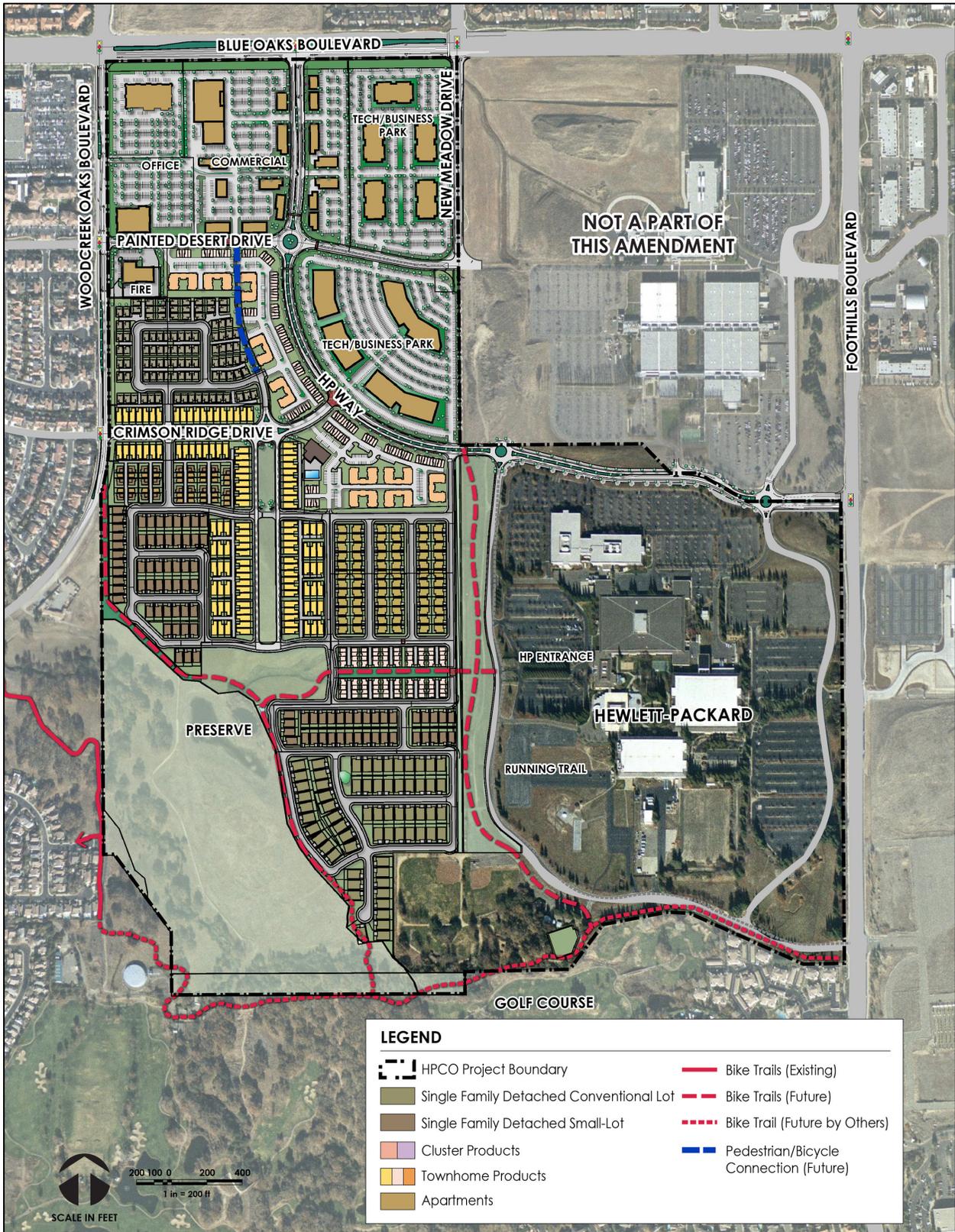


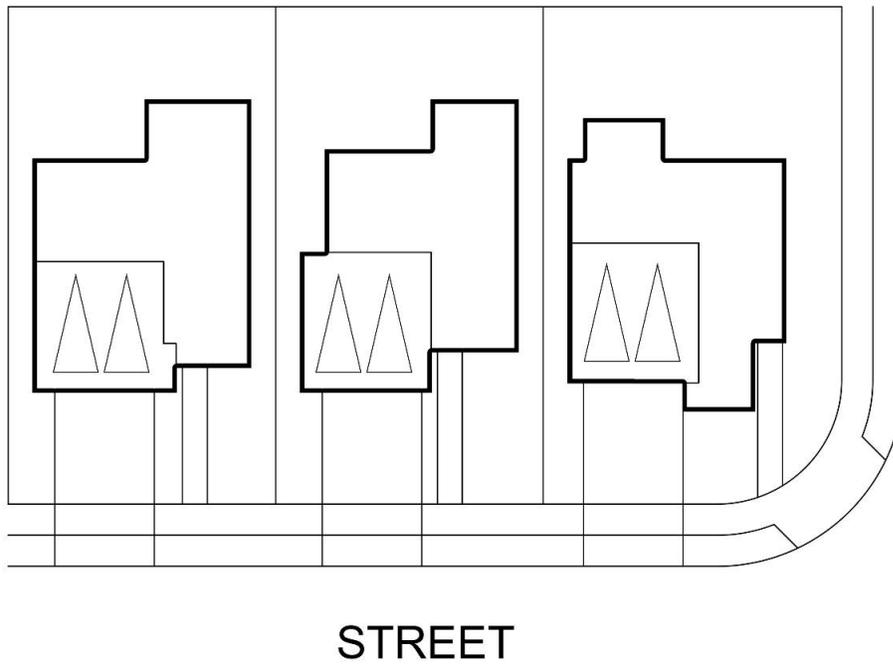
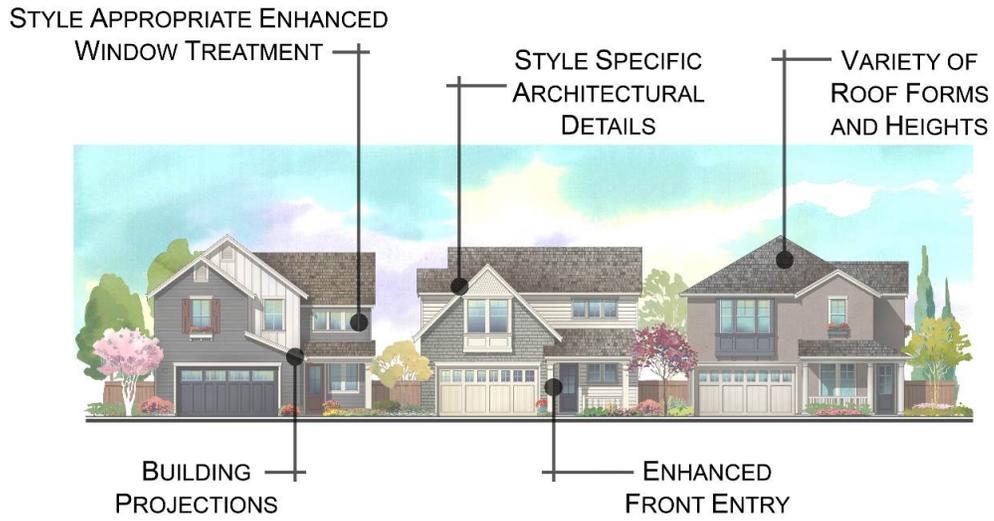
FIGURE 5-2: Campus Oaks Illustrative Plan (Conceptual Only)



**CONCEPTUAL BUILDING TYPE A & LOT SIZE:** Single-Family Detached Front Loaded (60'x100') (subject to future City approvals)



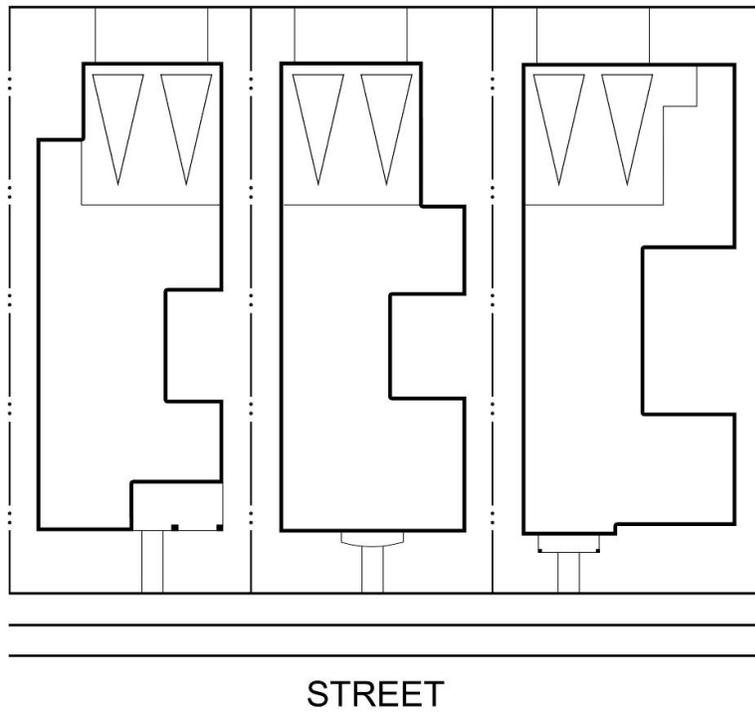
**CONCEPTUAL BUILDING TYPE B & LOT SIZE:** Single-Family Detached Front Loaded (50'x100') (subject to future City approvals)



**CONCEPTUAL BUILDING TYPE C & LOT SIZE:** Single-Family Detached Front Loaded (40'x80') (subject to future City approvals)

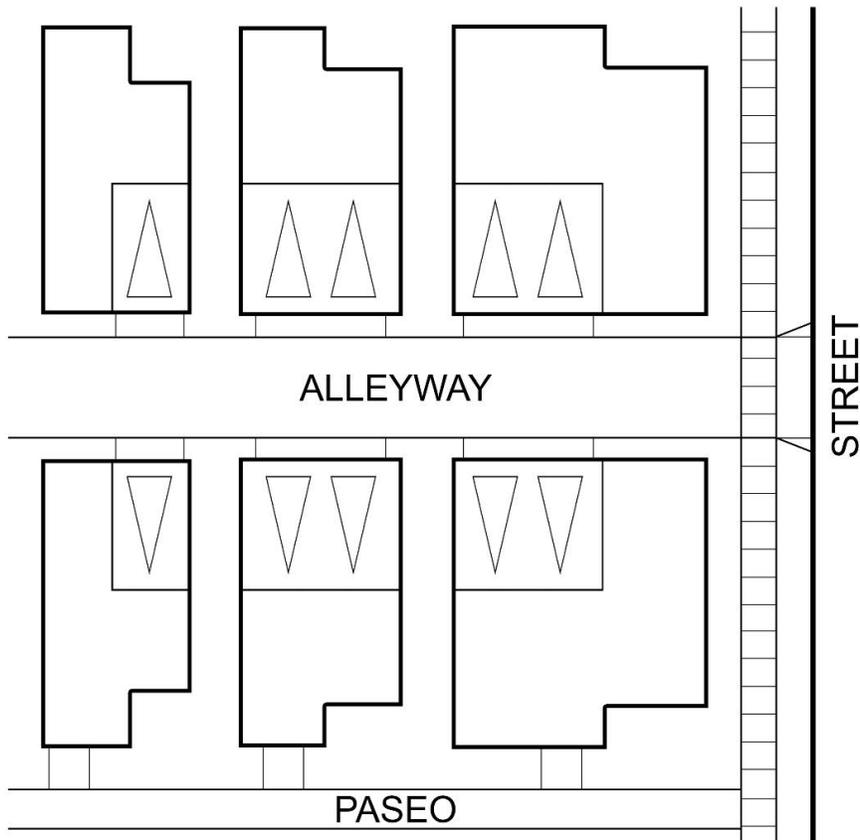


ALLEYWAY

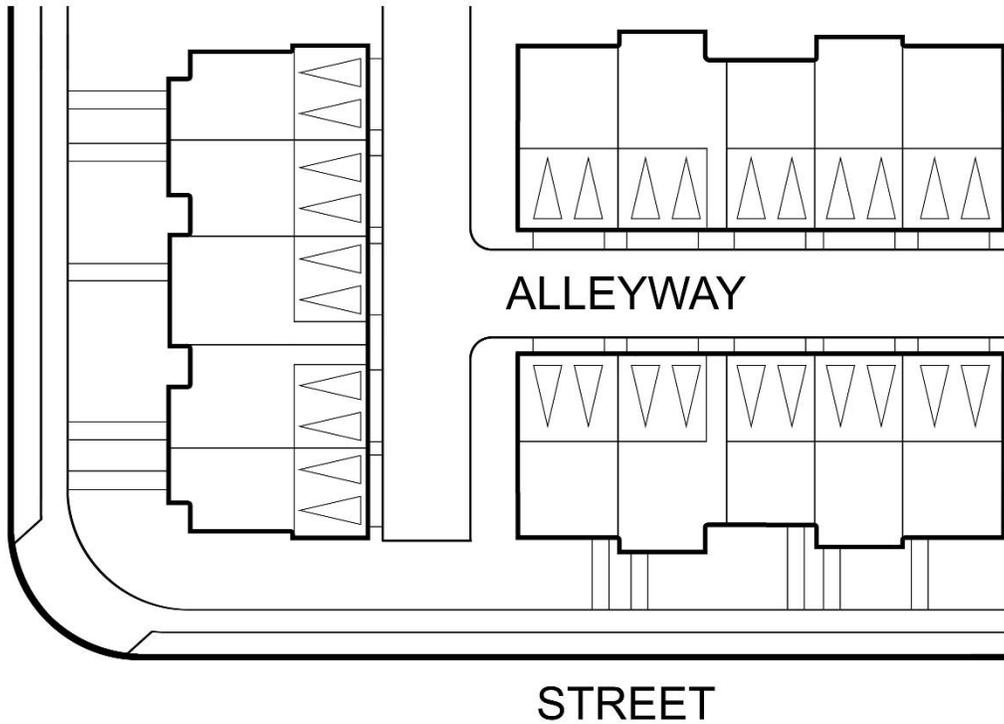


**CONCEPTUAL BUILDING TYPE D & LOT SIZE:** Single-Family Detached Alley Loaded (38'x80') (subject to future City approvals)

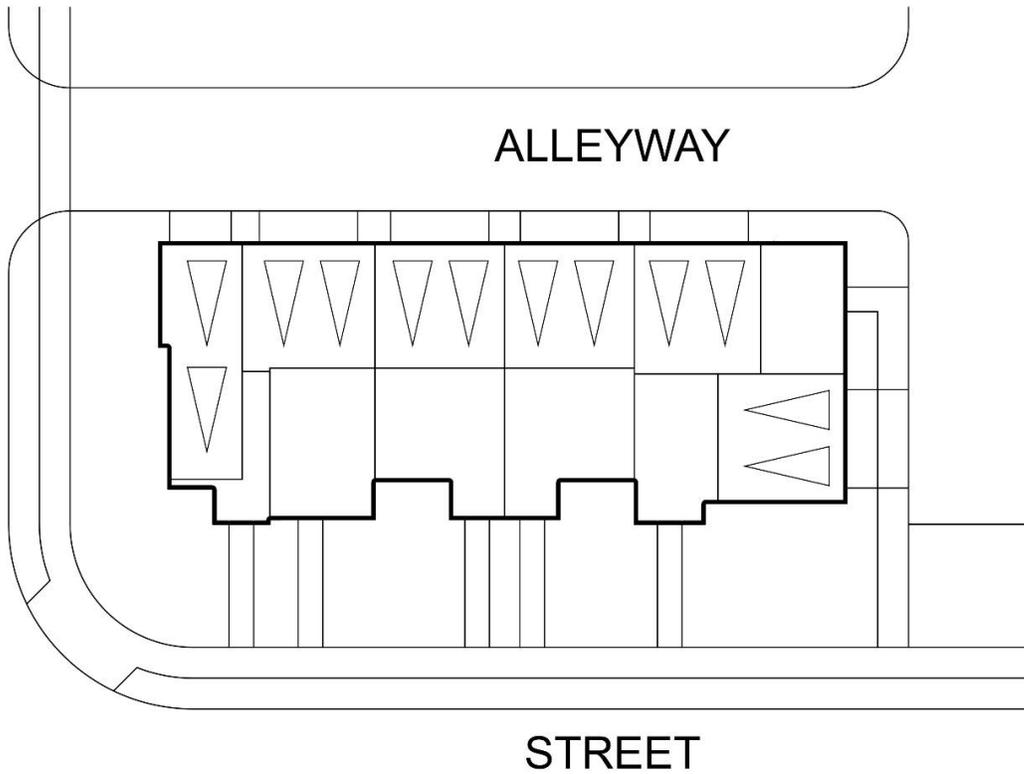




**CONCEPTUAL BUILDING TYPE F: Cluster Alley Loaded**



CONCEPTUAL BUILDING TYPE G: Townhome



**CONCEPTUAL BUILDING TYPE H: Townhome**

## 5.4 Design Guidelines

The Campus Oaks Design Guidelines supplement the City's Community Design Guidelines to provide a clear and common understanding of the distinct expectations for the built physical form and character of Campus Oaks. The focus is to ensure that the HPCO Planning Principles (Section 2) are meaningfully carried out and enhanced through the design, review and approval of individual development projects.

The Campus Oaks Design Guidelines will be prepared separately as a companion document to this Master Plan. The Guidelines are required to be approved by the City prior to or concurrent with the processing of the first project level planning entitlements for Campus Oaks (e.g. small lot map, Design Review for Residential Subdivision, Design Review Permit). As a companion implementation tool, the Guidelines may be adopted, and subsequently updated as appropriate, without the need to amend this Master Plan.

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

- Residential Development Standards;
- Landscaping and Streetscapes;
- Gateways and Entry Features;
- Walls and Fences;
- Edge Treatments;
- Lighting;
- Neighborhood/Subdivision Design;
- Town Center Design;
- Employment Center Design;
- Site Planning and Circulation;
- Architecture, Orientation and Massing;
- Screening;
- Public Spaces;
- Pedestrian and Bicycle Amenities, including cross-sections of the trail adjacent to Parcel CO-7 and Parcel CO-83 and direction for the Pedestrian/Bicycle Connection across Parcels CO-4 and CO-22;
- Sustainable/Green Design Features; and
- Grading and LID, storm water treatment, and Hydro modification features.

## 5.5 Affordable Housing

The City of Roseville General Plan Housing Element establishes a citywide goal to provide decent, safe, adequate and affordable housing in sufficient quantities for all economic segments of the community. In an attempt to maximize efforts to meet affordable housing needs and to provide a mechanism whereby the City, property owners, and business community can actively work together in developing new affordable housing, the City's Housing Element specifies an Affordable Housing Goal of ten percent (10%) of all new housing units in the City be affordable to middle-, low- and very-low income households.

Housing affordability is based on household income categories defined by the U.S. Department of Housing and Urban Development (HUD). These five income categories are used for comparative purposes and are based on a percentage of the county median income, adjusted for household size. Based on sales and rental prices, and the definition of affordability, the City's Housing Element identifies housing assistance needs for each income group.

The City recognizes that the various factors which determine affordability continually change, and project specific affordability standards need to be established and adjusted as development occurs. To that end, the 10% affordable housing goal for Campus Oaks will be based on the actual number of residential units mapped/approved.

DEFINITION OF HOUSEHOLD INCOME CATEGORIES
<b>Very Low</b>
Less than 50% of Median
<b>Low</b>
50% to 80% of Median
<b>Middle Income</b>
80% to 100% of Median
<b>Moderate Income</b>
100% to 120% of Median
<b>Above Moderate Income</b>
120%+ of Median

### 5.5.1 AFFORDABLE HOUSING PROGRAM

Consistent with the General Plan affordable housing goal, over 10% of the units in Campus Oaks have been designated for affordable housing. This includes a mix of purchase housing affordable to middle-income households, and rental housing affordable to very low-income households pursuant to the provisions of the Campus Oaks Development Agreement. The City's General Plan policy specifies that twenty percent (20%) of the affordable housing goal will be available to middle-income households, forty percent (40%) to low-income households and forty percent (40%) to very low-income households. Campus Oaks' affordable housing goal is summarized in Table 5-4.

Variations in affordable housing ratios may be approved through a Development Agreement where the following criteria are met:

- a. A need has been identified for a specific affordable housing type (very low, low or middle-income) and the project meets this need;
- b. The project does not rely on or obtain City subsidies; and

- c. Units proposed within this criteria would allow for individuals to stay within their units as their future income grows.

In Campus Oaks a unique opportunity has been created to provide for very low-income rental housing in excess of the General Plan goal through the use of low income housing tax credits with no City obligation to provide a subsidy. The California low income housing tax credit program requires such units to remain affordable for a period of 55 years. Variations in affordable housing ratios have been approved for Campus Oaks and the very low-income rental units will be credited towards meeting both the very-low and low-income portions of the General Plan affordable housing goal.

The affordable housing units within Campus Oaks have been allocated to specific MDR and HDR residential parcels as identified in Table 5-5, with designated parcels reflected on Figure 5-3. Affordable units have been positioned in close proximity to the Campus Oaks Town Center.

**TABLE 5-4: Campus Oaks Affordable Housing Goal**

<b>Total Campus Oaks Units</b>	<b>948 du</b>
10% Affordable Housing Goal	95 du
40% of Goal Very Low-Income <sup>1</sup>	38 du
40% of Goal Low-Income	38 du
20% of Goal Middle-Income	19 du

- 1. To be credited towards meeting both the very-low and low-income portions of the General Plan affordable housing goal.

**TABLE 5-5: Campus Oaks Affordable Housing Allocation by Parcel**

Parcel	Land Use	Total Units	Very Low-Income Rental	Middle-Income Purchase
CO-5	MDR	46 du		19 du
CO-22	HDR	205 du	45 du	
CO-23	HDR	190 du	42 du	
<b>TOTAL</b>			<b>87 du<sup>1</sup></b>	<b>19 du</b>

- 1. Some or all of the extra very-low income rental units may be applied against the middle income affordable housing requirement subject to City approval in accordance with the Campus Oaks Development Agreement.



### 5.5.2 ADMINISTRATION & IMPLEMENTATION

Residential builders are encouraged to explore creative approaches in providing a range of housing opportunities to meet the needs of middle-, low-, and very-low income households. Over time, housing markets, income categories, funding programs, and other factors change, and it is important to retain some level of flexibility to ensure affordable housing goals are achieved.

The options outlined below may be considered to assist in achieving the Campus Oaks affordable housing goal.

#### *Transfers and Credits*

Subject to approval by the Director of the City's Housing Division or designee, the affordable housing allocations identified on Table 5-5 may be transferred among parcels within Campus Oaks. In addition, to the extent the number of affordable units produced on a parcel exceeds the number of affordable units allocated to the parcel, the excess units may be credited toward meeting the affordable housing goal assigned to other parcels.

Transfer and/or credits may be approved by the Director of the City's Housing Division or designee without the need for amendments to this Master Plan or related Affordable Housing Agreement (or substitute form as specified by the City) if it is determined that:

1. The transfers/credits are applied to parcels within Campus Oaks covered by the same Development Agreement; and
2. The transfers/credits improve the ability to produce affordable units and achieve the Campus Oaks' affordable housing goal.
3. The transfer does not cause a change to the land use designation of a large lot parcel.

Requests for transfers and/or credits shall include information as deemed necessary by the City to ensure consistency with Campus Oak's affordable housing program. In addition, a revised affordable housing allocation (Table 5-5) shall be provided reflecting the adjusted affordable unit allocations.

The City's Housing Division shall maintain all revisions to Table 5-5 as the official Campus Oaks affordable housing allocation record. The affordable housing unit transfer shall be memorialized with a recorded Memorandum of Understanding (or substitute form as specified by the City).

#### *Density Bonus*

The City may, in accordance with its Density Bonus Ordinance (Zoning Ordinance, Chapter 19.28) assign additional residential units to projects for

the purpose of achieving the affordable housing goal. The increase in units provided by a density bonus is intended to reduce average per unit development costs.

A density bonus is implemented by City approval of an Affordable Housing Agreement (or substitute form as specified by the City) to individual projects on a case-by-case basis, and may constitute a portion of the subsidy (if required) for the provision of affordable units.

### *In-Lieu Fee*

To the extent an in-lieu affordable housing fee is adopted by the City, a portion of the affordable housing allocations identified on Table 5-5 may be satisfied with an in-lieu fee subject to approval by the Director of the City's Housing Division or designee.

### *Affordable Housing Agreement*

An Affordable Housing Agreement (or substitute form as specified by the City) is required for each parcel with an affordable housing allocation to detail and secure specific requirements and obligations. Separate Affordable Rental and Affordable Purchase Agreements are required for each affordable obligation. Among other provisions, the Affordable Housing Agreement will:

- Specify the number of affordable units to be reserved at each income level.
- Specify the term of the affordability obligation.
- Establish criteria and a basis for initial rent or purchase price for designated affordable units.
- Establish criteria and a basis for annual rent or purchase price increases.
- Provide the City with a mechanism to monitor actual rents and purchase prices paid.
- Identify any City or other subsidies required to assist in meeting the affordability requirement and, if applicable, the basis and terms for refunding such subsidies.

Affordable Housing Agreements require City approval prior to the issuance of building permits, or recordation of a final small lot map where a subdivision map is required, for any large-lot parcel with an affordable housing allocation. The total number of affordable units required is to be calculated based on the number of final units mapped.

## 5.6 Minor Residential Density Transfers

Campus Oaks residential land use parcels are assigned a dwelling unit allocation and associated gross land use density (see Table 5-2). These assignments were made at the time of the 2015 Master Plan Amendment based on an assessment of the constraints and opportunities of each parcel and anticipated long-term demand for various housing types. As individual residential small-lot subdivision maps and residential Design Review Permits are processed over time, a more detailed assessment of site, market, design and other conditions will occur. It is anticipated this process may result in the need or desire to adjust (reduce or increase) the number of units assigned to some large-lot residential parcels.

This Master Plan includes provisions which allow the City to approve minor residential density adjustments and permit the transfer of residential units between large lot parcels in Campus Oaks. The Development Services Director may administratively approve a residential unit transfer/density adjustment between any Campus Oaks large lot parcels provided the following conditions are satisfied:

1. The transfer and receiving parcels are located within Campus Oaks and are subject to a Development Agreement;
2. The transfer of units does not result in a change to the land use designation, specifically, the transfer does not: a) reduce the number of units from the transfer parcel below the minimum number of units allowed by the applicable land use designation; or (b) increase the number of units to the receiving parcel above the maximum number of units allowed by the applicable land use designation;
3. The transfer of units does not result in increased impacts beyond those identified in the Master Plan EIR/Master Plan Addendum and does not preclude the ability of the parcels to conform to the applicable standards or regulations contained in this Master Plan and related Development Standards and Design Guidelines;
4. The transfer of units does not adversely impact planned infrastructure, roadways, schools, or other public facilities, fee programs and assessment districts;
5. The cumulative increase or decrease in units resulting from the transfer does not change the unit allocation by more than 20% of the units to either the transfer or receiving parcel, as established at the time of the Master Plan;

6. HDR units designated as affordable units may be transferred administratively until such time as they are encumbered by an Affordable Housing Rental Agreement (or other form as approved by the City); and,
7. For Parcel CO-22, unit transfers may be approved administratively provided the resulting density of the parcel does not fall below 25 dwelling units per acre.

The transfer of residential units, if consistent with the above criteria, is administrative in nature, is contemplated by and within the intent of this Master Plan and the Master Plan EIR/Master Plan Addendum, and will not require an amendment to the Master Plan, zoning, the Development Agreement(s), or the City General Plan.

To request a residential unit transfer, the owner or owners of both the transfer and receiving parcels shall submit a complete Administrative Permit application to the Development Services Director which (a) identifies the affected parcels; (b) designates the number of units being transferred; (c) provides other documentation as required by the Director to determine compliance with the above unit transfer criteria; and (d) includes a revised HPCO Land Use & Zoning by Parcel (Table 3-2) and Campus Oaks Land Use and Zoning by Parcel (Table 5-2), all reflecting the adjusted unit counts and densities. Revised Tables 3-2 and 5-2 will be the official record tracking unit allocations to each large lot residential parcel.

If the Development Services Director determines the residential unit transfer is not consistent with the above criteria, the residential unit transfer may be denied or may be referred or appealed to the Planning Commission and/or City Council for action. Any determination of consistency may, at the discretion of the Development Services Director, be forwarded to the Planning Commission for review. The applicant may request density adjustments which do not comply with the above criteria. Such requests shall require an amendment to the Master Plan (see Section 6).

All unused units must be transferred prior to the City's approval of the last small lot final map or Design Review Permit for any residential large lot parcel within Campus Oaks. Any units assigned to a large lot parcel which are not used by a tentative map/Design Review Permit or are not approved for transfer, shall revert to the City unit pool and landowners shall have no subsequent claim to such units.

## 5.7 Campus Oaks Phasing

Campus Oaks is structured to allow for the potential phasing of backbone infrastructure and facilities to serve development. Four potential phases, A through D, are illustrated on Figure 5-4. In general, the phasing plan is structured to ensure that the backbone improvements in each phase can support its respective development in compliance with City policies and standards, and the development in each phase can support the costs of the required improvements.

Outside of the initial backbone improvements to be installed with Phase A, the remaining phases may proceed in any sequence or combination, provided that the City determines that all the backbone infrastructure and facilities necessary to adequately serve development are/will be installed in compliance with City policies and standards. Specific infrastructure, facility and phasing requirements are described in the Campus Oaks Development Agreement and will be further evaluated with the processing of subsequent entitlement applications. This includes roadways, sewer, water, recycled water, storm drainage, dry utilities, parks, and other facilities and improvements. All in-tract sewer, storm drain, water, dry utilities, and recycled water (if applicable) will be installed as conditioned with local project entitlements.

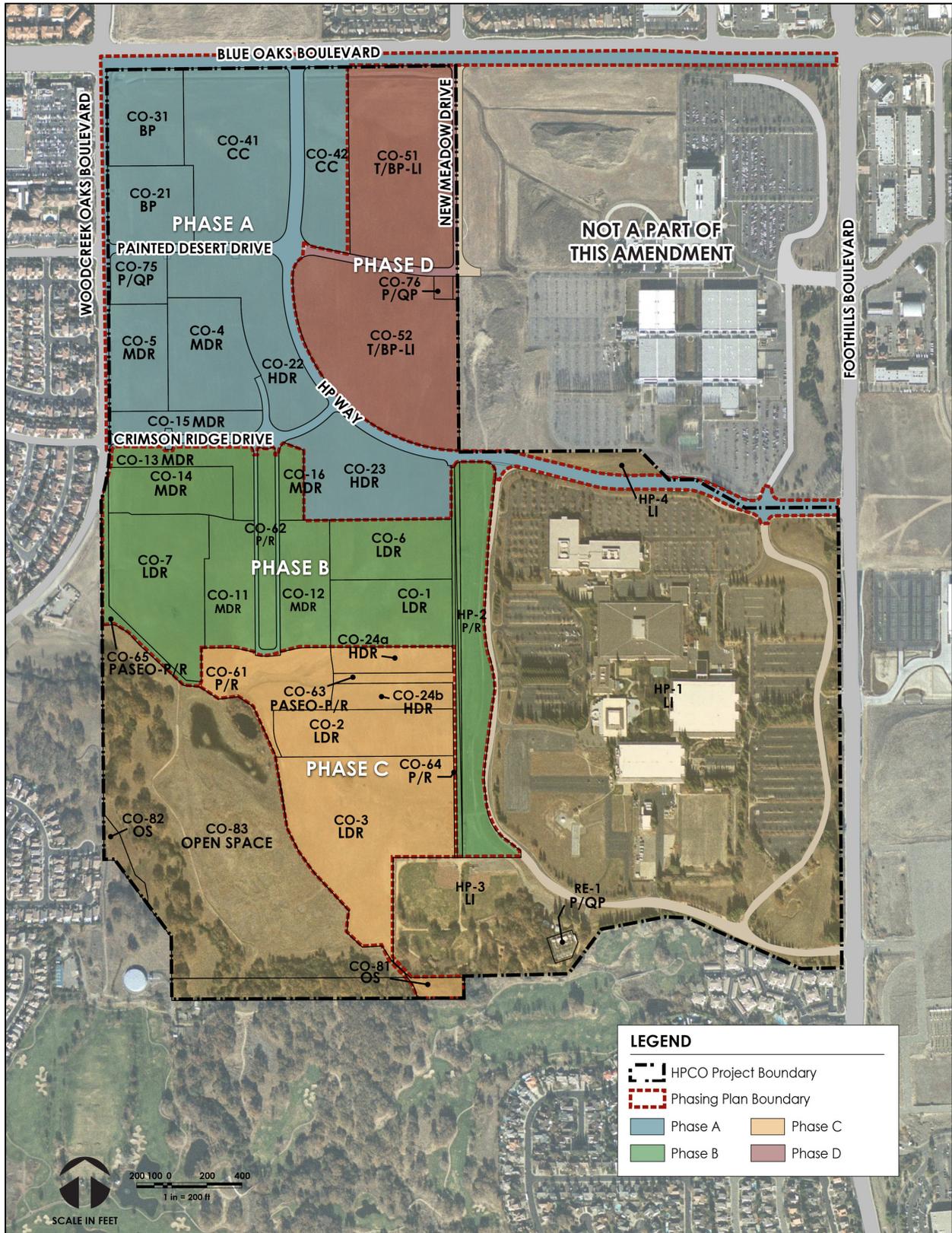
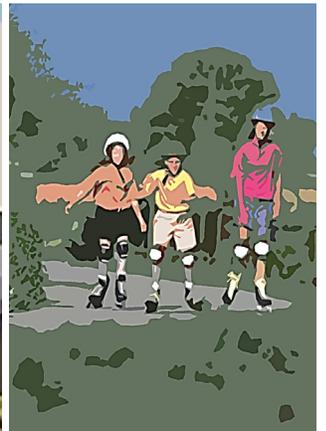


FIGURE 5-4: Potential Campus Oaks Phasing

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# Administration

CITY OF ROSEVILLE



A BLUEPRINT COMMUNITY



## 06 Administration

*Implementation of the HPCO Master Plan is to be administered by the City of Roseville in accordance with the terms of this Master Plan and the applicable development agreements. The HPCO Master Plan is to be implemented consistent with all applicable City rules, regulations and policies.*

### 6.1 Related Documents

#### 6.1.1 CITY DOCUMENTS

##### *General Plan*

The City of Roseville General Plan serves as the long-term policy guide for the physical and economic development of the City. The City's core values are the foundation of the General Plan and the underlying basis for its vision and direction. The HPCO Master Plan implements the goals and policies of the General Plan and supplements these goals and policies by providing specific direction to reflect conditions unique to the Project Area.

##### *Municipal Code*

The Roseville Municipal Code is one of the primary tools for implementing the General Plan. The Municipal Code includes the City's Zoning Ordinance, Subdivision Ordinance, Storm Water Ordinance, Grading Ordinance and Tree Ordinance, which are used in tandem with this Master Plan to implement the HPCO development program. Where the provisions of this Master Plan conflict with the Municipal Code, this Master Plan shall prevail. Where the Master Plan is silent, the Municipal Code shall prevail.

##### *Community Design Guidelines*

The Community Design Guidelines establish a clear and common understanding of the City's expectations for the planning, design, and review of development. The Community Design Guidelines work in combination with the Hewlett-Packard Campus Development Guidelines and the Campus Oaks Design Guidelines to direct Project Area

development. Where the provisions of this Master Plan conflict with the Community Design Guidelines, this Master Plan shall prevail. Where the Master Plan is silent, the Community Design Guidelines shall prevail.

### *Other Relevant City Documents*

Other documents and programs to be referenced in implementing the HPCO Master Plan include, but are not limited to, the City's Blueprint Implementation Strategies, Communitywide Sustainability Action Plan, Pedestrian Master Plan and Bicycle Master Plan.

## 6.1.2 MASTER PLAN DOCUMENTS

### *Environmental Impact Report & Addendum*

Pursuant to the California Environmental Quality Act (CEQA), the Hewlett-Packard Master Plan Environmental Impact Report (EIR) was certified with findings concurrent with initial adoption of the Master Plan (1996). The EIR evaluated the existing environmental resources within the project area, analyzed potential impacts on those resources due to the project, and identified mitigation measures as appropriate to reduce significant impacts. The EIR examined all phases of the project including planning, construction and operation.

Concurrent with adoption of the HPCO Master Plan, an Addendum to the Hewlett-Packard Master Plan Environmental Impact Report (HPCO Addendum) was adopted (2015). The HPCO Addendum analyzed the potential environmental impacts either created by the HPCO Master Plan or resulting from changed circumstances, and determined that, with the inclusion of applicable requirements conditioned and made part of the project, the HPCO Master Plan would not give rise to any new significant effects or any substantial increase in the severity of any previously identified significant effects. Accordingly, the HPCO Addendum concluded that none of the conditions identified in State CEQA Guidelines Section 15162 were present that require preparation of a subsequent or supplemental EIR.

In accordance with CEQA, it is intended that the Master Plan EIR and HPCO Addendum form the environmental basis for approval of subsequent development within and in compliance with the HPCO Master Plan. Both the Master Plan EIR and HPCO Addendum incorporate Mitigation Monitoring and Reporting Programs.

## *Development Agreements*

Individual landowners within the Project Area and the City of Roseville have executed project Development Agreements in accordance with Sections 65864 through 65869.5 of the Government Code of California, as implemented through Article V of the City of Roseville Zoning Ordinance. The Project Area Development Agreements form a binding contract between the parties establishing certain development rights and obligations. The Development Agreements secure permitted uses, needed infrastructure improvements, the timing and method of financing improvements, and other specific rights, duties and obligations of the property owners and the City as it relates to development within the Project Area.

## *Utility Master Plans*

Utility Master Plans have been prepared for the Project Area. These Master Plans provide general direction for the construction of improvements to serve buildout of the project and may be augmented with additional studies as may be required by the City during review of subsequent entitlement requests or the review of final construction drawings. Included are the HPCO Water Master Plan, Sewer Master Plan, Recycled Water Master Plan, and Drainage Master Plan. The intent is to ensure functional and reliable utility systems (see Chapter 3 for additional detail).

## 6.2 Subsequent Approvals

### 6.2.1 CITY PROCESSING

Individual development projects within the Project Area are subject to review and approval of subsequent permits and entitlements by the City of Roseville (e.g. subdivision review, design review, conditional use permits, variances, and/or other permits). Application and processing requirements shall be in accordance with the City's Zoning Ordinance and other regulations, unless otherwise modified by this Master Plan.

All subsequent development projects, public improvements and other activities shall be consistent with this Master Plan, accompanying Development Standards and Design Guidelines, the Development Agreements, applicable City of Roseville policies, requirements and standards, and all State and Federal permit conditions and environmental review documents (CEQA and NEPA).

In acting to approve a subsequent project or permit, the City may impose conditions as are reasonably necessary to ensure the project is in compliance with the Master Plan and all applicable plans and regulations.

### 6.2.2 STREAMLINED DEVELOPMENT REVIEW

Measures have been incorporated into the HPCO Master Plan to allow for a streamlined Administrative Design Review Permit process for development projects within the Light Industrial-Special Area (M1/SA) zone district within the Hewlett Packard Campus. See Section 4.5 for additional details.

### 6.2.3 ENVIRONMENTAL REVIEW

Each subsequent development project shall be reviewed to ensure compliance with the California Environmental Quality Act (CEQA). The Master Plan Environmental Impact Report (EIR) and the HPCO Addendum serve as the base environmental documents for subsequent entitlements. Development applications will be reviewed on a project-by-project basis to determine consistency with the EIR and HPCO Addendum.

In general, if a subsequent project is determined to be consistent with the Master Plan and within the scope of the Master Plan EIR and HPCO Addendum, further environmental review may not be necessary. If it is determined that a development application is inconsistent with the Master Plan and/or outside the scope of the Master Plan EIR and HPCO Addendum, a determination will be made as to the appropriate subsequent environmental document in accordance with CEQA.

### 6.2.4 APPROVALS FROM OTHER AGENCIES

Other permits and approvals may be required prior to the development of individual projects by federal, state, and/or regional agencies. These agencies may include the U.S. Army Corps of Engineers, U.S. Fish and Wildlife Service, California Department of Fish and Wildlife, California Department of Transportation, Regional Water Quality Control Board, Placer County Air Pollution Control District, and others as applicable.

## 6.3 Consistency and Amendment Process

One of the primary objectives of the Master Plan is maintaining the flexibility to react quickly to changing conditions, markets and opportunities. To achieve this, the following process is established which allows the Development Services Director to interpret Master Plan consistency and the type of Plan amendment, if any, that is required by proposed changes:

1. **Substantial Conformity.** The Development Services Director may make the determination that a proposed change is consistent with the intent and basic provisions of the Master Plan, and therefore in

substantial conformity with the Plan. In such cases, no subsequent amendment to the HPCO Master Plan is required.

2. **Minor Modification.** If it is determined that a proposed change would result in a minor deviation to the HPCO Master Plan, then such modification may be approved administratively through the Administrative Permit process. Such permit shall be reviewed consistent with Article V of the Zoning Ordinance.
3. **Major Modification/Amendment.** When a proposed change is considered to be inconsistent with the adopted Master Plan, a subsequent amendment is required. Amendments are processed in the same manner as initial Master Plan adoption, requiring review by the Planning Commission and action by the City Council.

In reviewing Substantial Conformity and Minor Modifications to the Master Plan, the Development Services Director shall consider consistency with the intent of the Master Plan, the applicable Master Plan Development Agreement(s), the Master Plan EIR/HPCO Addendum, and the City General Plan. Any proposed change to the Master Plan may, at the discretion of the Development Services Director, be forwarded to the Planning Commission for review.

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Roseville, CA 95678

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

This Fifth Amendment of Development Agreement (the "Fifth Amendment") is entered into this \_\_\_\_ day of \_\_\_\_\_, 2016, by and between the **CITY OF ROSEVILLE**, a municipal corporation, hereinafter "City", and **BBC ROSEVILLE OAKS, LLC**, an Illinois limited liability company, hereinafter "Landowner", pursuant to the authority of Sections 65864 through 65869.5 of the Government Code of California.

**Recitals**

1. Original Development Agreement. On August 1, 1996, the City and Hewlett-Packard Company ("Hewlett-Packard" or "HP") entered into that certain agreement entitled "Development Agreement By and Between The City of Roseville and Hewlett-Packard Company Relative to the Roseville Master Plan" (the "Original Development Agreement"). The Original Development Agreement was recorded in the Official Records of Placer County on August 16, 1996, as Instrument No. 96-0047544 and re-recorded on March 25, 1998 as Instrument No. 98-0019739.

2. Amendments to Development Agreement. On May 23, 2001, the City and Hewlett-Packard entered into that certain amendment entitled "First Amendment of Development Agreement By and Between The City of Roseville and Hewlett-Packard Relative to the Roseville Master Plan" ("First Amendment"); the First Amendment was recorded in the Official Records of Placer County on June 7, 2001, as Instrument No. 2001-0056191. On August 19, 2015, the City and Hewlett-Packard and Landowner entered into that certain amendment entitled "Second Amendment for Parcels 1 and 4 of Development Agreement By and Between The City of Roseville and Hewlett-Packard Company and BBC Roseville Oaks, LLC Relative to the Roseville Master Plan" (the "Second Amendment"); the Second Amendment

was recorded in the Official Records of Placer County on August 21, 2015, as Instrument No. 2015-0073371-00. On August 19, 2015, the City and Landowner also entered into that certain amendment entitled "Fourth Amendment of Development Agreement By and Between The City of Roseville and BBC Roseville Oaks, LLC Relative to the Campus Oaks Property of the Roseville Master Plan" (the "Fourth Amendment"); the Fourth Amendment was recorded in the Official Records of Placer County on September 16, 2015, as Instrument No. 2015-0081193-00. The Original Development Agreement, as amended by the First, Second and Fourth Amendments, shall be referred to herein as the "Development Agreement." Except as otherwise defined herein, all capitalized terms used herein shall have the meanings ascribed thereto in the Development Agreement. All references to "Section" herein, unless otherwise noted, shall mean and refer to the corresponding Section of the Development Agreement.

3. Campus Oaks Property Subject to Fifth Amendment. The subject of this Fifth Amendment is the development of the Campus Oaks Property, as defined in the Fourth Amendment and more particularly described and diagrammed in Exhibits A-1 and A-2 to the Fourth Amendment. Landowner represents that it owns the Campus Oaks Property in fee and that all other persons holding legal or equitable interests in the Campus Oaks Property shall be bound by this Fifth Amendment.

4. Purpose of Amendment. The purpose of this Fifth Amendment is to reconfigure some of the land uses within the Campus Oaks Property, without increasing the number of residential units or amount of developable square footage approved for the Campus Oaks Property, to facilitate the development within Campus Oaks of a multifamily development that will include three hundred and ninety-five (395) units, over twenty percent (20%) of which will be affordable to very-low income households without any public subsidy from the City (the "Apartment Project"). The Apartment Project will provide such affordability for a period of fifty-five (55) years. This Apartment Project is anticipated to satisfy a fundamental goal of the HP Campus Oaks Master Plan to provide a mix of housing opportunities, including affordable housing opportunities, that fully complement and support the adjacent campus development and the continued attraction of employees connected with the adjacent HP development. The Apartment Project will also provide this mix of housing units at the outset of the development of Campus Oaks, rather than nearer to the conclusion of such development, establishing the tone of the entire Campus Oaks project for providing a wide range of housing opportunities to support overall HP Campus employment and development.

5. Amendments to Master Plan for Campus Oaks Property. In connection with Landowner's reconfigured development of the Campus Oaks Property to provide these complementary housing opportunities, Landowner has prepared and processed with the City, and the City has approved as provided below, certain amendments to the Hewlett-Packard Campus Oaks Master Plan Amendment for the Campus Oaks Property (the "First Amended HPCO Master Plan"). The purpose of this Fifth Amendment is to amend the Development Agreement and the Entitlements vested thereby, including incorporating the First Amended HPCO Master Plan as part of the Revised Entitlements described herein, as applied to development of the Campus Oaks Property to facilitate the Apartment Project, as well as the planned development of the balance of the Campus Oaks Property.

6. Authorization. To strengthen the public planning process, encourage private participation in comprehensive planning and reduce the economic risk of development, the Legislature of the State of California adopted Section 65864, et seq., of the Government Code (the "Development Agreement Statute"), which authorizes the City of Roseville and an applicant for a development project to enter into a development agreement establishing certain

development rights in and obligations with respect to the property which is the subject of the development project application. In addition to this statutory authorization, Section 1.4 of the Development Agreement allows amendments to the Development Agreement that affect less than the entire Master Plan Area to be approved by the owner(s) in fee of the portions of the Master Plan Area that is subject to or affected by such amendment. In accordance with Section 1.4 of the Development Agreement, Landowner proposes hereby to amend the terms and conditions for development only as to the Campus Oaks Property, which amendments are limited to the Campus Oaks Property, do not impose any new burdens or obligations on any other property in the Master Plan Area, and do not affect or impair the development rights of any other properties within the Master Plan Area.

7. Hearing. On July 28, 2016, the City Planning Commission, designated by Roseville Ordinance No. 3014 as the planning agency for purposes of development agreement review pursuant to Government Code Section 65867, following a duly noticed and conducted public hearing, considered this Fifth Amendment and recommended that the City Council approve this Fifth Amendment for the Campus Oaks Property.

8. Environmental Review. On August 5, 2015, in connection with its approval of the Second and Fourth Amendments to the Development Agreement, the City Council adopted the Addendum to the Plan FEIR (the "First Addendum") for development of the residential, business professional, commercial, light industrial (tech/business park), park, open space and public/quasi-public uses within the Campus Oaks Property consistent with the Entitlements vested by the Development Agreement. An Initial Study prepared in support of the First Addendum identified mitigation measures to reduce environmental impacts which have been incorporated into the Amended Master Plan for the Campus Oaks Property and in the terms and conditions of the Development Agreement, which shall continue to apply, as applicable, to the development of the Campus Oaks Property.

On \_\_\_\_\_, 2016, in connection with its approval of the First Amended HPCO Master Plan and this Fifth Amendment, the City Council adopted the Second Addendum to the Plan FEIR (the "Second Addendum") for development of the Campus Oaks Property consistent with the reconfigured land uses approved for the Campus Oaks Property. An Initial Study prepared in support of the Second Addendum identified no new environmental impacts and accordingly no additional mitigation measures are required.

9. No New Impacts Associated with Approval of Amendment. The City Council has determined that the adoption of this Fifth Amendment involves no new impacts not considered in the First Addendum and Second Addendum; therefore, no further environmental documents relating to the adoption of this Fifth Amendment are required.

10. Development Agreement Ordinance. City and Landowner have taken all actions mandated by and fulfilled all requirements set forth in the Development Agreement Ordinance of the City of Roseville, Chapter 19.84 of the Roseville Municipal Code. This Fifth Amendment, to the extent it amends and affects the terms of the Development Agreement for the Campus Oaks Property, is consistent with and authorized by the amendment provisions of Section 1.4 of the Development Agreement.

11. Consistency with Amended General Plan, Amended Master Plan and First Amended HPCO Master Plan. Having duly examined and considered this Fifth Amendment and the Revised Entitlements to be vested hereby, and having held properly noticed public hearings hereon, City finds and declares that this Fifth Amendment is consistent with the Amended

General Plan of the City of Roseville, the Amended Master Plan, and the First Amended HPCO Master Plan.

NOW THEREFORE, THE PARTIES MUTUALLY AGREE AS FOLLOWS:

**1. Amendment of Development Agreement.** The following recital and sections of the Development Agreement for the Campus Oaks Property are hereby amended as follows:

**a. Revised Recital 5 (Entitlements).** Recital 5 is revised as follows:

“5. Entitlements. The City has approved the following land use entitlements for the Campus Oaks Property, which entitlements are the subject of this Agreement:

- A. The Roseville General Plan, as amended by Resolution No. \_\_\_\_\_;
- B. The Hewlett-Packard Roseville Master Plan, as amended by the Hewlett-Packard Campus Oaks Master Plan Amendment thereto adopted by Resolution No. 15-371, and as further amended by the First Amended HPCO Master Plan adopted by Resolution No. 16-\_\_\_\_ (collectively, the “Amended Master Plan for the Campus Oaks Property”);
- C. The Rezoning of the Campus Oaks Property pursuant to Ordinance No. \_\_\_\_\_;
- D. The Large Lot Adjustment for the Campus Oaks Property, as approved by the Planning Commission; and
- E. This Fifth Amendment of Development Agreement for the Campus Oaks Property, as adopted by Ordinance No. \_\_\_\_\_ (the "Adopting Ordinance").

“The approvals described in paragraphs A through D, inclusive, are referred to herein as the “Entitlements.” All references to the “Master Plan” in the Development Agreement, as amended hereby and as applied to the Campus Oaks Property, shall mean and refer to the Amended Master Plan for the Campus Oaks Property described in paragraph B above.”

**b. Revised Section 2.2 (Vested Entitlements).** Section 2.2 of the Development Agreement is hereby revised in its entirety to read as follows:

“2.2 Vested Entitlements. Subject to the provisions and conditions of this Agreement, City agrees that City is granting, and grants herewith, a fully vested entitlement and right to develop the Campus Oaks Property in accordance with the terms and conditions of this Agreement and the Entitlements. City acknowledges that the Entitlements include the following land uses (with approximate acreages) for the Campus Oaks Property:

Low/Med Density Residential	77.1 acres/491 units
High Density Residential	21.9 acres/457 units
Commercial/Retail	19.3 acres/170,000 sq.ft.
Light Industrial (Tech Park/Business Park)	32.8 acres/300,000 sq.ft.
Business Professional	10.5 acres/60,000 sq.ft.
Parks	10.7 acres

Paseos	3.2 acres
Open Space	1.6 acres
Fire Station and Well Site (P/QP)	2.5 acres
Roads	10.7 acres
<b>TOTAL</b>	<b>189.8 acres</b>

all as set forth in **Exhibit B**. Such uses shall be developed in accordance with the Entitlements, as such Entitlements provide on the effective date of the Development Agreement, or as they may provide from time-to-time by amendment of the Master Plan. Landowner's vested right to proceed with the development of the Campus Oaks Property shall be subject to subsequent approvals as defined and as provided for in the Master Plan, provided that any conditions, terms, restrictions, and requirements for such subsequent approvals shall not prevent development of the Campus Oaks Property for the uses and to the density or intensity of development or rate of timing of development set forth in this Agreement so long as any limitations set forth in the Master Plan applicable to the Campus Oaks Property have not been reached and further provided Landowner is not in default under this Agreement.

“For purposes of development of Parcels CO-51 and CO-52 of the Campus Oaks Property pursuant to the Master Plan, the Intensity Thresholds for the planned Light Industrial (Tech Park/Business Park) uses described for Parcels CO-51 and CO-52 of the Campus Oaks Property in the Master Plan are as follows:

<b><u>Property</u></b>	<b><u>Gross Sq. Ft.</u></b>	<b><u>Water</u></b> <i>(Max Daily Demand)</i>	<b><u>Sewer</u></b> <i>(Max Daily Flow)</i>	<b><u>Electric</u></b> <i>(Peak Annual Demand)</i>	<b><u>Traffic</u></b> <i>(PM Peak Hour Trips)</i>
CO Parcels 51 and 52	300,000	0.17 mgd	0.06 mgd	2.02 MW	291

“Landowner and City acknowledge that, as more particularly described in the Master Plan and as analyzed in the First and Second Addenda, nothing in this Agreement or the Entitlements vested hereby for the Campus Oaks Property affects or reduces the vested development rights of the other properties within the Master Plan Area. Landowner acknowledges and agrees that the uses described in the Master Plan for the other properties within the Master Plan Area are compatible with the vested uses planned for development of the Campus Oaks Property.

“Landowner acknowledges that it shall have no right to seek to amend the zoning of the portion of the Campus Oaks Property identified on **Exhibit B** as Parcels CO-51 and CO-52 from Light Industrial (Tech/Business Park) use for a period of twenty (20) years from the Effective Date of the Fourth Amendment.”

**c. Revised Section 2.5 (Affordable Housing).** New Section 2.5 of the Development Agreement is hereby revised in its entirety to read as follows:

“**2.5 Affordable Housing.** Consistent with the goals and policies contained in City's Amended General Plan and the Master Plan, and subject to the terms of this Agreement, Landowner shall develop or cause at least ten percent (10%) of the total residential units which are actually constructed within the Campus Oaks Property to be developed as affordable housing. In accordance with the terms of this Section and subject to adjustment

based on actual development, Landowner shall provide 95 units affordable to very low and middle-income households. However, Landowner intends to provide 106 affordable units and the City recognizes that this commitment is anticipated to provide eleven (11) more affordable units than required by the 10% affordable requirement. The breakdown of percentage of the total number of affordable units to the different income levels shall be 80% of the required 10% for very low and 20% of the required 10% for middle income households. Any adjustment based on actual development shall be subject to the written approval of the City Manager or his/her designee.

“The term "very low income" means households earning 50% or less of median income, and "middle income" means households earning 80% to 100% of median income, as published annually by the U.S. Department of Housing & Urban Development ("HUD"). Income eligibility and asset verification and calculation guidelines shall be determined in accordance with the HUD Handbook 4350.3 Chapter 5 (or comparable guidelines, if discontinued). For each of the household income ranges specified herein, household income at the upper limit of the specified ranges shall be used in determining qualifying sales prices for affordable purchase residential units. Qualifying rents for affordable rental residential units shall be calculated at the upper range of the specified income levels if no other restrictions are placed on the properties due to the type of financing secured by the ultimate developer of the Affordable Parcels (defined below).

“The parcels of the Campus Oaks Property within which the affordable housing will be provided are shown in the Master Plan and **Exhibit B-1** attached hereto (the “Affordable Parcels”). The Affordable Parcels will also be identified on the final recorded Large Lot Subdivision Map for the Campus Oaks Property. Such locations may be modified pursuant to Section 2.5.3 of this Agreement.

“2.5.1 Affordable Purchase Residential Units. Subject to the actual number of units constructed within the Campus Oaks Property, Landowner agrees that nineteen (19) units will be reserved on the Campus Oaks Property as detached and/or attached single-family residential units affordable to middle-income purchasers as follows:

Affordable Parcel	Total Units in Parcel	Middle Income Purchase Units
CO-5	46	19

“Such units shall be distributed throughout each Affordable Parcel.

“i. Required Agreements. Prior to the approval of the final small lot residential subdivision map containing lots for affordable purchase units within Parcel CO-5, the parties shall enter into City's then current form Affordable Purchase Housing Agreement (or other applicable City-approved form) for such residential purchase units affordable to middle-income households, which shall identify the obligation to produce and deliver nineteen (19) residential units affordable to middle-income purchasers. Specific requirements of the agreement will be determined by the Economic Development Director or his/her designee.

“ii. Content. The Affordable Purchase Housing Agreement shall, for each such residential lot subdivision, set forth, among other things, the distribution of the affordable housing units within the subdivision, and include specific requirements for marketing of affordable purchase units, inclusion or modifications of amenities, exterior materials and

finishes, alternate means of satisfying the affordable housing obligation, and good faith efforts requirements.

“iii. No City Subsidies. Landowner agrees to provide all of the middle-income affordable purchase units without any subsidy from the City.

”2.5.2 Multi Family Affordable Rental Units. Landowner agrees that eighty-seven (87) affordable rental units will be reserved within Parcels 22 and 23 of the Campus Oaks Property for rental to very low income households as follows:

Affordable Parcel	Total Units In Parcel	Total Affordable Unit Allocation	Very Low Income Rental Units
CO-22	205	45	45
CO-23	190	42	42

“i. Rental Agreement Required. Prior to issuance of a building permit for either Affordable Parcel, the parties shall enter into City’s then current form Affordable Rental Housing Agreement (or other applicable City-approved form) for such residential rental units affordable to very low income households, which shall identify the obligation to produce and deliver the applicable number of rental units affordable to very low-income households to be provided by such Affordable Parcel. The term of the Agreement shall require the affordable units to be rented only to qualified affordable households for a period of fifty-five (55) years, commencing on the date of issuance of a certificate of occupancy for each affordable unit. To accommodate potential changes in income during tenancy that may cause an initially qualified affordable household to no longer satisfy its qualification requirements, Landowner will include in its affordable rental agreements the option for a previously qualified tenant to remain in the unit notwithstanding such changes to its qualified income; provided, however, if such income increases above the limit that would enable Landowner to continue to include such unit within its planned tax-credit program (which is currently anticipated to occur at a limit of 70% of median income), then Landowner will have the right to increase the rent for such affordable tenant to then market rates. Where rents for an affordable unit are increased to market rate due to such changes in a qualified tenant’s income, Landowner shall be obligated to make the next available comparable rental unit available for rent to another qualified very-low income household, all in accordance with the terms of the Affordable Rental Housing Agreement. Specific requirements of the agreement will be determined by the Economic Development Director or his/her designee. Prior to entering into any Affordable Rental Housing Agreement, Landowner shall provide to City an accounting of the status of the middle income purchase units required by section 2.5.1.

“ii. Content. The Affordable Housing Rental Agreements shall, for each such Affordable Parcel, set forth, among other things, the distribution of the affordable rental units within the Parcel, and include specific requirements for marketing of affordable units, inclusion or modifications of amenities, exterior materials and finishes, alternate means of satisfying the affordable housing obligation, and good faith efforts requirements.

“iii. No City Subsidy. Notwithstanding anything to the contrary in the Development Agreement regarding the City providing affordable housing funds for affordable developments if and to the extend such funds become available, in consideration of Landowner’s intent to finance this affordable housing through

participation in a federal tax-credit program, Landowner acknowledges that City shall not have any obligation to provide any City funds to subsidize the provision of this very-low income affordable housing, even if such affordable housing funding subsequently becomes available to the City. In connection herewith, Landowner hereby waives any claims, suits, or actions against City on account of or arising from the Costa-Hawkins Rental Housing Act, California Civil Code Sections 1954.50 et seq.

“iv. Credit for Excess Affordable Units. City acknowledges that if the total number of units developed within the Campus Oaks Property does not exceed its planned number of 948 units, development of these eighty-seven (87) affordable rental units within Parcels 22 and 23 will generate eleven (11) more very-low affordable units (the “Extra Very-Low Affordable Units”) than required for the Campus Oaks development to satisfy its minimum low and very-low affordable housing requirement. Subject to compliance with the terms of the Affordable Housing Rental Agreement for the provision of these affordable units within Parcels 22 and 23, and provided the nineteen (19) middle-income purchase units required by section 2.5.1 have been developed and sold to middle-income qualified buyers, the developer of the affordable units within Parcels 22 and 23 (the “Affordable Housing Developer”) shall have right to request, subject to the reasonable approval of the City, to apply such Extra Very-Low Affordable Units as a credit against any affordable housing obligation that may arise from or otherwise be required in connection with any other residential development that the Affordable Housing Developer may seek to develop within the City of Roseville.

“2.5.3 Inclusion of Affordable Obligation on Large Lot Map. Landowner shall provide notice on the large lot subdivision map identifying the affordable parcels by large lot and Master Plan lot number and shall state the affordable obligation by type (i.e., middle, low or very low) and number of lots or units. The notice shall be designed to provide that, upon recordation of an Affordable Purchase Housing Agreement or Affordable Rental Housing Agreement, as applicable, upon such parcel or the affordable lots thereof, the notice on the large lot map shall be deemed replaced by such recorded Agreement and no longer separately effective or binding as an encumbrance on the parcel, or lots thereof not encumbered by such recorded Agreement, and shall no longer be listed as an exception to title. The City shall cooperate with any such removal of the effect of such notice from unaffected lots upon recordation of such Affordable Agreements.

“2.5.4 Transfer of Obligation Within Campus Oaks Property. Any proposed transfer of an affordable rental housing obligation (or any portion thereof) to another parcel within the Campus Oaks Property shall require an amendment to this Development Agreement and the Master Plan. Any such transfer shall also require the owner of the parcel receiving such affordable obligation to include a notice on its map or parcel that is designed, to the extent practicable, to disclose such affordable obligation as an exception to title on Schedule B of any preliminary title reports thereafter prepared for the receiving parcel.

“2.5.5 Community Facilities Districts. The City Manager or his/her designee shall maintain a list of middle and very low-income affordable purchase and rental units for each Parcel which is subject to an Affordable Housing Agreement (or applicable City-approved form) and, on or about May 1 of each calendar year, shall send a copy of such Affordable Housing Agreement(s) to the City Finance Director. To assist with the affordability of the very low income affordable units, Landowner and City acknowledge that, with respect to the Infrastructure CFD, the rate and method of apportionment of special tax therefor establishes a reduced annual special tax allocable to such affordable units.

“2.5.6 In Lieu Fee - Affordable Housing. In the event City adopts a fee to be paid in lieu of constructing either rental or purchase housing affordable to middle, low or very low income households, Landowner may be eligible to pay such in lieu fee rather than construct affordable housing units on the Campus Oaks Property, subject to the approval of the City Manager or designee.

“2.5.7 Not a Limitation. Nothing in the foregoing Sections 2.5.1 and 2.5.2 shall be construed to limit Landowner from offering units for rental or purchase to households of very low, low or middle incomes in excess of the number of units specified.”

**d. Revised Section 3.2.2.A (HP2/CO64 Park Phases).** Section 3.2.2.A of the Development Agreement is hereby revised in its entirety to read as follows:

“3.2.2.A The HP2/CO64 Park shall be improved in conjunction with Landowner's development of the portion of the Campus Oaks Property outlined as Phase B and Phase C on **Exhibit B** (“Phases B and C”). In particular, the HP2/CO64 Park shall be improved in conjunction with development of Parcels CO-1, CO-2, CO-3, CO-6, CO-7, CO-11, CO-12, CO-13, CO-14, CO-16, CO-24a, and CO-24b (the “Phase B and C Parcels”).”

**e. Revised Section 3.2.4 (Neighborhood Park Fee).** The first and second paragraphs of Section 3.2.4 of the Development Agreement are hereby revised in their entirety to read as follows:

“3.2.4 Neighborhood Park Fee. In accordance with the Park Financing Plan for the Campus Oaks Property, subject to any applicable fee credits, Landowner shall pay a neighborhood park fee (the "Neighborhood Park Fee"), upon the issuance of each residential building permit within the Project, to fund construction of the neighborhood park improvements described above. As more particularly shown on Table A-3 of the Park Financing Plan, such neighborhood park fee shall be \$3,804 per Low Density, Medium Density and High Density Residential Units, and \$2,511 per High Density Apartment Residential unit (but excluding the 87 Affordable High Density Apartment Residential Units set forth in Section 2.5.2 and carriage units, which shall not pay neighborhood park fees), subject to annual adjustment, on July 1, based on the percentage change in the CCI. All such Neighborhood Park Fees shall be deposited into the neighborhood park fee fund to finance the development of the parks within the Campus Oaks Property and the HP2/CO64 Park.

“The Neighborhood Park Fee, as calculated herein, was initially figured on 100% of the total dwelling units entitled for the Campus Oaks Property being developed and paying the Neighborhood Park Fee based upon 242 LDR, 310 MDR and 396 HDR dwelling units. Upon Landowner's application for an amendment to the Development Agreement, and if the distribution of dwelling unit types changes, Landowner shall, in consultation with the City, conduct a review and reassessment of the Park Master Plan and corresponding Neighborhood Park Fee for the Campus Oaks Property subject to this Agreement. As a result of such review and reassessment, and if deemed appropriate by the City, City may adjust the fee upward or downward based on the change in mix of units planned for the Campus Oaks Property and any change in the planned level of neighborhood park facilities deemed necessary to serve the residents within the Campus Oaks Property. Thereafter, City may conduct an annual re-assessment of the Neighborhood Park Fee for the Campus Oaks Property subject to this Agreement and adjust the fee upward if underutilization of entitled dwelling units for the Campus Oaks Property subject to this Agreement exceeds ten percent (10%). In the event of a rezoning of any parcel(s) in the Campus Oaks Property that creates

a park funding shortfall, if not otherwise mitigated by the development to the City's satisfaction, City shall require supplemental neighborhood in-lieu fees to fund such shortfall from the rezoned parcel(s)."

**f. Revised Section 3.20.2 (Public Benefit Fee).** Section 3.20.2 of the Development Agreement is hereby revised in its entirety to read as follows:

"3.20.2 Public Benefit Fee. Except as otherwise provided below regarding the exemption from this fee for the affordable housing development planned for Parcels 22 and 23, as partial consideration for this Agreement, to offset a portion of the impact of this Project and the associated conversion from an industrial land use into a residential land use, and to ensure that the Project will benefit the current and future residents of Roseville, Landowner shall pay a Public Benefit Fee at the time of obtaining each residential building permit within the balance of the Project. The Public Benefit Fee for each low density and medium density residential unit shall be \$1,910. The Public Benefit Fee for each high density residential unit shall be \$1,240.

"Notwithstanding anything to the contrary above in this Section 3.20.2, the City agrees that development of Parcels 22 and 23 in accordance with the terms of this Agreement, including the affordable housing provisions of Section 2.5.2 above, shall be exempt from the payment of this Public Benefit Fee."

**2. Exhibits.** The following Revised and Additional Exhibits are attached hereto and incorporated herein by reference and hereby replace and supersede the respective Exhibits previously attached to the Development Agreement with respect to the Campus Oaks Property. Accordingly, all references to the applicable Exhibits in the Development Agreement with respect to the Campus Oaks Property, as amended hereby, shall mean and refer to the corresponding Revised Exhibits below:

Exhibit B -- Land Use Map of Campus Oaks Property

Exhibit B-1 -- Map of Affordable Housing Sites within Campus Oaks Property

**3. Consistency with General Plan.** The City hereby finds and determines that execution of this Fifth Amendment is in the best interest of the public health, safety and general welfare and is consistent with the General Plan.

**4. Amendment Limited to Campus Oaks Property.** This Fifth Amendment is limited to and applies only to development of the Campus Oaks Property and does not affect or apply in any manner with respect to the development of any other property within the Master Plan Area, including without limitation, any other portion of the Campus Oaks Property.

**5. Amendment; Balance of Development Agreement In Full Force.** This Fifth Amendment amends, but does not replace or supersede, the Development Agreement. In the event of any conflict, the language of this Fifth Amendment shall be controlling in all events or circumstances. Except as modified hereby, all other terms and provisions of the Development Agreement shall remain in full force and effect.

**6. Form of Amendment; Execution in Counterparts.** This Fifth Amendment is executed in duplicated originals, each of which is deemed to be an original, and may be executed in counterparts.

IN WITNESS WHEREOF, the City of Roseville, a municipal corporation, has authorized the execution of this Agreement by its City Manager and attested to by its City Clerk under the authority of Ordinance No. \_\_\_\_\_ adopted by the Council of the City of Roseville on the \_\_\_\_ day of \_\_\_\_\_, 2016.

**CITY:**

CITY OF ROSEVILLE,  
a municipal corporation

**LANDOWNER:**

BBC ROSEVILLE OAKS, LLC,  
an Illinois limited liability company

By: \_\_\_\_\_  
Rob Jensen, City Manager

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**ATTEST:**

\_\_\_\_\_  
Sonia Orozco, City Clerk

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Robert R. Schmitt, City Attorney

**APPROVED AS TO SUBSTANCE:**

\_\_\_\_\_  
Kevin Payne  
Development Services Director

**ACKNOWLEDGMENT**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of \_\_\_\_\_  
County of \_\_\_\_\_

On \_\_\_\_\_, 2016, before me, \_\_\_\_\_  
(Here insert Name and Title of Officer)

personally appeared \_\_\_\_\_,  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

\_\_\_\_\_  
NOTARY PUBLIC SIGNATURE

NOTARY PUBLIC SEAL

participation in a federal tax-credit program, Landowner acknowledges that City shall not have any obligation to provide any City funds to subsidize the provision of this very-low income affordable housing, even if such affordable housing funding subsequently becomes available to the City. In connection herewith, Landowner hereby waives any claims, suits, or actions against City on account of or arising from the Costa-Hawkins Rental Housing Act, California Civil Code Sections 1954.50 et seq.

“iv. Credit for Excess Affordable Units. City acknowledges that if the total number of units developed within the Campus Oaks Property does not exceed its planned number of 948 units, development of these eighty-seven (87) affordable rental units within Parcels 22 and 23 will generate eleven (11) more very-low affordable units (the “Extra Very-Low Affordable Units”) than required for the Campus Oaks development to satisfy its minimum low and very-low affordable housing requirement. Subject to compliance with the terms of the Affordable Housing Rental Agreement for the provision of these affordable units within Parcels 22 and 23, the developer of such units (the “Affordable Housing Developer”) shall have right to request, subject to the reasonable approval of the City, to apply such Extra Very-Low Affordable Units as a credit against any affordable housing obligation that may arise from or otherwise be required in connection with any other residential development that the Affordable Housing Developer may seek to develop within the City of Roseville.

“2.5.3 Inclusion of Affordable Obligation on Large Lot Map. Landowner shall provide notice on the large lot subdivision map identifying the affordable parcels by large lot and Master Plan lot number and shall state the affordable obligation by type (i.e., middle, low or very low) and number of lots or units. The notice shall be designed to provide that, upon recordation of an Affordable Purchase Housing Agreement or Affordable Rental Housing Agreement, as applicable, upon such parcel or the affordable lots thereof, the notice on the large lot map shall be deemed replaced by such recorded Agreement and no longer separately effective or binding as an encumbrance on the parcel, or lots thereof not encumbered by such recorded Agreement, and shall no longer be listed as an exception to title. The City shall cooperate with any such removal of the effect of such notice from unaffected lots upon recordation of such Affordable Agreements.

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a park funding shortfall, if not otherwise mitigated by the development to the City's satisfaction, City shall require supplemental neighborhood in-lieu fees to fund such shortfall from the rezoned parcel(s)."

**f. Revised Section 3.20.2 (Public Benefit Fee).** Section 3.20.2 of the Development Agreement is hereby revised in its entirety to read as follows:

"3.20.2 Public Benefit Fee. Except as otherwise provided below regarding the exemption from this fee for the affordable housing development planned for Parcels 22 and 23, as partial consideration for this Agreement, to offset a portion of the impact of this Project and the associated conversion from an industrial land use into a residential land use, and to ensure that the Project will benefit the current and future residents of Roseville, Landowner shall pay a Public Benefit Fee at the time of obtaining each residential building permit within the balance of the Project. The Public Benefit Fee for each low density and medium density residential unit shall be \$1,280. The Public Benefit Fee for each high density residential unit shall be \$845.

"Notwithstanding anything to the contrary above in this Section 3.20.2, the City agrees that development of Parcels 22 and 23 in accordance with the terms of this Agreement, including the affordable housing provisions of Section 2.5.2 above, shall be exempt from the payment of this Public Benefit Fee."

**2. Exhibits.** The following Revised and Additional Exhibits are attached hereto and incorporated herein by reference and hereby replace and supersede the respective Exhibits previously attached to the Development Agreement with respect to the Campus Oaks Property. Accordingly, all references to the applicable Exhibits in the Development Agreement with respect to the Campus Oaks Property, as amended hereby, shall mean and refer to the corresponding Revised Exhibits below:

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