

03 PROJECT COMPONENTS

TABLE 3-1: HPCO Project Area Land Use Summary

Land Use	Gross Acres	Building Square Feet (sf)					Dwelling Units (du)		
		Existing	Future	Total Capacity	FAR Range	Avg. FAR	Units	du/ac Range	Avg. du/ac
<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					<del>207</del> <del>209</del> <del>222</del> <del>230</del> du	0.5-6.9	<del>5.2</del> <del>5.0</del> <del>4.72</del> <del>4.7</del>	
Medium Density (MDR)	33.01 ac					<del>283</del> <del>281</del> <del>268</del> <del>261</del> du	7.0-12.9	<del>7.9</del> <del>8.4</del> <del>8.5</del> <del>8.6</del>	
High Density (HDR)	22.06 ac					458 <del>457</del> du	13.0+	<del>20.7</del> 20.8	
<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	29 du	4.8 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	29 du	5.1 du/ac		
CO-7	RS/DS	9.78 ac	49 du	5.0 du/ac		
<b>Sub-Total</b>		<b>44.26 ac</b>	<b>209 du</b>	<b>4.7 du/ac</b>		
<b>Medium Density Residential (MDR)</b>						
CO-4	RS/DS	14.37 ac	132 du	9.2 du/ac		
<del>CO-5</del>	<del>RS/DS</del>	<del>4.69 ac</del>	<del>46 du</del>	<del>9.8 du/ac</del>		
CO-11	RS/DS	4.72 ac	38 du	8.1 du/ac		
CO-12	RS/DS	4.79 ac	36 du	7.5 du/ac		
CO-13	RS/DS	3.34 ac	28 du	8.4 du/ac		
CO-14	RS/DS	4.43 ac	37 du	8.4 du/ac		
<del>CO-15</del>	<del>RS/DS</del>	<del>2.62 ac</del>	<del>19 du</del>	<del>7.3 du/ac</del>		
CO-16	RS/DS	1.36 ac	12 du	8.8 du/ac		
<b>Sub-Total</b>		<b>33.01 ac</b>	<b>283 du</b>	<b>8.6 du/ac</b>		



### 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	<del>184</del> 183	600	0.31
Grades 6-8	0.1164	0.0776	0.0352	<del>63</del> 64	1,000	<del>0.06</del> 0.07 0.06
<b>ROSEVILLE JOINT UNION SCHOOL DISTRICT</b>						
Grades 9-12	0.161	0.036	0.036	<del>60</del> 62	1,800	<del>0.05</del> 0.04 0.03

1. Single Family = units at less than 8 dwelling units per net acre. ~~230~~ 207 209 222 Single Family units.
2. Multi-Family detached = detached units at or above 8 dwelling units per net acre. ~~261~~ 283 284 268 Multi-Family detached units.
3. Multi-Family attached = attached units at or above 8 dwelling units per net acre. ~~457~~ 457 Multi-Family attached units.

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	<del>209</del> 207 du	<del>4.75</del> 4.7 du/ac		
Medium Density Residential (MDR)	33.01 ac	<del>261</del> 268 du	<del>8.5</del> 8.6 du/ac		
High Density Residential (HDR)	22.06 ac	<del>458</del> 457 du	<del>20.8</del> 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.

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>						
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>62.68 ac</b>			<b>530,000 sf</b>	<b>19%</b>
<b>RESIDENTIAL USES</b>						
<b>Low Density Residential (LDR)</b>						
CO-1	RS/DS	6.10 ac	29 du	4.8 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	29 du	5.1 du/ac		
CO-7	RS/DS	9.78 ac	49 du	5.0 du/ac		
<b>Sub-Total</b>		<b>44.26 ac</b>	<b>209 du</b>	<b>4.7 du/ac</b>		
<b>Medium Density Residential (MDR)</b>						
CO-4	RS/DS	14.37 ac	132 du	9.2 du/ac		
<del>CO-5</del>	<del>RS/DS</del>	<del>4.69 ac</del>	<del>46 du</del>	<del>9.8 du/ac</del>		
CO-11	RS/DS	4.72 ac	38 du	8.1 du/ac		
CO-12	RS/DS	4.79 ac	36 du	7.5 du/ac		
CO-13	RS/DS	3.34 ac	28 du	8.4 du/ac		
CO-14	RS/DS	4.43 ac	37 du	8.4 du/ac		
<del>CO-15</del>	<del>RS/DS</del>	<del>2.62 ac</del>	<del>19 du</del>	<del>7.3 du/ac</del>		
CO-16	RS/DS	1.36 ac	12 du	8.8 du/ac		
<b>Sub-Total</b>		<b>33.01 ac</b>	<b>281 du</b>	<b>8.5 du/ac</b>		
			<b>283 du</b>	<b>8.6 du/ac</b>		