

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

REQUEST

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

Applicant/Owner – Stephen Des Jardins, BBC Roseville Oaks, LLC

SUMMARY RECOMMENDATION

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

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

SUMMARY OF OUTSTANDING ISSUES

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

BACKGROUND

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

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

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

Project Description

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

Figure 1: Project Site within Master Plan Area

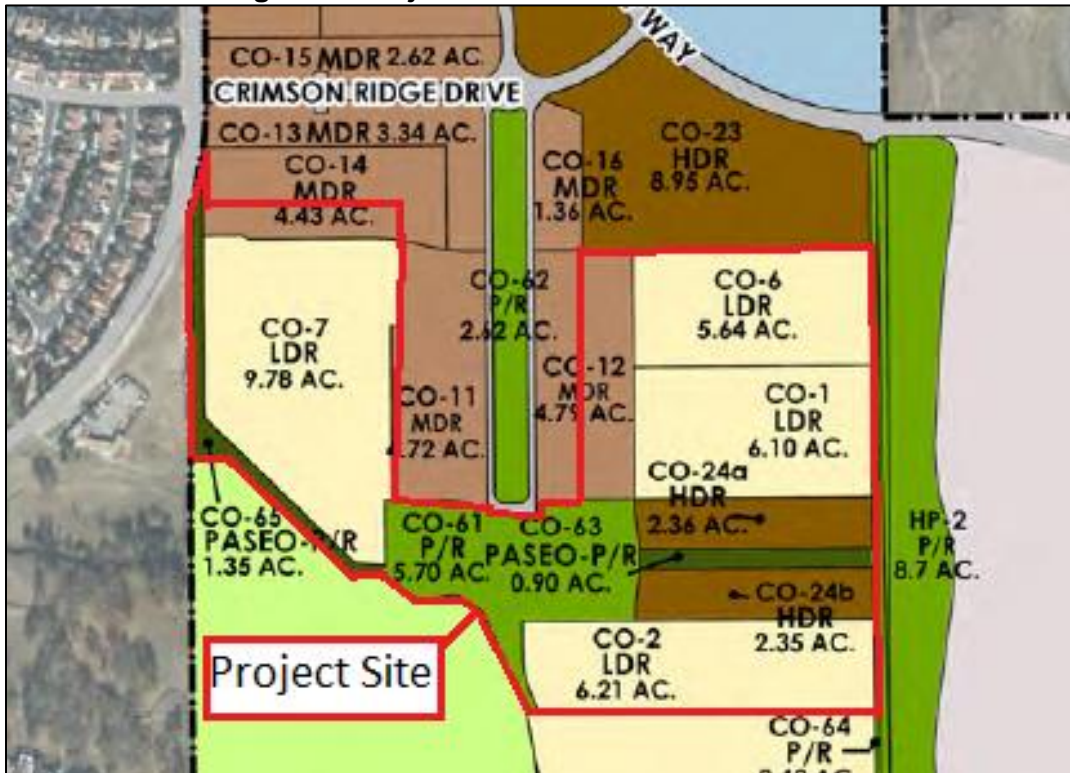


Figure 2: 2019 Aerial of Project Site



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

Table 1 – Campus Oaks Land Use Amendments

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

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

- Parcel CO-1, a 6.1 acre LDR parcel, will be combined with 5.27-acre LDR Parcel CO-6. The resultant parcel, identified as CO-6, is 10.40 acres and the revised land use is MDR.
- MDR Parcel CO-12 will increase in size from 4.74 acres to 6.26 acres by moving the boundary with resultant Parcel CO-1 to the east. CO-12 will be modified to a LDR land use designation.
- A 1.68-acre portion of Parcel CO-14, previously left as a remainder as part of prior project PL18-0175, is combined with 9.78 acre LDR Parcel CO-7. The resultant parcel is 10.33-acre LDR Parcel CO-7.
- PR Parcel CO-65 will increase from 1.32 acres to 2.73 acres, taking acreage from Parcel CO-7.
- PR Parcel CO-61 will be reconfigured in shape and will increase from 5.70 acres to 6.27 acres.
- PR Parcel CO-63 will be relocated to be adjacent to the southern boundary of resultant Parcel CO-6 and increase in size from 0.9 acres to 0.94 acres.
- HDR Parcels CO-24a (2.36 acres) and CO-24b (2.35 acres) will be combined with LDR Parcel CO-2. The resultant parcel, identified as CO-2, will be 9.52 acres and the land use will be revised to LDR. PR Parcel CO-63 will be relocated to the north of resultant Parcel CO-2.
- PR Parcel CO-64 will increase in size from 2.41 acres to 2.46 acres. The shape will be adjusted to connect with the eastern boundary of PR Parcel CO-63.

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

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

EVALUATION: GENERAL PLAN AMENDMENT AND REZONE

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

of the General Plan. Zoning Ordinance Section 19.86.050 specifies that the recommendations for approval or denial of a rezone shall include consideration of the proposed amendment's consistency with:

- 1. The public interest, health, safety, or welfare of the City, and**
- 2. The General Plan and any applicable Specific Plan.**

The following section discusses the proposed project changes to the existing land use designations, and how the changes meet the intent of the General Plan and the findings for a Rezone.

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

Residential

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

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

Parks and Open Space

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

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

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

EVALUATION: MAJOR PROJECT PERMIT

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

- Stage 1: This portion of the MPP application consists of the approval of a preliminary development plan. The preliminary development plan will establish the configuration of the buildings, conceptual building elevations, parking areas and ratios, landscaping and open space locations, rough grading and drainage on and off site, vehicular and parking circulation, and development phasing. The complete environmental review of the project is also performed at this stage. The Planning Commission is the hearing authority for Stage 1 review and approval.
- Stage 2: This portion of the MPP application process consists of the review of the detailed architecture and landscaping for the project. The Planning Commission is the hearing authority for Stage 2 review and approval.
- Stage 3: Stage 3 is an administrative review, approved by the Planning Manager, of the improvement plans and building plans for compliance with the conditions of the Stage 1 and 2 approvals.

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

Major Project Permit Stage 1 Modification

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

- 1. The Preliminary Development Plan is consistent with the General Plan, the HP Campus Oaks Master Plan, and the Community Design Guidelines; and***
- 2. The design and installation of the Preliminary Development Plan will not be detrimental to the public health and safety, or materially detrimental to the public welfare.***

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

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

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

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

Major Project Permit Stage 2

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

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

- 1. The architecture and landscaping is consistent with the General Plan, HP Campus Oaks Master Plan, the Community Design Guidelines, and the MPP Stage 1; and***
- 2. The design shall not be detrimental to the public health and safety, or be materially detrimental to the public welfare.***

Elevations for CO-6

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

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

The Campus Oaks Design Standards and Guidelines Sections 3 and 4 include a plant list and design concepts for streets within the plan area, and requires that accent trees be selected from the Campus Oaks Recommended Plant list. The ultimate plant selection and layout will be reviewed for consistency with the Master Plan during improvement plan review. MPP Stage 2 Condition #11 will ensure that the landscape plan and plant selection is consistent with Sections 3 and 4 prior to being approved

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

EVALUATION: LARGE LOT TENTATIVE SUBDIVISION MAP

Section 18.06.180 of the City of Roseville Subdivision Ordinance requires that three findings be made in order to approve or conditionally approve a Tentative Subdivision Map. The three findings are listed below in ***italicized, bold*** text and are followed by an evaluation of the map in relation to each finding.

- 1. The size, design, character, grading, location, orientation and configuration of lots, roads and all improvements for the tentative subdivision map are consistent with the density, uses, circulation and open space systems, applicable policies and standards of the General Plan or any applicable specific plan for the area, whichever is more restrictive, and the design standards of this Title.***
- 2. The subdivision will result in lots which can be used or built upon. The subdivision will not create lots which are impractical for improvement or use due to: the steepness of terrain or location of watercourses in the area; the size or shape of the lots or inadequate building area; inadequate frontage or access; or, some other physical condition of the area.***
- 3. The design and density of the subdivision will not violate the existing requirements prescribed by the Regional Water Quality Control Board for the discharge of waste into the sewage system, Pursuant to Division 7 of the Water Code.***

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

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

4. EVALUATION: SMALL LOT TENTATIVE SUBDIVISION MAP

Section 18.06.180 of the City of Roseville Subdivision Ordinance requires that three findings be made in order to approve or conditionally approve a Tentative Subdivision Map. The three findings are listed below in ***italicized, bold*** text and are followed by an evaluation of the map in relation to each finding.

- 1. The size, design, character, grading, location, orientation and configuration of lots, roads and all improvements for the tentative subdivision map are consistent with the density, uses, circulation and open space systems, applicable policies and standards of the General Plan or any applicable specific plan for the area, whichever is more restrictive, and the design standards of this Title.***

- 2. The subdivision will result in lots which can be used or built upon. The subdivision will not create lots which are impractical for improvement or use due to: the steepness of terrain or location of watercourses in the area; the size or shape of the lots or inadequate building area; inadequate frontage or access; or, some other physical condition of the area.**
- 3. The design and density of the subdivision will not violate the existing requirements prescribed by the Regional Water Quality Control Board for the discharge of waste into the sewage system, Pursuant to Division 7 of the Water Code.**

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

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

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

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

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

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

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

EVALUATION: DEVELOPMENT AGREEMENT AMENDMENT

Zoning Ordinance Section 19.84.040 specifies that recommendations for approval or denial of a Development Agreement (DA), including Amendments, shall include consideration of the following:

- 1. Consistency with the objectives, policies, programs, and land use designations of the City of Roseville General Plan.**
- 2. Consistency with the City of Roseville Zoning Ordinance.**
- 3. Conformity with the needs of public health, safety, and welfare.**
- 4. The effect of the orderly development of property or the preservation of property values.**
- 5. Whether the provisions of the Agreement shall provide sufficient benefit to the City to justify entering into the agreement.**

The DAs are binding contracts that set the terms, rules, conditions, regulations, entitlements, responsibilities, and other provisions relating to the development of the covered properties. The HP Master Plan DA term lasts until December 31, 2045. The DA outlines requirements and provides the details for responsibility, timing, and financing. The proposed amendment to the HP Master Plan DA is the 9th amendment, and is attached as Exhibit L.

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

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

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

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

PUBLIC OUTREACH

The proposed project was distributed to the various agencies and departments which have requested notice of City applications, and all comments were considered and incorporated into the Conditions of Approval, as appropriate. Notice of the application was also distributed to the Roseville Coalition of Neighborhood Associations. No comments were received. A public notice of the Planning Commission hearing was published on March 13, 2020 for the March 26, 2020 Planning Commission meeting; however, that meeting was subsequently canceled. A new public hearing notice was published for the April 23, 2020 Planning Commission hearing, and was distributed to all property owners within 300 feet of the project site. To date, no comments have been received.

CONCLUSION

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

ENVIRONMENTAL DETERMINATION

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

RECOMMENDATION

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

- A. Consider the Addendum to the Hewlett-Packard Master Plan Environmental Impact Report,
- B. Recommend the City Council approve the **General Plan Text and Land Use Amendment -- 6300 Campus Pw.– Campus Oaks Amendment – PL18-0192,**
- C. Recommend the City Council adopt the two (2) findings of fact and approve the **Rezone -- 6300 Campus Pw.– Campus Oaks Amendment – PL18-0192,**
- D. Recommend the City Council approve the **Development Agreement Amendment -- 6300 Campus Pw.– Campus Oaks Amendment – PL18-0192,**

- E. Adopt the two (2) findings of fact as stated in the staff report and approve the **Major Project Permit Stage One Modification -- 6300 Campus Pw. – Campus Oaks Amendment – PL18-0192** subject to five (5) conditions of approval.
- F. Adopt the two (2) findings of fact as stated in the staff report and approve the **Major Project Permit Stage Two -- 6300 Campus Pw. – Campus Oaks Amendment – PL18-0192** subject to fifty-one (51) conditions of approval.
- G. Adopt the two (2) findings of fact as stated in the staff report and approve the **Large Lot Tentative Subdivision Map -- 6300 Campus Pw. – Campus Oaks Amendment – PL18-0192** subject to twenty-two (22) conditions of approval.
- H. Adopt the two (2) findings of fact as stated in the staff report and approve the **Small Lot Tentative Subdivision Map -- 6300 Campus Pw. – Campus Oaks Amendment – PL18-0192** subject to sixty-four (64) conditions of approval.

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

- 1. This Major Project Permit Modification approval shall be effectuated within a period of two (2) years from this date and if not effectuated shall expire on **March 26, 2022**. Prior to said expiration date, the applicant may apply for an extension of time, provided, however, this approval shall be extended for no more than a total of one year from **March 26, 2022**. (Planning)
- 2. The project is approved as shown in Exhibits A-L and as conditioned or modified below. (Planning)
- 3. The project is subject to the previously approved conditions of approval for the Campus Oaks Major Project Permit Stage 1 (File #PL14-0373), except as conditioned or modified below. (Planning)
- 4. The project shall comply with all required environmental mitigation identified in the HPCO Environmental Impact Report. (Planning)
- 5. Capped wood fencing shall be installed along the northern property line of Parcels CO-6 and 12, adjacent to Parcel CO-23 and shall be designed as follows:
 - a) Capped wood fences shall typically be constructed 6' to 7'-high, and include an infill board design with a solid base and architectural cap. Bottom, waistline, and cap rails should be a minimum 1"x4" (6 foot span) or 1"x6" (8 foot span).
 - b) Capped wood fences shall be of redwood construction and have a consistent design appearance on each side.
 - c) Capped wood fencing shall include pilasters at strategic locations including terminuses, neighborhood vehicular and pedestrian entrances and at angle points or changes in direction. Pilasters should be finished with stone or other textured surface, with caps or other articulation to add architectural interest and shadow lines.

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

- 1. This Major Project Permit Stage 2 approval shall be effectuated within a period of two (2) years from **March 26, 2020** and if not effectuated shall expire on **March 26, 2022**. Prior to said expiration date, the applicant may apply for an extension of time, providing this approval does not extend the expiration beyond **March 26, 2023**. (Planning)
- 2. The project is approved as shown in Exhibits A-L and as conditioned or modified below. (Planning)
- 3. The project shall comply with all required environmental mitigation identified in the HPCO Environmental Impact Report, and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)

4. The project shall be addressed as 6300 Campus Pw. (Business Services)
5. The approval of a Tentative Map and/or tentative site plan does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. The Developer shall submit civil drawings to the Department of Development Services – Engineering Division for review and approval. (Engineering)
6. The design and construction of all improvements shall conform to the Design and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineering. (Engineering)
7. The developer shall not commence with any on-site improvements until such time as grading and/or improvement plans have been submitted for review and are approved and grading and/or encroachment permits are issued by the Department of Development Services – Engineering Division. (Engineering)
8. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. Project billing may occur up to two (2) months after the end of warranty or the Notice of Termination date for the SWPPP, whichever occurs later. (Engineering, Environmental Utilities, Finance)

PRIOR TO ISSUANCE OF BUILDING PERMITS

9. The plans submitted to the Building Division for permits shall indicate all approved revisions/alterations as approved by the Commission including all conditions of approval. (Planning)
10. The project Landscaping Plans shall comply with the following:
 - a) The tree plantings in the parking lot shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)
 - b) At a minimum, landscaped areas not covered with live material shall be covered with a rock, (3") bark (no shredded bark) or (3") mulch covering. (Planning)
 - c) The landscape plan shall comply with the Landscape Guidelines for Campus Oaks and the City of Roseville Water Efficient Landscape Ordinance. (Planning, Environmental Utilities)
 - d) Landscaping adjacent to open space areas shall consist of California native, drought-tolerant groundcover, shrubs, plants, and trees. (Open Space, Planning)
 - e) All landscaping in areas containing electrical service equipment shall conform to the Electric Department's Landscape Requirements and Work Clearances as outlined in Section 10.00 of the Department's "Specification for Commercial Construction." (Electric)
 - f) Slopes within landscape planters shall be no more than 3:1. A two-foot flat bench located at back-of-walk shall be included in the landscape area to slow or allow absorption of nuisance run-off from the planters. (Parks, Recreation, and Libraries)
 - g) All landscaping shall conform to the standards of crime prevention through environmental design with the intent to create natural surveillance, controlling access, and territorial reinforcement to property boundaries. (Police)
11. At the time of building permit application and plan submittal, the project applicant shall submit a proposed plan which shows the proposed addressing for the building and dwelling numbers. The Building Official,

or the designee, shall approve said plan prior to building permit approval. Refer to the *City of Roseville Addressing Guidelines*. (Building)

12. Building permit plans shall comply with all applicable code requirements (California Building Code – CBC – based on the International Building Code, California Green Building Standards Code–CGBSC, California Mechanical Code – CMC – based on the Uniform Mechanical Code, California Plumbing Code – CPC – based on the Uniform Plumbing Code, California Fire Code – CFC – based on the International Fire Code – with City of Roseville Amendments – RFC, California Electrical Code – CEC – based on the National Electrical Code, and California Energy Standards – CEC T-24 Part 6), California Title 24 and the American with Disabilities Act - ADA requirements, and all State and Federally mandated requirements in effect at the time of submittal for building permits (contact the Building Division for applicable Code editions). (Building)
13. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to Public Works prior to approval of any plans. (Engineering)
14. The Improvement Plans shall include a complete set of Landscape Plans. The Landscape Plans shall be submitted with the second submittal of the Improvement Plans. The Landscape Plans shall be approved with the Improvement Plans. (Planning, Engineering, Fire, Environmental Utilities, Electric)
15. A note shall be added to the grading plans that states:

*“Prior to the commencement of grading operations, the contractor shall identify the site where the **excess/borrow** earthen material shall be imported/deposited. If the **borrow/deposit** site is within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineer to verify that the exported materials are suitable for the intended fill, and shall show proof of all approved grading plans. Haul routes to be used shall be specified.”* (Public Works)
16. Per the Development Agreement, Phase A shall be responsible for design and construction of the Class I bike bath from Woodcreek Oaks Boulevard to Street D as shown on the Tentative Map. The trail shall include signs, striping, fencing, and gates as needed and to City standards. (Alternative Transportation)
17. The project shall be constructed sequentially per the approved phasing plan. The Developer may construct the phases out of order with approval from the Development Services Engineering Division to ensure appropriate infrastructure and access is in place for the phase to be constructed. (Engineering)
18. All streets shall be designed and constructed as a Minor residential street except as identified below:
 - a) Street C and Street E shall be constructed to the 54-foot road section as identified in the HP Campus Oaks Master Plan, Figure 3-10. The street structural section shall be designed to minor residential roadway standards.
 - b) Street D shall be constructed to the 58-foot road section as identified in the HP Campus Oaks Master Plan, Figure 3-9, from Campus Parkway to Street E. The street structural section shall be designed to primary residential roadway standards.
 - c) Campus Parkway shall be constructed to the Park Couplet road section as identified in the HP Campus Oaks Master Plan, Figure 3-8, from Crimson Ridge Drive to Street D. The street structural section shall be designed to primary residential roadway standards. (Engineering)
19. All storm drainage, including roof drains, shall be collected on-site and treated with Best Management Practices (BMP's) per the City's Stormwater Quality Design Manual. All stormwater shall be routed to

the nearest existing storm drain system or natural drainage facility. Drain outfalls shall extend down to the receiving water and shall be constructed with adequate velocity attenuation devices. The grading/improvement plans for the site shall be accompanied with a shed map that defines the area tributary to this site and all drainage facilities shall be designed to accommodate the tributary flow. The storm drain system and proposed BMP's shall be privately owned and maintained by the property owner. Prior to the issuance of any permits, the owner shall provide a plan for the maintenance of the proposed BMP's. (Engineering)

20. Prior to the approval of the Improvement Plans, the project proponent shall provide proof of preparation and submittal of a Storm Water Pollution Prevention Plan (SWPPP) to the Regional Water Quality Control Board (RWQCB). Proof shall be in the form of the Waste Discharge Identification Number (WDID#), provided to the applicant from RWQCB, and placed on the coversheet of the improvement plans. Upon approval of the improvement plans, a copy of the improvement plan, a copy of the SWPPP shall be required onsite and available for viewing by City inspection staff upon request. (Engineering)
21. Site distances for all driveways shall be clearly shown on the improvement plans to verify that minimum standards are achieved. It will be the responsibility of the project proponent to provide appropriate landscaping and improvement plans, and to relocate and/or modify existing facilities as needed to meet these design objectives. (Engineering)
22. The applicant shall remove and reconstruct any damaged curb, gutter, and sidewalk along the property frontage. During plan check of the improvement plans and/or during inspection, Public Works will designate the exact areas to be reconstructed. Any existing public facilities damaged during the course of construction shall be repaired by the property owner and at the property owner's expense, to the satisfaction of the City. (Engineering)
23. Improvement plan shall show the Open Space boundary and label it as a protected area. The pre-construction meeting shall address the presence of the open space, the sensitive habitats present and minimization of disturbance to the open space. During grading and construction the open space area shall be avoided and shall not be used for parking, storage, or project staging. The contractor shall remove all trash blown into the open space from adjacent construction on a daily basis. After construction is complete, the temporary fencing shall be removed from the open space, along with all temporary erosion control measures (e.g. straw bales, straw waddles and stakes, silt fencing). (Engineering, Development Services, Planning)
24. Prior to construction within any phase of the project, high visibility temporary construction fencing shall be installed along the parcel adjacent to the open space. Fencing shall be maintained daily until permanent fencing is installed, at which time the temporary fencing shall be removed from the project site. (Engineering, Development Services, Planning)
25. With the exception of access required for maintenance and/or emergency vehicles, the project shall be designed to prevent vehicle access into the open space. Post and cable fencing or other improvement shall be utilized to meet this requirement.(Engineering, Development Services, Planning)
26. Prior to the issuance of building permits, the property owner shall pay into the following fee programs: Citywide Drainage Fee, Citywide Traffic Mitigation Fee (TMF), Highway 65 Joint Partners Association (JPA), South Placer Regional Transportation Authority (SPRTA), and City/County Fee. (Engineering)
27. The applicant/developer shall prepare a Transportation Systems Management (TSM) Plan for the Campus Oaks Amendment, to be reviewed and approved by the Transportation Commission. (Alternative Transportation)

28. Prior to the issuance of a grading permit and or approval of Improvement Plans, the grading plan shall clearly identify all existing water, sewer, and recycled water utilities within the boundaries of the project (including the adjoining public right-of-way). Existing utilities shall be identified in plan-view and in profile-view where grading activities will modify existing site elevations over top of or within 15 feet of the utility. Any utilities that could potentially be impacted by the project shall be clearly identified along with the proposed protection measures. The developer shall be responsible for taking measures and incurring costs associated with protecting the existing water, sewer, and recycled water utilities to the satisfaction of the Environmental Utilities Director. (Environmental Utilities)
29. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
30. Water and sewer infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards and shall include:
- a) Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12 feet unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.
 - b) Water, sewer, and recycled mains shall not exceed a depth of 12 feet below finished grade, unless authorized in these conditions of approval.
 - c) All sewer manholes shall have all-weather, 10-ton vehicle access unless otherwise authorized by these conditions of approval. (Environmental Utilities)
31. Recycled water infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. The applicant shall pay all applicable recycled water fees. Easements shall be provided as necessary for recycled water infrastructure. (Environmental Utilities)
32. The applicable codes and standards adopted by the City shall be enforced at the time construction plans have been submitted to the City for permitting. (Fire)
33. The Electric Department requires the submittal of the following information in order to complete the final electric design for the project:
- a) One (1) set of improvement plans
 - b) Load calculations
 - c) Electrical panel one-line drawings. (Electric)
34. This project shall be annexed into the Campus Oaks Public Services CFD for services related to neighborhood park and streetscape maintenance. (Parks, Recreation, and Libraries)
35. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

DURING CONSTRUCTION & PRIOR TO ISSUANCE OF OCCUPANY PERMITS

36. Any backflow preventers visible from the street shall be painted green to blend in with the surrounding landscaping. The backflow preventers shall be screened with landscaping and shall comply with the following criteria:

- a) There shall be a minimum clearance of four feet (4') on all sides from the backflow preventer to the landscaping.
 - b) For maintenance purposes, the landscaping shall only be installed on three sides and the plant material shall not have thorns.
 - c) The control valves and the water meter shall be physically unobstructed.
 - d) The backflow preventer shall be covered with a green cover that will provide insulation. (Planning, Environmental Utilities)
37. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided in these conditions:
- a) A 12.5-foot-wide public utilities easement along all road frontages, or as identified on the tentative map.
 - b) Water, sewer, and reclaimed water easements.
 - c) Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
38. Easement widths shall comply with the City's Improvement Standards and Construction Standards. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville." All legal descriptions shall be prepared by a licensed land Surveyor. All existing public utility, electric, water, sewer, and reclaimed water easements shall be maintained unless otherwise authorized by these conditions of approval. (Public Works, Environmental Utilities, Electric)
39. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
40. The words "traffic control appurtenances" shall be included in the list of utilities allowed in public utility easements (PUEs) located along public roadways. (Engineering)
41. Water, sewer, and reclaimed water shall be constructed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. (Environmental Utilities)
42. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
43. Any facilities proposed for placement within public/electric utility easements shall be subject to review and approval by the Electric Department before any work commences in these areas. This includes, but is not limited to, landscaping, lighting, paving, signs, trees, walls, and structures of any type. (Electric)
- OTHER CONDITIONS OF APPROVAL**
44. Signs shown on the elevations are not approved as part of the Major Project Permit. A Sign Permit is required for all project signs. (Planning)
45. Following the installation of the landscaping, all landscape material shall be maintained in a healthy and weed-free conditions; dead plant material shall be replaced immediately. All trees shall be maintained

and pruned in accordance with the accepted practices of the International Society of Arboriculture (ISA).
(Planning)

46. The required width of fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. Minimum required widths and vertical clearances established by the Fire Code shall be maintained at all times during construction. Closure of accesses for fire apparatus by gates, barricades, and other devices shall be prohibited unless approved by the Fire Chief. (Fire)
47. Temporary aboveground storage tanks may be used at construction sites for diesel fuel only and shall not exceed 1,000-gallon capacity. Tanks shall comply with all provisions found within the Fire Code. A Fire Department Permit shall be obtained prior to tank installation. The permit shall expire after 90 days from the date of issuance, unless extended by the Fire Chief. (Fire)
48. If site survey or earth-moving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor or person responsible for the building permit must notify the Roseville Fire Department, immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable or not and if site remediation is required. (Fire)
49. The location and design of the gas service shall be determined by PG&E. The design of the gas service for this project shall not begin until PG&E has received a full set of City-approved improvement plans for the project. (PG&E)
50. The project is subject to the noise standards established by the City's Noise Ordinance. In accordance with the City's Noise Ordinance, project construction is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday, provided that all construction equipment shall be fitted with factory installed muffling devices and be maintained in good working order. (Building)
51. All residential units must install a Seasonal Energy Efficiency Rating ("SEER") of 2 points above the minimum, as defined by the State of California in the current Title 24 of the Code of California regulations, up to a total maximum of 16 points including the 2 point premium, an Energy Efficiency Ratio ("EER") of 12 or greater, and a thermal expansion valve "TXV"). The SEER rating of 2 points above the minimum, as defined by the current Title 24, up to a maximum of 16 points, and an EER rating of 12 or greater along with a TXV will be specified on building plans and Title 24 compliance certificates at the time building permits are requested. If Title 24 of the Code of California Regulations in effect at the time of request for building permits requires higher SEER or EER ratings, residential units in the Plan Area shall comply with such State requirements. The SEER and EER ratings will be verified with appropriate documentation. These requirements shall be utilized in the overall energy compliance calculations required for issuance of a building permit for any residential unit. Any variances must be approved by the Electric Department's Retail Energy Services Department. (Building, Electric)

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

1. The approval of a Tentative Map and/or tentative site plan does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. (Engineering)
2. The design and construction of all improvements shall conform to the Design and Construction standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)

3. The developer shall not commence with any on-site improvements until such time as grading and/or improvement plans are approved and grading and/or encroachment permits are issued by the Department of Public Works. (Engineering)
4. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Engineering, Environmental Utilities, Finance)
5. The project shall comply with all required environmental mitigation identified in the Hewlett Packard Master Plan Environmental Impact Report, and shall include all applicable mitigation measures as notes on the grading plans. (All departments)

PRIOR TO RECORDATION OF THE FINAL MAP

6. The following easements shall be provided and shown on the Final Map or by separate instrument, unless otherwise provided for in these conditions:
 - a) A 12.5-foot-wide public utilities easement along all road frontages or as identified on the tentative map;
 - b) Water and sewer easements;

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

7. All existing easement shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
8. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville". All legal descriptions shall be prepared by a licensed land Surveyor. (Alternative Transportation, Environmental Utilities, Electric, Engineering)
9. Lots A and B shall be dedicated as an Irrevocable Offer of Dedication (IOD) to the City for the purposes of Parks and Recreation. (Engineering)
10. The subject property shall be annexed into HP Campus Oaks CFDs 1, 2, 3 and 4 prior to approval of the Final Map. It is the applicant's responsibility to prepare the appropriate documentation for the annexation of this property into the CFD. In order to allow the CFD to be in place at the beginning of the fiscal year, the documentation shall be provided to the Finance Department not later than March 15 the year preceding the fiscal year in which this annexation will become effective. (Finance, Engineering)
11. The Final Map shall include an irrevocable offer to dedicate (IOD) public rights-of-way and public and/or private easements as required by the City. Lettered Lots/Parcels along major roads shall be dedicated as landscape/pedestrian/public utility easements and in fee to the City as open space. A construction and access easement for the construction of the roadway and utilities shall be placed over all IOD's for right of way. This easement will be to the benefit of all lots. (Engineering)
12. The words "traffic control appurtenances" shall be included in the list of utilities allowed in public utilities easements (PUE's) located along public roadways. (Engineering)
13. The Final Map shall be submitted per "the Digital Submittal of Cadastral Surveys". Submittal shall occur after Engineering approval but prior to Council approval. (Engineering)

14. Electric construction costs incurred by the City of Roseville Electric Department for this project shall be paid for by the developer per the applicable policy. (Electric)
15. The Environmental Utilities Department shall make a determination that there is adequate conveyance and treatment capacity in the City sewer system to handle the newly created Lots/Parcels. (Environmental Utilities)
16. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)

OTHER CONDITIONS OF APPROVAL

17. The applicant shall pay City's actual costs for providing plan check, installation and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Environmental Utilities, Engineering)
18. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)
19. It is the responsibility of the developer to ensure that all electric facilities remain free and clear of any obstructions during construction and when the project is complete. (Electric)
20. If site survey or earth-moving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor shall notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable or not and if site remediation is required. Non-emergency releases or notifications about the presence of containers found shall be reported to the Fire Department. (Fire)
21. All plant material shall be maintained under a 30 calendar day establishment period after initial planting. Upon completion of the establishment period, all plant material shall remain under warrantee for an additional 9 months minimum. Any plant material which does not survive during the establishment period shall be immediately replaced. Any trees or shrubs which do not survive during the warrantee period shall be replaced one month prior to the end of the warrantee period. Tree or shrub replacement made necessary due to acts of God, neglect, or vandalism shall be exempt from the warrantee. (Parks, Recreation, and Libraries)
22. The Tentative Subdivision Map shall not be deemed approved until the actions on the General Plan Amendment, Rezone, and Development Agreement Amendment are approved and become effective. (Planning)

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

1. The approval of a Tentative Map and tentative site plan does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. The Developer shall submit civil drawings to the Development Services – Engineering Division for review and approval. (Engineering)
2. The design and construction of all improvements shall conform to the Design and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
3. The developer shall not commence with any on-site improvements until such time as grading and/or improvement plans have been submitted for review and are approved, and grading and/or encroachment permits are issued by the Department of Development Services – Engineering Division. (Engineering)

4. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. Project billing may occur up to two (2) months after the end of warranty or the Notice of Termination date for the SWPPP, whichever occurs later. (Engineering, Environmental Utilities, Finance)
5. The project shall comply with all required environmental mitigation identified in the Hewlett Packard Master Plan Environmental Impact Report and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)

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

6. Landscape plans for all landscape corridors and all landscaped common areas shall be approved with the improvement plans. Landscaping shall be installed for Substantial Completion of the subdivision improvements. Landscape corridors shall also successfully complete the required establishment period. The landscape plan shall comply with the Campus Oaks Master Plan and the City of Roseville Water Efficient Landscape Ordinance. (Planning, Engineering, Parks, Fire, Environmental Utilities)
7. Prior to approval of the Improvement Plans, the project is required to install a post and cable fence around the perimeter of the proposed drainage basins for Parcel CO-61. (Planning, Engineering)
8. The grading and improvement plans shall be designed in accordance with the City's Improvement Standards and Construction Standards and shall reflect the following:
 - a) Street improvements including, but not limited to, curb, gutter, sidewalk, pavement, drainage systems, traffic striping, signing, medians and markings, etc. along with all existing and proposed City streets, as required by Engineering.
 - b) Grading shall comply with the City's Grading Ordinance. Erosion control devices (sediment traps, ditches, straw bales, etc.) shall be shown on the grading plans. All erosion control shall be installed prior to the onset of wet weather. Erosion control is installed to minimize silt discharge from the project site. It is incumbent upon the applicant to ensure that necessary measures are taken to minimize silt discharge from the site. Therefore, modification of the erosion control plan may be warranted during wet weather conditions.
 - c) A rough grading permit may be approved by the Engineering Division prior to approval of the improvement plans.
 - d) Standard Accessible ramps shall be installed at all curb returns per City Standards. (Engineering)
9. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to the Engineering Division prior to approval of any plans. (Engineering)
10. The applicant shall apply for and obtain an encroachment permit from the Engineering Department prior to any work conducted within the City right-of-way. (Engineering)
11. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During site inspection, Engineering will designate the exact areas to be reconstructed. (Engineering)

12. All Lots/Parcels shall conform to Class 1 drainage, pursuant to the adopted City of Roseville Improvement Standards, except as shown on the tentative map or as approved in these conditions. (Engineering)
13. The following note shall be added to the Grading and/or Improvement Plans:

To minimize dust/grading impacts during construction, the applicant shall:
 - a. *Spray water on all exposed earth surfaces during clearing, grading, earth moving and other site preparation activities throughout the day.*
 - b. *Use tarpaulins or other effective covers on all stockpiled earth material and on all haul trucks.*
 - c. *Sweep the adjacent street frontages at least once a day or as needed to remove silt and other dirt which is evident from construction activities.*
 - d. *Ensure that construction vehicles are cleaned prior to leaving the construction site to prevent dust and dirt from being tracked off site.*
 - e. *The City shall have the authority to stop all grading operations, if in the opinion of City staff, inadequate dust control measures are being practiced or excessive wind conditions contribute to fugitive dust emissions. (Engineering)*
14. Prior to approval of the Improvement Plans, it will be the project proponent's responsibility to pay the standard City Trench Cut Recovery Fee for any cuts within the City streets that are required for the installation of underground utilities. (Engineering)
15. A note shall be added to the grading plans that states;

*"Prior to the commencement of grading operations, the contractors shall identify the site where the **excess/borrow** earthen material shall be imported/deposited. If the **borrow/deposit** site is within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineer to verify that the exported materials are suitable for the intended fill, and shall show proof all approved grading plans. Haul routes to be used shall be specified." (Engineering)*
16. Per the Development Agreement, Phase A shall be responsible for design and construction of the Class 1 bike path from Woodcreek Oaks Boulevard to Street D as shown on the Tentative Map. The trail shall include signs, striping, fencing, and gates as needed and to City standards. (Alternative Transportation)
17. The project shall be constructed sequentially per the approved phasing plan. The Developer may construct the phases out of order with approval from the Development Services Engineering Division to ensure appropriate infrastructure and access is in place for the phase to be constructed. (Engineering)
18. All streets shall be designed and constructed as a minor residential street except as identified below:
 - a) Street C and Street E shall be constructed to the 54-foot road section as identified in the HP Campus Oaks Master Plan, Figure 3-10. The street structural section shall be designed to minor residential roadway standards.
 - b) Street D shall be constructed to the 58-foot road section as identified in the HP Campus Oaks Master Plan, Figure 3-9, from Campus Parkway to Street E. The street structural section shall be designed to primary residential roadway standards.

- c) Campus Parkway shall be constructed to the Park Couplet road section as identified in the HP Campus Oaks Master Plan, Figure 3-8, from Crimson Ridge Drive to Street D. The street structural section shall be designed to primary residential roadway standards. (Engineering)
- 19. The grading plans for the site shall be accompanied with a shed map that defines the area tributary to this site. All drainage facilities shall be designed to accommodate the tributary flow. All on-site storm drainage shall be collected on site and shall be routed to the nearest existing storm drain stub of natural drainage course. (Engineering)
- 20. All storm drainage, including roof drains, shall be collected on site and treated with Best Management Practices (BMPs) per the City's Storm Water Quality Design Manual. All storm water shall be routed to the nearest existing storm drain system or natural drainage facility. Any drain outfalls shall extend down to the receiving water and shall be constructed with adequate velocity attenuation devices. The grading/improvement plans for the site shall be accompanied with a shed map that defines that area tributary to the site and all drainage facilities shall be designed to accommodate the tributary flow. If the subdivision becomes a private community, the storm drain system and proposed BMPs shall be privately owned and maintained by the Homeowner's Association (HOA). Prior to the issuance of any permits, the owner shall provide a plan for the maintenance of the proposed BMPs. (Engineering)
- 21. The grading plans shall be accompanied with engineered structural calculations for all retaining walls greater than 4 feet in height. All retaining walls shall be of either split faced masonry units, keystone type construction, or cast in place concrete with fascia treatment. (Engineering)
- 22. Sight distances for all driveways shall be clearly shown on the improvement plans to verify that the minimum standards are achieved. It will be the responsibility of the project proponent to provide appropriate landscaping and improvement plans, and to relocate and/or modify existing facilities as needed to meet these design objectives. (Engineering)
- 23. Improvement plans shall show the open space boundary and label it as a protected area. The Pre-Construction Meeting shall address the presence of the open space, the sensitive habitats present and minimization of disturbance to the open space. During grading and construction, the open space area shall be avoided and shall not be used for parking, storage, or project staging. The contractor shall remove all trash blown into the open space from adjacent construction on a daily basis. After construction is complete, the temporary fencing shall be removed from the open space, along with all temporary erosion control measures (e.g. straw bales, straw waddles and stakes, silt fencing). (Engineering, Development Services, Planning)
- 24. Prior to construction within any phase of the project, high visibility temporary construction fencing shall be installed along the parcel adjacent to the open space. Fencing shall be maintained daily until permanent fencing is installed, at which time the temporary fencing shall be removed from the project site. (Engineering, Development Services, Planning)
- 25. With the exception of access required for maintenance and/or emergency vehicles, the project shall be designed to prevent vehicle access into the open space. Post and cable or other improvements shall be utilized to meet this requirement. (Engineering, Development Services, Planning)
- 26. Landscaping adjacent to the open space shall be California native, drought-tolerant groundcover, shrubs, plants, and trees. (Development Services, Planning)
- 27. Prior to the approval of the Improvement Plans, the project proponent shall provide proof of preparation and submittal of a Storm Water Pollution Prevention Plan (SWPPP) to the Regional Water Quality Control Board (RWQCB). Proof shall be in the form of the Waste Discharge Identification Number

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

28. Prior to issuance of a grading permit or approval of Improvement Plans, the grading plans shall clearly identify all existing water, sewer, and recycled water utilities within the boundaries of the project (including adjoining public right-of-way). Existing utilities shall be identified in plan-view and in profile-view where grading activities will modify existing site elevations over top of or within 15 feet of the utility. Any utilities that could potentially be impacted by the project shall be clearly identified along with the proposed protection measures. The developer shall be responsible for taking measures and incurring costs associated with protecting the existing water, sewer, and recycled water utilities to the satisfaction of the Environmental Utilities Director. (Environmental Utilities)
29. Water and sewer infrastructure shall be designed and constructed pursuant to the adopted City of Roseville Improvement Standards and Construction Standards and shall reflect the following:
- a) Sewer and water service laterals shall not be allowed off of water and sewer mains larger than 12 inches in diameter.
 - b) Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12 feet unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.
 - c) Water and sewer mains shall not exceed a depth of 12 feet below finished grade, unless authorized in these conditions.
 - d) All sewer manholes shall have all-weather 10-ton vehicular access unless authorized by these conditions. (Environmental Utilities)
 - e) Recycled water infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. The applicant shall pay all applicable recycled water fees. Easements shall be provided as necessary for recycled water infrastructure. (Environmental Utilities)
30. Any backflow preventers visible from the street shall be painted green to blend in with the surrounding landscaping. The backflow preventers shall be screened with landscaping and shall comply with the following criteria:
- a) There shall be a minimum clearance of four feet (4') on all sides, from the backflow preventer to the landscaping.
 - b) For maintenance purposes, the landscaping shall be installed on a maximum of three sides and the plant material shall not have thorns.
 - c) The control valves and the water meter shall be physically unobstructed.
 - d) The backflow preventer shall be covered with a green cover that will provide insulation. (Environmental Utilities)
31. A note shall be added to the Improvement Plans stating that all water backflow devices shall be tested and approved by the Environmental Utilities Department prior to the Notice of Completion for the improvements. (Environmental Utilities)

32. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 500' on center. Fire hydrants shall not be located at the end of any residential court. Preferred location would be on street corners and entry points to a subdivision. (Fire)
33. Minimum fire flow is 1,500 gallons per minute with 20 pounds residual pressure. The fire flow and residual pressure may be increased, as determined by the Fire Marshal, where the project utility lines will serve non-residential uses. Fire hydrants shall not be placed behind vehicle parking stall not viewable from the public street. (Fire)
34. Testing of all fire systems shall be performed prior the sales office opening for business. (Fire)
35. Framing construction cannot commence until access roads and public fire hydrants are approved by the Fire Department. (Fire)
36. If this project will be phased, the Fire Department requirements for access and circulation throughout shall be approved by the City for such proposal. Access roads shall comply in accordance with the California Fire Code, 2016, with the City of Roseville's Amendments. A separate phasing plan shall be reviewed and approved by this department. (Fire)
37. The Fire Department access road shall meet the City's requirements for width and turning radii of 30 and 50 as noted on the Fire Department's standards for access. This designation access road shall also maintain 20 feet of unobstructed width, and 13 feet, 6 inches vertical clearance. These provisions will be enforced at the time plans are submitted for review. Additional information can be found on the City's website www.roseville.ca.us, or contact the Fire and Life Safety Division of the City of Roseville Fire Department for more information. (Fire)
38. Any facilities proposed for placement within public/electric utility easements shall be subject to review and approval by the Electric Department before any work commences in these areas. This includes, but is not limited to, landscaping, lighting, paving, signs, trees, walls, and structures of any type. (Electric)
39. All Electric Department facilities, including street lights, where applicable, shall be designed and built to the "City of Roseville Specifications for Residential Trenching". (Electric)
40. The design for electrical service for this project will begin when the Electric Department has received a full set of improvement plans for the project. (Electric)
41. All landscaping in areas containing electrical service equipment shall conform to the "Electric Department Landscape Design requirements" as outlined in Section 7.00 of the Electric Department's "Specifications for Residential Trenching". (Electric)
42. The location and design of the gas service shall be determined by PG&E. The design of gas service for this project shall not begin until PG&E has received a full set of City approved improvement plans for the project. (PG&E)
43. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

PRIOR TO OR UPON RECORDATION OF THE FINAL MAP

44. The following easements shall be provided and shown on the Final Map or by separate instrument, unless otherwise provided for in these conditions;
 - a) A 12.5-foot-wide public utility easement along all road frontages, or as identified on the tentative map;

- b) Water and sewer easements; and
 - c) A public access easement over parcel CO-63 for the Class I Bikeway (Alternative Transportation, Engineering)
45. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)
46. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
47. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville". All legal descriptions shall be prepared by a licensed land Surveyor. (Environmental Utilities, Electric, Engineering)
48. A declaration of Conditions, Covenants and Restrictions (CC&Rs), in a form approved by the City Attorney, shall be recorded on the entire property concurrently with the Final Map. The CC&Rs shall include the following items:
- a) A clause prohibiting the amendment, revision, or deletion of any sections in the CC&Rs required by these conditions of approval without the prior written consent of the City Attorney.
 - b) A clause excluding any property owned by the City from the terms of the CC&Rs. (Attorney, Planning)
49. The City shall not approve the Final Map for recordation until either:
- a) A subdivision agreement is entered into along with the necessary bonds and insurance as required by the City. Said agreement shall be in a form acceptable to the City Attorney.
- OR
- b) The improvement plans are approved, and the improvements are constructed and accepted as complete. In this case, the subdivider shall enter into a one-year maintenance agreement concurrent with the recordation of the Final Map. (Engineering)
50. Street names shall be approved by the City of Roseville. (Engineering)
51. The Final Map shall include an irrevocable offer to dedicate public rights-of-way and public and/or private easements as required by the City. Lettered Lots/Parcels along major roads shall be dedicated as landscape/pedestrian/public utility easements and in fee to the City as open space. (Engineering)
52. The words "traffic control appurtenances" shall be included in the list of utilities allowed in public utilities easements (PUEs) located along public roadways. (Engineering)
53. The Final Map shall be submitted per "the Digital Submittal of Cadastral Surveys". Submittal shall occur after Engineering approval but prior to Council approval. (Engineering)
54. Electric construction costs incurred by the City of Roseville Electric Department for this project shall be paid for by the developer per the applicable policy. (Electric)

55. The Environmental Utilities Department shall make a determination that there is adequate conveyance and treatment capacity in the City sewer system to handle the newly created parcels. (Environmental Utilities)

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

OTHER CONDITIONS OF APPROVAL

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

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

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

60. Existing public facilities damaged during the course of construction shall be repaired by the applicant, at the applicant's expense, to the satisfaction of the City. (Engineering)

61. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance, project construction is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday. Provided, however, that all construction equipment shall be fitted with factory installed muffling devices and that all construction equipment shall be maintained in good working order. (Engineering)

62. If site survey or earth moving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor shall notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable or not and if site remediation is required. Non-emergency releases or notifications about the presence of containers found shall be reported to the Fire Department. (Fire)

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

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

Attachments

1. Original Conditions of Approval for MPP Stage 1

Exhibits

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

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