



DEVELOPMENT SERVICES – PLANNING DIVISION  
311 Vernon Street  
Roseville, CA 95678  
(916) 774-5276

July 17, 2015

BBC Roseville Oaks, LLC  
Attn: Stephen Des Jardins  
130 Diamond Creek Pl  
Roseville, CA 95747

Hewlett Packard  
Attn: Frank Pedraza  
8000 Foothills Bl  
Roseville, CA 95747

Morton & Pitalo  
Attn: Greg Bardini  
75 Iron Point Cir., Ste. 120  
Folsom, CA 95630

SUBJECT: Project Name – Hewlett Packard Campus Oaks Project  
FILE #: **PL14-0373**  
City Wide Job #: 150069

On **JULY 16, 2015**, the *Planning Commission* **RECOMMENDED APPROVAL** of a request for a **REZONE, GENERAL PLAN AMENDMENT, MASTER PLAN AMENDMENT, AND DEVELOPMENT AGREEMENT AMENDMENTS** for approximately 375 acres of land which includes 189 acres of undeveloped land proposed for a mixed used residential project, 45 acres of open space, and 140 acres of Hewlett Packard's existing property; and **APPROVED** the request for a **LARGE LOT TENTATIVE SUBDIVISION MAP** to create 28 lots and 8 lettered parcels for the project.

## ADVISORY ACTION

The Planning Commission action on the **REZONE, GENERAL PLAN AMENDMENT, MASTER PLAN AMENDMENT, AND DEVELOPMENT AGREEMENT AMENDMENTS** is a recommendation and does not grant the applicant any entitlement. These items require action by the City Council. The City Council will consider these items at a later date.

## EXPIRATION DATE

You have two (2) years from the date of the Planning Commission approval in which to record the final map, or else the **LARGE LOT TENTATIVE SUBDIVISION MAP** approval becomes null and void.

The expiration date of this request is **JULY 16, 2017**.

## EXTENSION OF MAP

You may request that a map be extended for a period up to a maximum of six (6) years. An application for an extension shall be submitted to the Planning Department prior to the expiration date indicated above. No notice will be sent to you prior to the date of map expiration.

YOU WILL BE RESPONSIBLE FOR REQUESTING ANY EXTENSION.

FEE NOTIFICATION

Per Government Code Section 66000, et seq, this notice shall serve as notification that the 90 day appeal period has begun in which the applicant may protest the imposition of fees, dedications, reservations, or other exactions imposed under the provisions of Government Code Section 66020 to the City Council. The appeal shall be filed in writing or on a form provided by the City stating the reasons for the appeal as provided for in Government Code Section 66020. **The appeal shall be filed with the City Clerk.**

APPEAL PROCEDURE

The decision of the Planning Commission is final unless appealed. This decision must be appealed to the **City Council** by filing a written appeal and paying the required fee **within ten (10) calendar days of JULY 16, 2015. The appeal shall be filed with the City Clerk.**

You may be precluded from filing a lawsuit to challenge this decision unless you use this opportunity for administrative appeal and raise any issues you believe to be wrongly decided.

Persons wishing to commence a court case challenging this decision must do so within ninety (90) days of the final decision (after all administrative appeals are exhausted) pursuant to Code of Civil Procedures Section 1094.6. (See Roseville City Council Resolution No. 82-81).

CONDITIONS OF APPROVAL

1. The approval of this Large Lot Tentative Subdivision 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 future design and construction of all improvements shall conform to the Improvement Standards 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 Development Services Department. (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)

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

5. 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. The landscape plan shall comply with the Hewlett Packard Campus Oaks Master Plan and the City of Roseville Water Efficient Landscape Ordinance (Ordinance 4786, adopted 11/04/2009). (Planning, Engineering, Parks, Fire, Environmental Utilities)

6. Per Section 5.4 of the Hewlett Packard Campus Oaks Master Plan, additional Design Guidelines for the Campus Oaks project must be prepared by the property owner prior to processing the first project level planning entitlements (e.g. small lot tentative subdivision map, Design Review for Residential Subdivision, Design Review Permit) to address design standards that are not covered by the Master Plan document as well as streetscape landscaping. At a minimum, these items will be required to meet the City's Community Design Guidelines. (Planning)
7. One 71 inch oak tree is located on the property, a tree permit must be secured prior to any grading within the protected zone radius of this oak tree. (Planning)
8. Prior to the 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)
9. 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. (Environmental Utilities)
  - 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)
10. 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)
11. Property owner shall submit a layout plan of well site showing how all well facilities will fit on site. (Environmental Utilities)
12. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 500' on center. (Fire)
13. Minimum fire flow is 1,500 gallons per minute with 20 lbs. residual pressure. The fire flow and residual pressure may be increased, as determined by the Fire Marshall, where the project utility lines will serve non-residential uses. (Fire)

14. 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)
15. All Electrical Department facilities, including street lights where applicable, shall be designed and built to the “City of Roseville Specifications for Residential Trenching”. (Electric)
16. 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)
17. All landscaping in areas containing electrical service equipment shall conform with the “Electric Department Landscape Design Requirements” as outlined in Section 7.00 of the Electric Department’s “Specifications for Residential Trenching” (Electric)
18. 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)
19. 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 FINAL LARGE LOT MAP**

20. Access easements shall be provided to all parcels. Access easements shall be sized to accommodate the construction needs necessary to provide City services to each benefitting parcel and shall include the right to construct on, over, and across any portion of the easement to the benefit of that certain parcel. Additionally, an irrevocable offer of dedication (IOD) for future public right-of-way shall be made to the City for the right-of-way width as shown on the Tentative Subdivision Map. The City shall accept the offer to dedicate right-of-way, upon the acceptance and approval of completed improvements, (Engineering)
21. All Parcels created for public use such as the well pump site, the fire station, parks, open space, and paseos shall be dedicated as irrevocable offers of dedication (IOD's) to the City. The City shall accept the offers of dedication either prior to the City development of the site or the City acceptance of the completion of the site and until the subdivider fulfills the terms of the Development Agreement for said Parcel. (Engineering, Parks, Environmental Utilities)
22. A note shall be included on the Final Large Lot Map indicating that where Low Density or Medium Density Residential uses are adjacent to arterial roadways and or collector roadways wherein landscaped corridors adjacent to such uses will be maintained in the CFD within the Campus Oaks Project, such landscape corridors shall be irrevocable offered for dedication as right-of-way with the Final Small Lot Maps. (Engineering)
23. A standard bus shelter turnout and pad shall be installed in the following locations:
  - a. Southbound HP Way south of Painted Desert (#293);
  - b. Northbound HP Way south of Painted Desert (#294);
  - c. Eastbound Blue Oaks Boulevard east of Woodcreek Oaks Boulevard (#283); and
  - d. Northbound Woodcreek Oaks Boulevard north of Crimson Ridge Drive (#284). (Engineering)

24. The applicant shall dedicate a separate easement to the City of Roseville for the future bus stops in the following locations:
- a. Southbound HP Way south of Painted Desert (#293);
  - b. Northbound HP Way north of Painted Desert (#294);
  - c. Eastbound Blue Oaks Boulevard east of Woodcreek Oaks Boulevard (#283); and
  - d. Northbound Woodcreek Oaks Boulevard north of Crimson Ridge Drive (#284). (Engineering)

The easement documents shall be drafted for approval and acceptance by the City of Roseville, and recorded at the county Recorder's Office. (Alternative Transportation, Engineering)

25. The following easements shall be provided and shown on the Final/Parcel Map or by separate instrument, unless otherwise provided for in these conditions:
- a. Water and sewer easements.
26. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric)
27. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
28. Lot/Parcel D and E shall be dedicated as an in fee to the City for the purposes of open space. (Engineering)
29. The street names shall be approved by the City of Roseville (Engineering, Planning)
30. 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)
31. 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)
32. Per the Development Agreement, the developer shall pay its fair share of transit and bikeway master plan fees in the total amount of \$3,500. (Engineering, Alternative Transportation)
33. 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)

#### **OTHER CONDITIONS OF APPROVAL**

34. The Applicant has the option of forming a Community Facilities District – Public Facilities (CFD) for the purpose of financing the construction and/or acquisition of public infrastructure and facilities within the project area. (Finance)
35. A Community Facilities District – Public Services (Services CFD) shall be formed for the subject property prior to the issuance of the first residential building permit, excluding permits for model homes or certificates of occupancy for non-residential uses. This district is being formed in order to fund maintenance of landscaping, open space, trails, storm water management BMP's, and neighborhood parks. It is the applicant's responsibility to cooperate with the Finance Department in preparing the appropriate documentation for the formation of the Services CFD. In order to allow the CFD to be in place at the

beginning of the Levy cycle, the documentation shall be provided to the Finance Department not later than March 15 of the year preceding the Levy cycle in which the Services CFD will become effective. (Finance)

36. The subject property shall be annexed into Municipal Services District #3 (Muni CFD) prior to the issuance of the first residential building permit, excluding permits for model homes or certificates of occupancy for non-residential uses. This property is being added into this district in order to provide the funds required to offset the property's impact on City general fund resources available to pay for municipal services citywide, including the project area. It is the applicant's responsibility to cooperate with the Finance Department in preparing 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 Levy cycle, the documentation shall be provided to the Finance Department not later than March 15 of the year preceding the Levy cycle in which the Muni CFD will become effective. (Finance)
37. 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)
38. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)
39. It is the responsibility of the developer to insure that all existing electric facilities remain free and clear of any obstructions during construction and when the project is complete. (Electric)
40. Within 60-days of the recordation of the Large Lot Map or prior to the acceptance of the dedication of HP Way, whichever comes first, the Landowners of Lot 26 shall enter into a drainage maintenance agreement with the City to confirm Landowner's continued obligation to maintain such private drainage system serving the existing HP Way drainage system and to assign to the City a right of access necessary for the City to perform any and all required maintenance thereof, at Landowner's cost, in the event Landowner fails to adequately maintain such private drainage improvements. (Engineering)
41. Prior to additional building plan approval for new facility in excess of 20,000 square feet of construction upon either Lot 26 or Lot 27 a Flood Water Conservation Easement shall be dedicated to the City for that extent of the 100-year floodplain for the unnamed tributary to the South Branch of Pleasant Grove Creek that runs along the southern end of the site (referred to as the "HP Tributary"). The Landowner shall continue to be responsible for the maintenance of the floodplain with rights to the City to access and perform maintenance if needed at any time in the future. Landowner shall enter into a drainage maintenance agreement with the City to confirm Landowner's continued obligation to maintain such floodplain and to assign to the City a right of access necessary for the City to perform any and all required maintenance thereof, at Landowner's cost, in the event Landowner fails to adequately maintain such floodplain improvements. (Engineering)
42. 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)
43. Prior to approval of the CO-5 final small lot residential subdivision map containing lots for affordable purchase, the developer shall enter into City's current Affordable Housing Agreement (or other applicable City-approved form) for such residential purchase units affordable to middle-income housing (Housing)

44. An Affordable Housing Rental Agreement shall be executed prior to issues of building permits for CO-21 (Housing)
45. An Affordable Housing Rental Agreement shall be executed prior to issues of building permits for CO-22 (Housing)
46. An Affordable Housing Rental Agreement shall be executed prior to issues of building permits for CO-23 (Housing)
47. All plant material shall be maintained under a 90 calendar day establishment period after initial planting. Upon completion of the establishment period, all plant material shall remain under warranty 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 warranty period shall be replaced one month prior to the end of the warranty period. Tree or shrub replacement made necessary due to acts of God, neglect or vandalism shall be exempt from the warranty. (Parks)
48. The landscape buffer as shown on the Tentative Subdivision Map for Lot 27 shall be 50 feet wide. (Planning)
49. The project shall comply with all applicable environmental mitigation measures identified in the Hewlett Packard Campus Oaks Master Plan Addendum and Mitigation and Monitoring Plan (Planning)
50. The Large Lot Tentative Subdivision/Parcel Map application shall not be deemed approved until the actions on the Rezoning, Development Agreement, Master Plan Amendment and General Plan Amendment are approved by the City Council and become effective. (Planning)

**NOTICE TO PROJECT APPLICANT**

All materials introduced at a public hearing or included with the project's staff report, including but not limited to exhibits, photographs, video or audio tapes, plan sets, architectural drawings, models, color and materials palettes, and maps must be retained by the Planning Division as a part of the public record for one year following the City's final action on the project. Official project file materials will be kept in conformance with the Division's adopted retention schedule. Color renderings and material boards will be disposed of after the project is built and the project receives a certificate of occupancy or at the end of one year, whichever is later.