



**5th ADDENDUM TO THE HEWLETT-PACKARD MASTER PLAN
ENVIRONMENTAL IMPACT REPORT (SCH #95112022, ADOPTED ON
JUNE 5, 1996)**

Project Title/File Number:	NIPA PCL HP-1 – Innovation Park Building; File #PL20-0019
Project Location:	8020 Foothills Boulevard, Roseville, Placer County, CA 95747; APN: 481-270-050-000
Project Description:	The project includes construction of a new, one-story, 150,000-square-foot office building in the Roseville Innovation Park. The project entitlements include a Design Review Permit to review the building architecture and site design, which includes new parking, lighting, and landscaping.
Project Applicant:	Hans Papke, Brick Architecture + Interiors
Property Owner:	Scott Stafford, 8000 Foothills LLC
Lead Agency Contact:	Kinarik Shallow, Associate Planner; Phone: (916) 746-1309

An Addendum to a previously certified and adopted negative declaration or environmental impact report may be prepared for a project if only minor technical changes or additions are necessary or none of the conditions calling for the preparation of a subsequent EIR or negative declaration have occurred (California Environmental Quality Act Guidelines [CEQA] Section 15164). Consistent with CEQA Guidelines Section 15164, the below analysis has been prepared in order to demonstrate that none of the conditions described in Section 15162 of the CEQA Guidelines calling for preparation of a subsequent EIR have occurred and that only minor technical changes or additions are necessary in order to deem the adopted negative declaration adequate to describe the impacts of the proposed project. CEQA Guidelines Section 15164 also states that an addendum need not be circulated for public review, but can be included in or attached to the adopted negative declaration for consideration by the hearing body. This Addendum focuses only on those aspects of the project or its impacts which require additional discussion.

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PROJECT DESCRIPTION

Project Location and Background

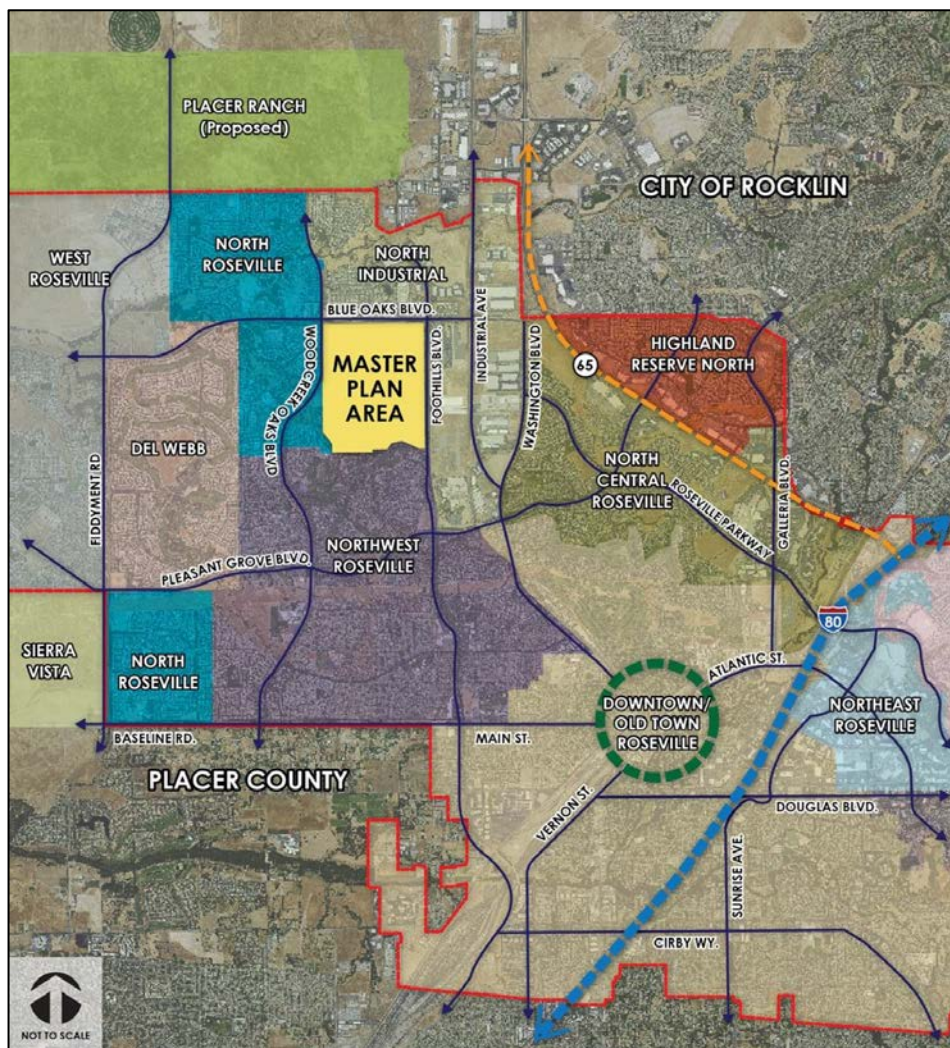
The 4.2-acre project site is located on Parcel HP-1 of the North Industrial Planning Area (NIPA) of the City of Roseville (see Figure 1). The North Industrial area is not subject to a specific plan, but is a recognized planning subarea of the City that was approved in 1995. It includes Design Guidelines, a land use table, and a land use map. The North Industrial area is intended primarily for industrial uses and employment centers, and consists of approximately 2,046 gross acres west of Washington Boulevard and north of the Northwest Roseville Specific Plan.

Figure 1: Project Site (in red)



In 1996, the City approved the Hewlett-Packard Roseville Campus Master Plan (1996 HPMP) to guide development on approximately 500 acres within the NIPA, including the subject parcel. The HPMP is bounded by Blue Oaks Boulevard to the north, Foothills Boulevard to the east, and Woodcreek Oaks Boulevard to the west. Figure 2 identifies the location of the HPMP site. The HPMP allows for a mix of land uses such as commercial, industrial, and open space. An Environmental Impact Report (EIR) was certified with the HPMP (State Clearinghouse #95112022, on June 5, 1996), which examined the major cumulative impacts of developing the HPMP area as a whole, including the subject property (Parcel HP-1). At the time, Hewlett-Packard’s existing facilities occupied approximately 200 acres of the plan area; however, the HP Campus has since been subdivided and is currently owned by five separate property owners.

Figure 2: Hewlett-Packard Master Plan (HPMP) Location



In 2015, the City approved the Hewlett-Packard Campus Oaks Amendment (2015 HPCO Amendment) project, which modified the 1996 HPMP to allow for the mixed-use Campus Oaks development on the western half of the site. The 2015 HPCO Amendment created a master plan for approximately 375.73 acres of the HPMP area. The HPCO Master Plan was organized into two integrally connected planning sub-areas: the Hewlett-Packard Campus and Campus Oaks (see Figure 3 below):

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

Figure 3: Hewlett-Packard Campus Oaks (HPCO) Amendment Area



An Addendum to the HPMP EIR (2015 Addendum) was prepared to evaluate the proposed changes. The project received final approval in August 2015. Subsequently, the First Amended Campus Oaks Master Plan for the Campus Oaks property was approved in September 2016, which reconfigured residential and office land uses within the Campus Oaks site. As part of that project, a second Addendum to the HPMP EIR was prepared and considered (2016 Addendum). A second amendment to the HPCO Master Plan was approved in December 2018, which redesignated two parcels within the Campus Oaks portion of the HPCO Master Plan area from Business Professional to Community Commercial. To assess the impacts of the change in uses, a third Addendum to the Hewlett-Packard Master Plan EIR (2018 Addendum) was prepared and considered. More

recently, an application for the third amendment to the HPCO Master Plan was approved by City Council on May 20, 2020 (file #PL18-0192). The amendments consisted of land use modifications, residential unit transfers, and density adjustments for 48.91 acres within the Campus Oaks Master Plan. A fourth Addendum (March 2020 Addendum) was prepared to analyze impacts of these changes.

Environmental Setting

Approximately 230 acres of the eastern half of the HPMP site are developed with 1,231,820 square feet of light industrial manufacturing and office uses, along with parking lots, internal roadways, recreation facilities, and landscaping. The project site is one of the remaining undeveloped parcels within the HPMP. It is comprised mostly of disturbed annual grassland, and does not contain any natural features such as native oak trees or wetlands. As identified in Table 1, the site is surrounded by existing industrial development on all sides along with common landscaping areas and parking lots.

Table 1: Adjacent Zoning and Land Use

Location	Zoning	General Plan Land Use	Actual Use of Property
Site	Light Industrial/Special Area (M1/SA)	Light Industrial (LI)	Vacant
North	M1/SA	LI	Industrial facility
South	M1/SA and Parks & Recreation (PR)	LI and Parks & Recreation (PR)	Common landscaping and parking
East	M1/SA and PR	LI and PR	Common landscaping and parking
West	M1/SA	LI	Industrial facility

Proposed Project

The proposed project includes the construction of a one-story, 150,000-square-foot office building within the Hewlett-Packard Campus. The project entitlements include a Design Review Permit to review the proposed building design and associated parking, lighting, and landscaping.

PURPOSE AND SCOPE OF ADDENDUM

In accordance with the California Environmental Quality Act (CEQA), it was determined that the 1996 Hewlett-Packard Master Plan had the potential to have a significant adverse impact upon the environment, and an EIR (SCH #95112022) was prepared for the project. A Notice of Completion was filed with the State of California Office of Planning and Research. The EIR was certified by the City Council on June 5, 1996. A copy of the 1996 EIR is available for review online at www.roseville.ca.us/planning.

The City Council adopted a Statement of Overriding Considerations when it certified the 1996 EIR. The 1996 EIR identified the following impacts associated with development of the project area, as significant and unavoidable:

- Loss of 3.47 acres of vernal pools, seasonal wetlands and other jurisdictional wetlands;
- Potential loss of federally threatened vernal pool fairy shrimp
- Conversion of undeveloped landscape character to developed character;
- Short-term emissions of NOx, ROG, SO2, and CO;
- Increases of CO concentrations at intersections;

- Increased air pollution in both the Hewlett-Packard Master Plan Area and Sacramento Valley Air Basin; and
- Inconsistency with the Placer County Air Quality Attainment Plan.

The 1996 EIR identified project-specific mitigation for the HPMP, which was adopted by the City and incorporated into the 1996 HPMP. The 2015 Addendum included new mitigation measures to reflect updates to standard regulatory language or practice, to address the introduction of residential uses (e.g., masonry wall requirements to avoid unacceptable noise exposure), and to address changes to the roadway system, but did not identify any new significant and unavoidable impacts. The new mitigation measures were adopted by the City as part of a Mitigation Monitoring Plan. The 2016 and 2018 Addendums did not include any new mitigation measures. As explained earlier, consistent with the requirements of Section 15162 of the CEQA Guidelines, this Addendum analyzes the impacts of the proposed project in relation to the analysis completed in the 1996 EIR and its Addendums.

For purposes of this Addendum, the analysis of the proposed project is based on buildout of the project area consistent with the HPCO Master Plan as analyzed in the Hewlett-Packard Master Plan EIR certified in 1996 and subsequent Addenda. This “plan to plan” analysis reflects the analytical approach mandated by the applicable sections of the CEQA Guidelines (Sections 15162 through 15164) and comprehensively reviews and compares the effects of the proposed project to those disclosed in the 1996 EIR and 2015, 2016, 2018 Addendums. The focus of this Addendum is the potential for changes to the approved HPCO Master Plan or changed conditions or circumstances since the prior environmental analyses to generate new significant impacts, substantially more severe significant impacts, or effects that would meet the CEQA definition of new information of substantial importance (i.e., new mitigation measures or alternatives if they are subject to the qualifications described above). This Addendum also addresses whether any new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, that shows any new or substantially more severe significant impacts, or any mitigation measures or alternatives that were either previously identified as infeasible that are actually feasible, or that are considerably different from those previously analyzed and would substantially reduce one or more significant effect on the environment, that the project proponents have declined to adopt.

In the case of the proposed project, the development footprint does not exceed the allowable capacities set forth in the Hewlett-Packard Development Agreement, and the roadway networks and other major supporting infrastructure remain unchanged from the current approved HPCO Master Plan.

ENVIRONMENTAL CHECKLIST FOR ADDENDUM ENVIRONMENTAL REVIEW

The purpose of this checklist is to evaluate the categories in terms of any “changed condition” (i.e. changed circumstances, project changes, or new information of substantial importance) that may result in a changed environmental result. A “no” answer does not necessarily mean there are no potential impacts relative to the environmental category, but that there is no change in the condition or status of the impact since it was analyzed and addressed in prior environmental documents.

EXPLANATION OF CHECKLIST EVALUATION CATEGORIES

Where Impact was Analyzed

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

Do Proposed Changes Involve New Significant Impacts?

Pursuant to Section 15162(a)(1) of the CEQA Guidelines, this column indicates whether the changes represented by the current project will result in new significant impacts that have not already been considered

and mitigated by the prior environmental review documents and related approvals, or will result in a substantial increase in the severity of a previously identified impact.

Any new Circumstances Involving New Impacts?

Pursuant to Section 15162(a)(2) of the CEQA Guidelines, this column indicates whether there have been changes to the project site or the vicinity (circumstances under which the project is undertaken) which have occurred subsequent to the certification or adoption of prior environmental documents, which would result in the current project having new significant environmental impacts that were not considered in the prior environmental documents or that substantially increase the severity of a previously identified impact.

Any new Information Requiring New Analysis or Verification?

Pursuant to Section 15162(a)(3)(A–D) of the CEQA Guidelines, this column indicates whether new information of substantial importance which was not known and could not have been known with the exercise of reasonable diligence at the time the previous environmental documents were certified or adopted is available requiring an update to the analysis of the previous environmental documents to verify that the environmental conclusions and mitigation measures remain valid. Either “yes” or “no” will be answered to indicate whether there is new information showing that: (A) the project will have one or more significant effects not discussed in the prior environmental documents; (B) that significant effects previously examined will be substantially more severe than shown in the prior environmental documents; (C) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or (D) that mitigation measures or alternatives which are considerably different from those analyzed in the prior environmental documents would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative. If “no,” then no additional environmental documentation (supplemental or subsequent EIR) is required.

Mitigation Measures Implemented or Addressing Impacts

Pursuant to Section 15162(a)(3) of the CEQA Guidelines, this column indicates whether the prior environmental documents provide mitigation measures to address effects in the related impact category. In some cases, the mitigation measures have already been implemented. A “yes” response will be provided in any instance where mitigation was included, regardless of whether the mitigation has been completed at this time. If “none” is indicated, this environmental analysis concludes a significant impact does not occur with this project, no mitigation was previously included, and no mitigation is needed.

DISCUSSION AND MITIGATION SECTIONS

Discussion

A discussion of the elements of the checklist is provided under each environmental category in order to clarify the answers. The discussion provides information about the particular environmental issue, how the project relates to the issue and the status of any mitigation that may be required or has already been implemented.

Mitigation Measures

Applicable mitigation measures from the prior environmental review that apply to the project are listed under each environmental category.

Conclusions

A discussion of the conclusion relating to the analysis contained in each section.

CHECKLIST

I. Aesthetics

	Where Impact Was Analyzed in Prior Environmental Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a. Have a substantial adverse effect on a scenic vista?	1996 EIR, pp 4.7-4 through 4.7-7; pp. 4.7-10 through 4.7-11; Impact 4.7-1 2015 Addendum, pp. 35-43 2016 Addendum pp. 15-16	No	No	No	Yes
b. Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	1996 EIR, pp. 4.7-1 through 4.7-7; Impact 4.7-1 2015 Addendum, pp. 35-43 2016 Addendum pp. 15-16 2018 Addendum pp. 9-10	No	No	No	Yes
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	1996 EIR, pp. 4.7-10 through 4.7-12; Impact 4.7-1; Impact 4.7-2 2015 Addendum, pp. 35-43 2016 Addendum, pp. 15-16	No	No	No	Yes

	2018 Addendum pp. 9-10				
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	1996 EIR, pp 4.7-12 through 4.7-13; Impact 4.7-3 2015 Addendum, pp. 35-43 2016 Addendum pp. 15-16 2018 Addendum pp. 9-10	No	No	No	Yes

Discussion: All of the land proposed to be developed as part of the project was also anticipated to be developed with both the Hewlett Packard Master Plan and the HPCO Master Plan. At the time of the 1996 EIR, the surrounding area was open grassland, so the conversion of this open land to industrial uses was found to be significant and unavoidable. The 1996 EIR also considered the potential for visual incompatibility between light industrial uses and surrounding development, and the potential for light and glare impacts resulting from new lighting sources, but found both of those impacts to be less than significant because existing City Design Guidelines would ensure compatible site and building design. Furthermore, standards would also require the use of cut-off lenses for lighting fixtures. By the time of the HPCO Master Plan project, the surrounding land was a developed urban environment with a mix of residential and commercial uses. The 2015 Addendum noted that the proposed buildings changed from industrial-scale buildings with greater building massing and height, to a mix of residential, office, commercial, and tech/business park uses with smaller massing and generally shorter building heights, consistent with the surrounding development. The 2015 Addendum also indicated that the City’s updated Design Guidelines would continue to regulate site planning and building development, and that current lighting standards of the City of Roseville Community Design Guidelines (2008) prohibit the spill-over of light from non-residential properties onto residential properties. It was concluded that the character of views to and from the HPCO Master Plan area would be essentially unaffected by the proposal, and that impacts would be similar or less than those described in the 1996 EIR. The 2016 Addendum and 2018 Addendum reached the same conclusion as the 2015 Addendum.

There is no significant change in the proposed project that would change the environmental impact for this section. The proposed project is located on a property already anticipated for development. The project site does not abut and is not visible from any scenic vista or scenic highway. The proposed use is substantially consistent with the build out assumptions and would not increase the severity of already identified significant impacts. The project has been evaluated for compliance with the City’s Community Design Guidelines, the North Industrial Area Design Guidelines, and the 1996 HPMP Design Guidelines. As it relates to aesthetics, these standards ensure the high quality design and architectural character of any buildings developed as well as minimum landscaping standards. As it relates to light and glare, the standards require the use of cut-off lenses for lighting fixtures. The project has been designed and will be conditioned to comply with the applicable design guidelines and standards.

Based on the reasons listed in this section, there would be no new significant impacts not previously identified in the 1996 EIR and subsequent Addendums. Therefore, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred” relative to aesthetic resources.

Mitigation Measures: 1996 EIR MM-4.7-3: Use building orientation and materials that minimize glare. For large buildings, building surfaces and materials, orientation, and landscaping shall be designed to ensure that roadways and walkways are not subjected to disruptive glare. The City shall review building plans to ensure that this condition is met.

II. Agricultural & Forestry Resources

	Where Impact Was Analyzed in Prior Environmental Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	1996 EIR, pp. 4.1-2 through 4.1-5; Impact 4.1-2 2015 Addendum pp. 44-46 2016 Addendum, pp. 16-17 2018 Addendum pp. 11-12	No	No	No	Yes
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	1996 EIR, p. 4.1-5; Impact 4.1-2 2015 Addendum pp. 44-46	No	No	No	Yes

	2016 Addendum pp. 16-17				
	2018 Addendum pp. 11-12				
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	2015 Addendum, pp. 44-46 2016 Addendum pp. 16-17 2018 Addendum pp. 11-12	No	No	No	Yes
d) Result in the loss of forest land or conversion of forest land to non-forest use?	2015 Addendum, pp. 44-46 2016 Addendum, pp. 16-17 2018 Addendum, pp. 11-12	No	No	No	Yes
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	1996 EIR, pp. 4.1-2 through 4.1-5; Impact 4.1-2 2015 Addendum, pp. 44-46 2016 Addendum, pp. 16-17 2018 Addendum, pp. 11-12	No	No	No	Yes

Discussion: Agricultural resources were adequately addressed in the 1996 EIR as it relates to the proposed project. There is no significant change in the proposed project that would change the environmental impact for this section. The 1996 EIR anticipated that the undeveloped portions of the master plan site would be converted from seasonal grazing land to urbanized light industrial uses. Today, the majority of the eastern half of the master plan site has been developed with light industrial and parking uses. The 2015 Addendum noted that the latest data from the California Department of Conservation’s Important Farmland Map for Placer County designated the HPCO Master Plan area as Farmland of Local Importance, but that the site is not zoned or used for agriculture, has not been used for agricultural purposes since 1996, and that the surrounding

urbanization would make the resumption of agriculture economically infeasible. The 2015 Addendum also noted there were no forestry resources in the plan area. The 2016 and 2018 Addendums stated that the proposed land use changes had no effect on prior analysis.

The project area does not include any forests or timberland and does not support any timber harvesting activities; thus, the project would have no impact to forestry resources. The proposed use is substantially consistent with the build out assumptions and would not increase the severity of already identified significant impacts; therefore, there would be no new significant impacts not previously identified in the 1996 EIR related to agricultural uses. Pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred” relative to agricultural and forestry resources.

Mitigation Measures: None required for this project.

III. Air Quality

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Conflict with or obstruct implementation of the applicable air quality plan?	1996 EIR, pp. 4.10-12 through 4.10-13; Impact 4.10-6 2015 Addendum pp. 48-68 2016 Addendum pp. 18-20 2018 Addendum pp. 13-15	No	No	No	Yes
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	1996 EIR, pp. 4.10-3 through 4.10-9; Impact 4.10-1	No	No	No	Yes

	<p>through Impact 4.10-4</p> <p>2015 Addendum pp. 48-68</p> <p>2016 Addendum pp. 18-20</p> <p>2018 Addendum pp. 13-15</p>				
<p>c) Result in a cumulatively considerable net increase of any criteria for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?</p>	<p>1996 EIR, pp. 4.10-2 through 4.10-13; Impact 4.10-1 through Impact 4.10-4; Impact 4.10-7</p> <p>2015 Addendum pp. 48-68</p> <p>2016 Addendum pp. 18-20</p> <p>2018 Addendum pp. 13-15</p>	No	No	No	Yes
<p>d) Expose sensitive receptors to substantial pollutant concentrations?</p>	<p>1996 EIR, pp. 4.10-2; Impact 4.10-1 through Impact 4.10-4; Impact 4.10-7 through Impact 4.10-9</p> <p>2015 Addendum pp. 48-68</p> <p>2016 Addendum pp. 18-20</p> <p>2018 Addendum pp. 13-15</p>	No	No	No	Yes

e) Create objectionable odors affecting a substantial number of people?	1996 EIR, p. 4.10-22; Impact 4.10-5 2015 Addendum pp. 48-68 2016 Addendum pp. 18-20 2018 Addendum pp. 13-15	No	No	No	Yes
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Discussion: The air quality section of the 1996 EIR contained a qualitative impact analysis that concluded that construction-related activities would generate emissions that would limit the ability of the Placer County Air Pollution Control District (PCAPCD) to meet state standards within the County. With mitigation, construction impacts were determined to be less than significant. Operational air emissions, however, were determined to be significant and unavoidable despite mitigation. The 2015 Addendum updated the air quality analysis for the HPCO Master Plan area, and included quantitative modeling for both construction and operational emissions, for both the 1996 and 2015 plans. The 2015 Addendum concluded that some pollutant emissions would increase compared to the 1996 plan, and some would decrease, but that the primary difference between the analyses was the availability of additional regulatory mechanisms and mitigation, which could reduce impacts.

Since the certification of the 1996 EIR, the PCAPCD has established a list of rules and regulations that all projects within the PCAPCD boundaries must abide by, which can be found in Appendix B of the PCAPCD CEQA Handbook. The PCAPCD has also established thresholds of significance to be used in quantitative analyses of construction and operation of a project. These quantitative thresholds are presented under the Standards of Significance chapter of the PCAPCD CEQA Handbook. Table 2-2 of the PCAPCD CEQA Handbook indicates that general office projects smaller than 648,661 square feet, provided that there are no special circumstances that might result in higher emissions, will not generate NOx emissions that exceed the operational phase threshold of 55 lbs/day. The proposed office building is approximately 150,000 square feet, which is below the PCAPCD’s provided size threshold. No special design features or unique circumstances related to the project’s location have been identified in the prior environmental documents.

The 1996 EIR determined that implementation of the 1996 Hewlett Packard Master Plan would not result in significant impacts related to odors. Subsequent Addendums reached the same conclusion, indicating that the project changes would result in no changes to prior analyses. This conclusion remains appropriate for this project.

The proposed project is consistent with the build out assumptions previously evaluated and would not increase the severity of already identified significant impacts. Therefore, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred” relative to air quality.

Mitigation Measures:

1996 EIR MM 4.10-1: Provide Dust Controls. In order to reduce construction-generated PM10 emissions, the contractor shall comply with the dust control strategies developed by the Placer County APCD. The developer shall include in construction contracts the following requirements or measures shown to be equally effective:

- a) The contractor shall water as indicated by City inspectors to keep all earth surfaces moist during clearing, grading, earthmoving and other site preparation activities.
- b) The contractor shall use tarpaulins or other effective covers for haul trucks that travel on public streets.
- c) The contractor shall sweep streets within and adjacent to the project as needed or as directed by City inspectors.
- d) The contractor shall schedule clearing, grading and earthmoving activities during periods of low wind speeds, and restrict those construction activities during high wind conditions with wind speeds greater than 20 mph average during an hour.
- e) The contractor shall control construction and site vehicle speed to 15 mph on unpaved roads.
- f) The contractor shall minimize open burning of wood and vegetative waste materials from both construction and operation of the project. No open burning shall occur unless it can be demonstrated to the Placer County APCD that alternatives have been explored. These alternatives may include, but are not limited to, chipping, mulching and conversion of biomass fuel. For any open burning, an APCD permit must be obtained in conformance with APCD Regulation 3 (Open Burning), Rules 301-325.

1996 EIR MM 4.10-2(a): Maintain construction equipment and vehicles. The contractor shall reduce NOx, ROG and CO emissions by complying with the construction vehicle air pollutant control strategies developed by the Placer County APCD.

1996 EIR MM 4.10-2(b): Develop and Implement Construction Employee Trip Reduction Plan. Consistent with the City's TSM Ordinance, the construction contractor shall develop and implement a trip reduction plan designed to reduce construction-phase employee vehicle trips. Elements of this plan could include the following:

- Providing all construction employees with information relating to public transit facilities serving the site, such as bus routes and schedules;
- Carpooling incentives, including incentives for carpool participants such as preferred on-site parking; and Carpool rider matching services.

1996 EIR MM 4.10-3: CO Concentration Increases at Intersections. The following measures shall be implemented in order to reduce the Proposed Project's contribution to regional air pollution:

- Employers within the project area shall consider employer-sponsored staggered work schedules, flexible work hours, compressed work week, ride matching services, carpool, vanpool, and buspool programs.
- Employers with more than 100 employees within the project area shall create educational programs to inform employees about combining vehicle trips, thereby limiting vehicle miles traveled and air pollutant emissions.

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- Employers shall improve the thermal integrity of the buildings and reduce the thermal load with measures such as with automated time clocks or occupant sensors, and in compliance with City guidelines.

1996 EIR MM 4.10-4: Implement Mitigation Measure 4.10-3.

1996 EIR MM 4.10-6: Implement Mitigation Measures 4.10-1, 4.10-2, and 4.10-3.

IV. Biological Resources

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
<p>a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?</p>	<p>1996 EIR, pp. 4.5-6 through 4.5-12; Impact 4.5-1; Impact 4.5-4 through Impact 4.5-7</p> <p>2015 Addendum pp. 69-81</p> <p>2016 Addendum pp. 20-22</p> <p>2018 Addendum pp. 15-17</p>	<p>No</p>	<p>No</p>	<p>No</p>	<p>Yes</p>
<p>b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?</p>	<p>1996 EIR, pp. 4.5-3 through 4.5-4; Impact 4.5-1; Impact 4.5-4; Impact 4.5-5; Impact 4.5-8</p> <p>2015 Addendum pp. 69-81</p> <p>2016 Addendum pp. 20-22</p> <p>2018 Addendum pp. 15-17</p>	<p>No</p>	<p>No</p>	<p>No</p>	<p>Yes</p>

<p>c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?</p>	<p>1996 EIR, pp. 4.5-4 through 4.5-6; Impact 4.5-3; Impact 4.5-8</p> <p>2015 Addendum pp. 69-81</p> <p>2016 Addendum pp. 20-22</p> <p>2018 Addendum pp. 15-17</p>	<p>No</p>	<p>No</p>	<p>No</p>	<p>Yes</p>
<p>d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?</p>	<p>1996 EIR, pp. 4.5-8 through 4.5-12; Impact 4.5-5; Impact 4.5-7</p> <p>2015 Addendum pp. 69-81</p> <p>2016 Addendum pp. 20-22</p> <p>2018 Addendum pp. 15-17</p>	<p>No</p>	<p>No</p>	<p>No</p>	<p>Yes</p>
<p>e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?</p>	<p>1996 EIR, pp. 4.5-3 through 4.5-4; Impact 4.5-2; Impact 4.5-8</p> <p>2015 Addendum pp. 69-81</p> <p>2016 Addendum pp. 20-22</p> <p>2018 Addendum pp. 15-17</p>	<p>No</p>	<p>No</p>	<p>No</p>	<p>Yes</p>

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	2015 Addendum, p. 79 2016 Addendum pp. 20-22 2018 Addendum pp. 15-17	No	No	No	Yes
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Discussion: Biological Resources were adequately addressed in the 1996 EIR as it relates to the proposed project. The 2015 Addendum reviewed the potential biological resources impacts and concluded that several of the mitigation measures adopted as part of the 1996 EIR were no longer required because of mitigation action taken or changed circumstances between the 1996 EIR and 2015 Addendum, such as the completion of wetland mitigation. The 2016 and 2018 Addendums indicated that no changes to prior analyses were needed, because the proposed changes had no effect on the impact area for biological resources.

There is no significant change in the proposed project that would change the environmental impact for this section. The project site was anticipated for development and has already been rough graded, and no biological resources are present on the site. The proposed use is substantially consistent with the buildout assumptions and would not result in any new or modified impacts to biological resources. Thus, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR have occurred” relative to biological resources.

Mitigation Measures: None required for this project.

V. Cultural, Archeological, or Paleontological Resources

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Cause a substantial adverse change in the significance of an historic resource as defined in Section 15064.5?	1996 EIR, pp. 4.6-5 through 4.6-6; Impact 4.6-1; Impact 4.6-3 2015 Addendum, pp. 82-86 2016 Addendum, pp. 22-23 2018 Addendum, pp. 18-19	No	No	No	Yes
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	1996 EIR, pp. 4.6-5 through 4.6-6; Impact 4.6-1; Impact 4.6-2 2015 Addendum, pp. 82-86 2016 Addendum, pp. 22-23 2018 Addendum, pp. 18-19	No	No	No	Yes

<p>c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?</p>	<p>1996 EIR, pp. 4.3-2 through 4.3-3; Impact 4.6-1</p> <p>2015 Addendum, pp. 82-86</p> <p>2016 Addendum, pp. 22-23</p> <p>2018 Addendum, pp. 18-19</p>	<p>No</p>	<p>No</p>	<p>No</p>	<p>Yes</p>
<p>d) Disturb any human remains, including those interred outside of dedicated cemeteries?</p>	<p>1996 EIR, pp. 4.6-5 through 4.6-6; Impact 4.6-1</p> <p>2015 Addendum, pp. 82-86</p> <p>2016 Addendum, pp. 22-23</p> <p>2018 Addendum, pp. 18-19</p>	<p>No</p>	<p>No</p>	<p>No</p>	<p>Yes</p>

Discussion: The 1996 EIR anticipated conversion of the majority of the plan area from annual grassland to urbanized light industrial uses. The 1996 EIR concluded that while there were identified cultural resources within the Master Plan site, mitigation would reduce impacts to a less-than-significant level. The 2015 Addendum discussed the various field surveys and records searches that had been documented since the 1996 EIR. A 2015 field survey confirmed that previously-identified resources within the Campus Oaks site had been removed or were otherwise no longer important resources for purposes of CEQA. The 2015 Addendum concluded that the land use changes would not cause any new significant impacts or a substantial increase in the severity of previously identified significant impacts. The 2015 Addendum also noted that some of the 1996 EIR mitigation measures were no longer required, but retained 1996 Mitigation Measure 4.6-1 regarding the treatment of previously unidentified cultural resources. The 2015 Addendum also added Mitigation Measure 5-1 to mitigate impacts on any previously unknown paleontological resources. This was not added due to new information about likelihood of presence, but instead was added to reflect current standard practice. The incorporation of Mitigation Measure 5-1, in conjunction with Mitigation Measure 4.6-1, was found to result in a less than significant impact to unknown cultural resources. The 2016 and 2018 Addendums noted that the development footprint would be unchanged, and that therefore the previous analysis and mitigation measures would continue to apply.

The proposed project does not change the development footprint previously analyzed in the 1996 EIR or its subsequent Addendums; therefore, there would be no new significant impacts not previously identified in the 1996 EIR and its subsequent Addendums related to cultural or

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

Mitigation Measures: 1996 EIR MM 4.6-1: Unidentified Cultural Resources. In the event of the discovery of buried archaeological deposits it is recommended that project activities in the vicinity of the find should be temporarily halted and a qualified archaeologist consulted to assess the resource and provide proper management recommendations. Possible management recommendations for important resources could include resource avoidance or data recover excavations.

VI. Geology and Soils

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	1996 EIR, pp. 4.3-4 through 4.3-7; Impact 4.3-1; Impact 4.3-2 2015 Addendum, pp. 87-89 2016 Addendum, pp. 24-25 2018 Addendum, pp. 19-20	No	No	No	Yes
i) Ruptures of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)		No	No	No	Yes
ii) Strong seismic ground shaking?		No	No	No	Yes
iii) Seismic-related ground failure, including liquefaction?		No	No	No	Yes
iv) Landslides?		No	No	No	Yes

<p>b) Result in substantial soil erosion or the loss of topsoil?</p>	<p>1996 EIR, pp. 4.3-7 through 4.3-11; Impact 4.3-4</p> <p>2015 Addendum, pp. 87-89</p> <p>2016 Addendum, pp. 24-25</p> <p>2018 Addendum, pp. 19-20</p>	<p>No</p>	<p>No</p>	<p>No</p>	<p>Yes</p>
<p>c) Be located in a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?</p>	<p>1996 EIR, pp. 4.3-7 through 4.3-11; Impact 4.3-2</p> <p>2015 Addendum, pp. 87-89</p> <p>2016 Addendum, pp. 24-25</p> <p>2018 Addendum, pp. 19-20</p>	<p>No</p>	<p>No</p>	<p>No</p>	<p>Yes</p>
<p>d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?</p>	<p>1996 EIR, pp. 4.3-7 through 4.3-11; Impact 4.3-2</p> <p>2015 Addendum, pp. 87-89</p> <p>2016 Addendum, pp. 24-25</p> <p>2018 Addendum, pp. 19-20</p>	<p>No</p>	<p>No</p>	<p>No</p>	<p>Yes</p>

<p>e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?</p>	<p>2015 Addendum, pp. 87-89 2016 Addendum, pp. 24-25 2018 Addendum, pp. 19-20</p>	<p>No</p>	<p>No</p>	<p>No</p>	<p>Yes</p>
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Discussion: The 1996 EIR anticipated development of the Master Plan area and included mitigation requiring site-specific geotechnical evaluations before grading activities, to ensure that impacts related to geology and soils would not be significant. The 2015 Addendum noted that the proposed Campus Oaks development would involve topography changes substantially similar to the 1996 HPMP. The 2015 Addendum also noted that a site-specific geotechnical evaluation had been prepared by ENGEO in July 2014 for the Campus Oaks site within the Master Plan site, and that the evaluation included specific recommendations for earthwork, foundations, seismic design, and pavement, so the requirements of the mitigation measure have been met. The 2016 and 2018 Addendums indicated that no additional land would be disturbed and that the geotechnical evaluation from July 2014 continued to be applicable. The project site was not found to be in a seismically sensitive area—though an earthquake event remains possible—or an unstable or expansive soil, but noted that all buildings would be required to conform to applicable State and local codes and standards for seismic safety and structural stability. The project does not include the use of septic systems or alternative wastewater disposal.

The project is not expected to expose people or structures to potential substantial adverse effects involving seismic shaking, ground failure or landslides. The project site is located in Roseville, which is in Placer County. The California Department of Mines and Geology classifies the South Placer area as a low severity earthquake zone. No active faults are known to exist within the County. The project site is considered to have low seismic risk with respect to faulting, ground shaking, seismically related ground failure and liquefaction.

Grading activities will result in the disruption, displacement, compaction and over-covering of soils. These activities include minor grading for the building foundations, trenching for utilities, the installation of asphalt pavements for parking, concrete-work for walkways, and the construction of the building. All grading activities will require a grading permit from the Engineering Division. Grading and erosion control measures, including drainage, dust control and erosion control, will be incorporated into the grading plans as required by the City’s Improvement Standards. Based on the information above, the impacts associated with grading and geology are less than significant.

The proposed use is substantially consistent with the build out assumptions and would not increase the severity of already identified significant impacts. Thus, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred” relative to geology and soils.

Mitigation Measures: None required for this project.

VII. Greenhouse Gases

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	2015 Addendum, pp. 91-96 2016 Addendum, pp. 26-27 2018 Addendum, pp. 21-23	No	No	No	Yes
b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	2015 Addendum, pp. 91-96 2016 Addendum, pp. 26-27 2018 Addendum, pp. 21-23	No	No	No	Yes

Discussion: Greenhouse gas (GHG) emissions were not previously evaluated in the 1996 EIR, however the 2015 Addendum included a GHG analysis that established a baseline GHG analysis for the 1996 HPMP despite the absence of any discussion of that subject in the 1996 EIR; and, it quantified the GHG emissions associated with the Campus Oaks development. The analysis in the 2015 Addendum demonstrated that the implementation of the amendments associated with the Campus Oaks development would result in 21.7% lower emissions as compared with those that would have been emitted under the 1996 HPMP. The 2016 and 2018 Addendums concluded that the prior projects analyzed fell within the scope of the 2015 Addendum analysis. The proposed project is consistent with the uses evaluated for the site in the 2015 Addendum; therefore, impacts related to GHG emissions are less than significant.

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

Mitigation Measures: None required for this project.

VIII. Hazards and Hazardous Materials

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	1996 EIR, pp. 4.8-2 through 4.8-6; Impact 4.8-1 through Impact 4.8-3 2015 Addendum, pp. 97-104 2016 Addendum, pp. 27-29 2018 Addendum, pp. 23-24	No	No	No	Yes

<p>b) Create a significant hazard to the public or the environment though reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?</p>	<p>1996 EIR, pp. 4.8-2 through 4.8-6; Impact 4.8-1; Impact 4.8-4</p> <p>2015 Addendum, pp. 97-104</p> <p>2016 Addendum, pp. 27-29</p> <p>2018 Addendum, pp. 23-24</p>	<p>No</p>	<p>No</p>	<p>No</p>	<p>Yes</p>
<p>c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within on-quarter mile of an existing or proposed school?</p>	<p>2015 Addendum, pp. 97-104</p> <p>2016 Addendum, pp. 27-29</p> <p>2018 Addendum, pp. 23-24</p>	<p>No</p>	<p>No</p>	<p>No</p>	<p>Yes</p>
<p>d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?</p>	<p>1996 EIR, pp. 4.8-2 through 4.8-3; Impact 4.8-4</p> <p>2015 Addendum, pp. 97-104</p> <p>2016 Addendum, pp. 27-29</p> <p>2018 Addendum, pp. 23-25</p>	<p>No</p>	<p>No</p>	<p>No</p>	<p>Yes</p>

<p>e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?</p>	<p>2015 Addendum, pp. 97-104 2016 Addendum, pp. 27-29 2018 Addendum, pp. 23-25</p>	<p>No</p>	<p>No</p>	<p>No</p>	<p>Yes</p>
<p>f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing in the project area?</p>	<p>2015 Addendum, pp. 97-104 2016 Addendum, pp. 27-29 2018 Addendum, pp. 23-25</p>	<p>No</p>	<p>No</p>	<p>No</p>	<p>Yes</p>
<p>g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?</p>	<p>1996 EIR, pp. 4.8-6 through 4.8-7; Impact 4.8-3 2015 Addendum, pp. 97-104 2016 Addendum, pp. 27-29 2018 Addendum, pp. 23-25</p>	<p>No</p>	<p>No</p>	<p>No</p>	<p>Yes</p>
<p>h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?</p>	<p>2015 Addendum, pp. 97-104 2016 Addendum, pp. 27-29 2018 Addendum, pp. 23-24</p>	<p>No</p>	<p>No</p>	<p>No</p>	<p>Yes</p>

Discussion: The 1996 EIR anticipated that the undeveloped portions of the project site would be converted from seasonal grazing land to urbanized light industrial uses that would have a less-than-significant effect on people or the environment from hazardous materials. The existing development in the plan area was identified as a large-quantity waste generator, and plans were in place to manage hazardous materials storage and disposal. The 1996 EIR identified that the proposed general commercial and light industrial uses were expected to include activities in which hazardous materials would likely be used, stored, generated, or transported, but that existing regulations were sufficient to address potential environmental effects. Overall, the 1996 EIR concluded that implementation of the Hewlett-Packard Master Plan would not result in significant effects related to hazards or hazardous materials. The 2015 Addendum concluded that the land use changes as part of the Campus Oaks development would not result in new significant impacts, because typical commercial, business professional, and residential uses do not use, storage, generate, or transport unusual or significant amounts or types of hazardous materials. Most hazardous materials in these cases consist of household cleaners, detergents, paints, coatings, and other common products, and existing regulations regarding their treatment are sufficient to address these materials. The revisions examined in the 2016 and 2018 Addendums did not introduce any new uses or development areas, and so reached the same conclusion that impacts would remain less than significant.

The proposed project does not involve new development areas or new uses which had not previously been anticipated. The proposed office use on the site could increase the risk of improper disposal of hazardous materials. Hazardous waste impacts, however, are less than significant due to the implementation of existing regulations that oversee the use and disposal of hazardous materials, according to the EIR. Based on this information, potential impacts associated with hazardous materials are expected to be less than significant.

The project is not located within an airport land use plan area; no airports are located within two miles of the project site; and the project site is not located within the vicinity of a private airstrip. There are no flight height and safety or noise contour areas within the project area. The closest airport is Lincoln Airport, approximately 10 miles north of Roseville. Given the distance between the project site and the closest airport operations, the project would have no impact on air traffic patterns.

The site is located within an area currently receiving City emergency services and it will not increase the demand for emergency services; thus, the project will have a less than significant impact to the City's Emergency Response or Management Plans. The project site is in an urban area and would not expose people to any risk from wildland fire. Thus, the proposed project would not expose people or structures to a significant risk of wildland fire.

The proposed use is substantially consistent with the build out assumptions and would not increase the severity of already identified significant impacts; therefore, there would be no new significant impacts not previously identified in the 1996 EIR regarding hazardous materials. Thus, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred" relative to hazards and hazardous materials.

Mitigation Measures: None required for this project.

IX. Hydrology and Water Quality

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Violate any water quality standards or waste discharge requirements?	<p>1996 EIR, pp. 4.4-7; Impact 4.4-4; Impact 4.4-5</p> <p>2015 Addendum, pp. 105-111</p> <p>2016 Addendum, pp. 30-32</p> <p>2018 Addendum, pp. 26-28</p>	No	No	No	Yes
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<p>1996 EIR, p. 4.4-7; Impact 4.4-3</p> <p>2015 Addendum, pp. 105-111</p> <p>2016 Addendum, pp. 30-32</p> <p>2018 Addendum, pp. 26-28</p>	No	No	No	Yes

<p>c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off-site?</p>	<p>1996 EIR, pp. 4.4-6 through 4.4-7; Impact 4.4-4</p> <p>2015 Addendum, pp. 105-111</p> <p>2016 Addendum, pp. 30-32</p> <p>2018 Addendum, pp. 26-28</p>	<p>No</p>	<p>No</p>	<p>No</p>	<p>Yes</p>
<p>d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off-site?</p>	<p>1996 EIR, pp. 4.4-1 through 4.4-7; Impact 4.4-2</p> <p>2015 Addendum, pp. 105-111</p> <p>2016 Addendum, pp. 30-32</p> <p>2018 Addendum, pp. 26-28</p>	<p>No</p>	<p>No</p>	<p>No</p>	<p>Yes</p>

<p>e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted water?</p>	<p>1996 EIR, pp. 4.4-6 through 4.4-7; Impact 4.4-4</p> <p>2015 Addendum, pp. 105-111</p> <p>2016 Addendum, pp. 30-32</p> <p>2018 Addendum, pp. 26-28</p>	<p>No</p>	<p>No</p>	<p>No</p>	<p>Yes</p>
<p>f) Otherwise substantially degrade water quality?</p>	<p>1996 EIR, p. 4.4-7; Impact 4.4-4</p> <p>2015 Addendum, pp. 105-111</p> <p>2016 Addendum, pp. 30-32</p> <p>2018 Addendum, pp. 26-28</p>	<p>No</p>	<p>No</p>	<p>No</p>	<p>Yes</p>
<p>g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?</p>	<p>1996 EIR, pp. 4.4-1 through 4.4-6; Impact 4.4-1</p> <p>2015 Addendum, pp. 105-111</p> <p>2016</p>	<p>No</p>	<p>No</p>	<p>No</p>	<p>Yes</p>

	Addendum, pp. 30-32 2018 Addendum, pp. 26-28				
h) Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?	1996 EIR, pp. 4.4-1 through 4.4-6; Impact 4.4-1 2015 Addendum, pp. 105-111 2016 Addendum, pp. 30-32 2018 Addendum, pp. 26-28	No	No	No	Yes
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	2015 Addendum, pp. 105-111 2016 Addendum, pp. 30-32 2018 Addendum, pp. 26-28	No	No	No	Yes
j) Inundation by seiche, tsunami, or mudflow?	2015 Addendum, pp. 105-111 2016 Addendum, pp. 30-32 2018 Addendum, pp. 26-28	No	No	No	Yes

Discussion: The project will involve the disturbance of on-site soils and the construction of impervious surfaces, such as asphalt paving and buildings. Disturbing the soil can allow sediment to be mobilized by rain or wind, and cause displacement into waterways. The 1996 EIR anticipated that the Master Plan site would be converted from mostly-vacant grassland to mostly impervious surfaces as part of planned light industrial and commercial uses. To ensure that impacts related to hydrology and water quality would be less than significant, the 1996 EIR included mitigation measures that require adequate detention facilities, payment of fair share fees, and implementation of an erosion control plan. By the time of the 2015 Addendum, the regulatory environment had shifted, and some steps required by mitigation were now already required by City regulations. Nonetheless, the 1996 mitigation was deemed still applicable.

Since the original 1996 approval, the overall area being impacted by development has remained unchanged, but the impacts of development—already found to be less than significant with mitigation—have been further reduced by increasingly stringent stormwater regulations. The City's current Stormwater Quality Design Manual requires on-site treatment and detention to ensure no net increase in stormwater runoff from the site, which was not required in previous editions. Furthermore, the requirement to prepare a construction erosion control plan applies for construction projects of one acre or less, when at the time of the previous Addendums it applied at five acres or less. The proposed project does not involve new or unanticipated development areas or intensities, is still subject to previously-adopted mitigation, and is required to conform to current and more stringent stormwater quality and control requirements. The project site is not located within a 100-year floodplain area, and has been reviewed by City Engineering and found to conform to City design standards. For these reasons, impacts related to water quality are less than significant.

The proposed use is substantially consistent with the build out assumptions and would not increase the severity of already identified significant impacts; therefore, there would be no new significant impacts not previously identified in the 1996 EIR and subsequent Addendums related to hydrology and water quality. Thus, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred” relative to hydrology and water quality.

Mitigation Measures:

1996 EIR MM 4.4-2(a). Identify adequate detention facilities locations. Mitigation Measure 4.4-2(a) requires landowners to prepare a plan for on-site detention prior to project approval. The plan for detention facilities would be part of the Master Drainage Plan and must identify specific locations, capacity, and feasibility of all detention facilities required to maintain post-development flows at pre-development levels.

1996 EIR MM 4.4-4. Implement erosion control plan. Mitigation Measure 4.4-4 requires that for any construction activities that would disturb fewer than five acres of land, all contractors must prepare and retain on site an erosion control plan that includes a description of post-construction sediment, erosion control measures and maintenance responsibilities, and non-storm water management controls. The State General Permit requires implementation of BMPs. BMPs include schedules of activities, prohibitions of practices, maintenance procedures, and other management practices to prevent or reduce pollution (e.g., straw bales, dikes, silt fences, sediment traps, or similar methods). These measures would reduce water quality impacts associated with construction activities to a less-than-significant level.

X. Land Use and Planning

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Physically divide an established community?	<p>2015 Addendum, pp. 112-117</p> <p>2016 Addendum pp. 32-33</p> <p>2018 Addendum, pp. 29-30</p>	No	No	No	Yes
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<p>1996 EIR, pp. 4.1-2 through 4.1-3; p. 4.1-7; p. 4.1-11; Appendix C; Impact 4.1-1; Impact 4.1-3; Impact 4.1-4</p> <p>2015 Addendum, pp. 112-117</p> <p>2016 Addendum pp. 32-33</p> <p>2018 Addendum, pp. 29-30</p>	No	No	No	Yes

c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	2015 Addendum, pp. 112-117 2016 Addendum pp. 32-33 2018 Addendum, pp. 29-30	No	No	No	Yes
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Discussion: The 1996 EIR analyzed the impacts of converting seasonal grazing land surrounded by open space to light industrial uses. However, the EIR also noted that the entire site was previously designated for light industrial uses in the General Plan, and concluded that the development of the plan area would not represent a significant physical change to existing and planned land uses. The EIR also discussed the potential for conflict with adjacent land uses, as well as internal land use conflicts within the plan area. Though at the time there was little surrounding development, nearby land was designated for future commercial and residential use. The EIR concluded that compliance with General Plan policy and the City’s Design Guidelines would ensure impacts were less than significant. The 2015, 2016, and 2018 Addendums found that since the amount of land to be developed with urban uses would not change and was consistent with the General Plan, impacts related to land use conversion would be unchanged from the 1996 EIR. The 2015, 2016, and 2018 Addendums found conflicts with adjacent uses would remain less than significant.

The proposed use is consistent with the zoning and land use designations of the site. City staff has determined that the project is consistent with the standards and guidelines outlined in the City’s Zoning Ordinance, Community Design Guidelines, the 1996 HPMP, and the NIPA Design Guidelines, including setbacks, landscaping, screening, lighting, and building architecture to fit in with the surrounding community. The project will not divide an existing community and there are no Habitat Conservation Plans or Natural Community Conservation Plans covering the project site. No conflicts with policies adopted for the purpose of avoiding or mitigating an environmental effect have been identified.

The proposed use is substantially consistent with the build out assumptions and would not increase the severity of already identified significant impacts; therefore, there would be no new significant impacts not previously identified in the 1996 EIR and subsequent Addendums relative to land use. Thus, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR have occurred” relative to land use and planning.

Mitigation Measures: None required for this project.

XI. Mineral Resources

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	1996 EIR, p. 4.3-2; Impact 4.3-3 2015 Addendum, pp. 118-119 2016 Addendum, pg. 33 2018 Addendum, pg. 31	No	No	No	Yes
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	1996 EIR, p. 4.3-2; Impact 4.3-3 2015 Addendum, pp. 118-119 2016 Addendum, pg. 33 2018 Addendum, pg. 31	No	No	No	Yes

Discussion: Per the 1996 EIR, the project site is not known to include any mineral resources that would be of local, regional, or statewide importance. The subsequent Addendums reiterated that conclusion. The conclusion remains appropriate for the proposed project, and therefore, is not considered to have any impacts on mineral resources. Thus, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred” relative to mineral resources.

Mitigation Measures: None required for this project.

XII. Noise

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	1996 EIR, pp. 4.11-5 through 4.11-7, 4.11-9 through 4.11-11; Impact 4.11-1 through Impact 4.11-3 2015 Addendum pp. 120-134 2016 Addendum, pp. 34-35 2018 Addendum, pp. 32-35	No	No	No	Yes

<p>b) Exposure of persons to or generation of excessive ground borne vibration of ground borne noise levels?</p>	<p>2015 Addendum, pp. 119-133</p> <p>2015 Addendum pp. 120-134</p> <p>2016 Addendum, pp. 34-35</p> <p>2018 Addendum, pp. 32-35</p>	<p>No</p>	<p>No</p>	<p>No</p>	<p>Yes</p>
<p>c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?</p>	<p>1996 EIR, pp. 4.11-5 through 4.11-7; Impact 4.11-2</p> <p>2015 Addendum pp. 120-134</p> <p>2016 Addendum, pp. 34-35</p> <p>2018 Addendum, pp. 32-35</p>	<p>No</p>	<p>No</p>	<p>No</p>	<p>Yes</p>
<p>d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?</p>	<p>1996 EIR, pp. 4.11-5 through 4.11-7; Impact 4.11-1</p>	<p>No</p>	<p>No</p>	<p>No</p>	<p>Yes</p>

	<p>2015 Addendum pp. 120-134</p> <p>2016 Addendum, pp. 34-35</p> <p>2018 Addendum, pp. 32-35</p>				
<p>e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?</p>	<p>2015 Addendum pp. 120-134</p> <p>2016 Addendum, pp. 34-35</p> <p>2018 Addendum, pp. 32-35</p>	No	No	No	Yes
<p>f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?</p>	<p>2015 Addendum pp. 120-134</p> <p>2016 Addendum, pp. 34-35</p> <p>2018 Addendum, pp. 32-35</p>	No	No	No	Yes

Discussion: The 1996 EIR evaluated potential increases in noise due to construction, traffic, and operations associated with build out of the HPMP. At the time the project was evaluated, the plan area was surrounded by undeveloped lands and traffic volumes on nearby roadways were lower than they are today. As a result, ambient noise measurements were approximately 48 dBA Leq (Leq is essentially an average sound measurement). The nearest sensitive noise receptor was a residence approximately 1,000 feet away. Construction noise impacts were found to be less than significant because there were no proximate sensitive receptors to be affected by noise, and because construction would adhere to the City's Noise Ordinance as it related to construction noise. For operational noise, the EIR concluded that impacts would be less than significant because development would be required to adhere to City policy requiring new fixed noise sources (pumps, machinery, etc.) to meet the City's noise standards. Lastly, the EIR also considered railway noise. Noise from railways was found to be less than significant, because the distance from the tracks was such that noise volumes in the plan area would be within General Plan noise standards.

By the time of the 2015 Addendum, the surrounding areas had developed and traffic volumes had increased, which resulted in an ambient noise increase of 11 to 12 dBA. The nearest sensitive receptors were located in the residential area approximately 150 feet away, across Woodcreek Oaks Boulevard. To address this closer proximity, mitigation was added to the Addendum to ensure impacts would remain less than significant. Likewise, the noise analysis of the 2015 Addendum addressed the greater mix of uses and the potential for operational noise impacts to affect the residential areas which would be constructed in the plan area. The analysis addressed mechanical equipment noise, loading docks, and the proposed fire station. Mitigation was proposed and adopted to ensure compliance of non-residential uses with the City's noise standards, and the conclusion was reached that the impact would remain less than significant. Railway noise impacts had not changed since the original analysis, so the conclusion remained that noise volumes would not exceed City standards in the Plan area. The analysis of roadway traffic concluded that mitigation was required to protect noise-sensitive uses from traffic noise, and that mitigation would ensure impacts remained less than significant. It was further found that construction of the plan area would not involve activities associated with groundborne vibration, and that the plan area is not within an identified noise contour of any airport or airstrip. The 2016 and 2018 Addendums found that the 2015 Addendum analysis remained applicable.

The proposed project is not expected to result in any noise impacts that were not adequately covered in the 1996 EIR and subsequent Addendums. The proposed project is consistent with the existing land use designation of the site, and is therefore not expected to generate additional traffic noise beyond what was already assumed. The project will be conditioned to comply with the City's Noise Ordinance. The nearest sensitive receptor is a High Density Residential parcel located approximately 330 feet southeast of the site and is currently developed with an apartment complex. Mitigation measures are included which require the implementation of construction noise reduction measures as well as commercial noise control measures. With implementation of the measures and conditions of approval, impacts related to noise will be less than significant.

The project is not within an airport land use plan or within two miles of a public or public use airport, and there are also no private airstrips in the vicinity of the project area. The proposed project site is not located within an airport land use plan area or within two miles of a public or public use airport.

The proposed uses are substantially consistent with the build out assumptions and would not increase the severity of already identified significant impacts; therefore, there would be no new significant impacts not previously identified in the 1996 EIR and subsequent Addendums related to noise. Thus, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred” relative to noise.

Mitigation Measures:

2015 Addendum MM 12.1a. Construction contractors shall be required to limit construction activities to daytime hours from 7:00 a.m. to 7:00 p.m., Monday through Friday, and 8:00 a.m. to 8:00 p.m. on Saturday and Sunday.

2015 Addendum MM 12.1b. Construction contractors shall post signs at construction sites that include information on permitted construction days and hours, a day and evening contact number for the job site, and a contact number in the event of problems. An onsite complaint and enforcement manager shall respond to and track complaints and questions related to noise.

2015 Addendum MM 12.1c. The applicant shall require construction contractors working within 800 feet of an occupied residence to implement the following measures:

- Equipment and trucks used for proposed project construction shall use the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures, and acoustically-attenuating shields or shrouds, wherever feasible).
- Impact tools (e.g., jack hammers, pavement breakers, and rock drills) used for proposed Project construction shall be hydraulically or electrically powered where feasible to avoid noise associated with compressed air exhaust from pneumatically powered tools. Where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used; this muffler can lower noise levels from the exhaust by up to about 10 dBA. External jackets on the tools themselves shall be used where feasible; this could achieve a reduction of 5 dBA. Quieter procedures, such as use of drills rather than impact tools, shall be used whenever feasible.
- Stationary construction noise sources shall be located as far from adjacent receptors as possible, and they shall be muffled and enclosed within temporary sheds, incorporate insulation barriers, or other measures to the extent this does not interfere with construction purposes.

XIII. Population and Housing

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
<p>a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, though extension of roads or other infrastructure)?</p>	<p>1996 EIR, pp. 4.2-1 through 4.2-6; p. 6-18; Impact 4.2-1 through Impact 4.2-3</p> <p>2015 Addendum, pp. 135-141</p> <p>2016 Addendum, pp. 36-37</p> <p>2018 Addendum, pp. 35-36</p>	<p>No</p>	<p>No</p>	<p>No</p>	<p>Yes</p>
<p>b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?</p>	<p>2015 Addendum, pp. 135-141</p> <p>2016 Addendum, pp. 36-37</p> <p>2018 Addendum, pp. 35-36</p>	<p>No</p>	<p>No</p>	<p>No</p>	<p>Yes</p>

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	2015 Addendum, pp. 135-141 2016 Addendum, pp. 36-37 2018 Addendum, pp. 35-36	No	No	No	Yes
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Discussion: The project does not include a residential component. No existing buildings or residents are present on the project site; therefore, no residences or communities would be displaced. The proposed use is substantially consistent with the build out assumptions and would not increase the severity of already identified significant impacts; therefore, there would be no new significant impacts not previously identified in the 1996 EIR and subsequent Addendums related to population and housing. Therefore, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred” relative to population and housing.

Mitigation Measures: None required for this project.

XIV. Public Services

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
<p>Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any the public services:</p>					
<p>a) Fire protection?</p>	<p>1996 EIR, pp. 4.12-9 through 4.12-10; p. 4.12-16; Impact 4.12-8</p> <p>2015 Addendum, pp. 142-151</p> <p>2016 Addendum, pp. 37-38</p> <p>2018 Addendum, pp. 37-38</p>	<p>No</p>	<p>No</p>	<p>No</p>	<p>Yes</p>

<p>b) Police protection?</p>	<p>1996 EIR, pp. 4.12-8 through 4.12-9; pp. 4.12-16 through 4.12-17; Impact 4.12-7</p> <p>2015 Addendum, pp. 142-151</p> <p>2016 Addendum, pp. 37-38</p> <p>2018 Addendum, pp. 37-38</p>	<p>No</p>	<p>No</p>	<p>No</p>	<p>Yes</p>
<p>c) Schools?</p>	<p>1996 EIR, pp. 4.12-14 through 4.12-15; p. 4.12-17; Impact 4.12-14</p> <p>2015 Addendum, pp. 142-151</p> <p>2016 Addendum, pp. 37-38</p> <p>2018 Addendum, pp. 37-38</p>	<p>No</p>	<p>No</p>	<p>No</p>	<p>Yes</p>

d) Parks?	2015 Addendum, pp. 142-151 2016 Addendum, pp. 37-38 2018 Addendum, pp. 37-38	No	No	No	Yes
e) Other public facilities?	1996 EIR, p. 4.12-15; Impact 4.12-15 2015 Addendum, pp. 142-151 2016 Addendum, pp. 37-38 2018 Addendum, pp. 37-38	No	No	No	Yes

Discussion: The 1996 EIR examined fire services, police services, schools, and libraries. Because the Hewlett-Packard Master Plan did not include residential uses, the analyses did not anticipate an on-site residential population, but they did account for residents (employees within the Master Plan site) who were expected to live in the City near the Master Plan site. The EIR concluded impacts would be less than significant. The 2015 Addendum evaluated the increased demands for fire services, police services, schools, and libraries as a result of the new residential population. Based on the development of 948 residential units and an increase in residential population of 2,745, the 2015 Addendum analyzed the environmental impacts of supplying these services to accommodate the HPCO Master Plan development and determined that policies from the City’s General Plan would ensure adequate public services. A new fire station within the HPCO Master Plan was also identified, along with sufficient parkland to meet the City’s park dedication requirements. The 2016 and 2018 Addendums found that the prior projects would not generate a demand for additional public services beyond that previously analyzed.

The proposed project does not consist of residential uses and is not anticipated to have an impact on school services. The increased demand of police and fire services was evaluated with the prior project and found to be less than significant. The project will require connections to the City’s

water and sewer system, electric system, roadway circulation system, and storm drain system. The proposed project is not anticipated to result in a substantial increase in services beyond what was assumed for the site.

The proposed use is substantially consistent with the build out assumptions and would not increase the severity of already identified significant impacts; therefore, there would be no new significant impacts not previously identified in the 1996 EIR and subsequent addendums related to public services. Thus, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred” relative to public services.

Mitigation Measures: None required for this project.

XV. Recreation

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that physical deterioration of the facility would occur or be accelerated?	2015 Addendum, pp. 152-154 2016 Addendum, pg. 39 2018 Addendum, pg. 39	No	No	No	Yes

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	2015 Addendum, pp. 152-154 2016 Addendum, pg. 39 2018 Addendum, pg. 39	No	No	No	Yes
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Discussion: The 1996 HPMP did not provide for the development of any residential uses within the Master Plan site. Since the City considered demand for parks and recreation facilities to be largely driven by residential population, the 1996 EIR did not include an impact analysis related to parks and recreation. The 2015 Addendum evaluated the impacts to recreational facilities from the addition of new residents and determined that impacts would not be significant and that the on-site parkland and payment of applicable City development fees would further avoid impacts to recreational facilities. The 2016 and 2018 revisions did not change the total dwelling units and the project Addendums also concluded impacts would be less than significant.

Development of the project site with light industrial uses does not result in any additional recreational facility demand. The proposed use is substantially consistent with the build out assumptions and would not increase the severity of already identified significant impacts; therefore, there would be no new significant impacts not previously identified in the 2015 Addendum relative to parks and recreation. Thus, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred” relative to parks and recreation.

Mitigation Measures: None required for this project.

XVI. Transportation/Traffic

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	1996 EIR, pp. 4.9-2 through 4.9-20, 4.9-22, 4.9-23; Impact 4.9-1 through Impact 4.9-8 2015 Addendum, pp. 155-182 2016 Addendum, pp. 40-42 2018 Addendum, pp. 40-42	No	No	No	Yes

<p>b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?</p>	<p>1996 EIR, pp. 4.9-2 through 4.9-12, 4.9-22, 4.9-23; Impact 4.9-1 through Impact 4.9-6</p> <p>2015 Addendum, pp. 155-182</p> <p>2016 Addendum, pp. 40-42</p> <p>2018 Addendum, pp. 40-42</p>	<p>No</p>	<p>No</p>	<p>No</p>	<p>Yes</p>
<p>c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?</p>	<p>2015 Addendum, pp. 155-182</p> <p>2016 Addendum, pp. 40-42</p> <p>2018 Addendum, pp. 40-42</p>	<p>No</p>	<p>No</p>	<p>No</p>	<p>Yes</p>
<p>d) Substantially increase hazards due to a design feature(s) (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?</p>	<p>2015 Addendum, pp. 155-182</p> <p>2016 Addendum, pp. 40-42</p> <p>2018 Addendum, pp. 40-42</p>	<p>No</p>	<p>No</p>	<p>No</p>	<p>Yes</p>

<p>e) Result in inadequate emergency access?</p>	<p>2015 Addendum, pp. 155-182</p> <p>2016 Addendum, pp. 40-42</p> <p>2018 Addendum, pp. 40-42</p>	<p>No</p>	<p>No</p>	<p>No</p>	<p>Yes</p>
<p>f) Conflict with adopted policies, plans, or programs supporting public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?</p>	<p>1996 EIR, pp. 4.9-12 through 4.9-20, 4.9-22; Impact 4.9-7; Impact 4.9-8</p> <p>2015 Addendum, pp. 155-182</p> <p>2016 Addendum, pp. 40-42</p> <p>2018 Addendum, pp. 40-42</p>	<p>No</p>	<p>No</p>	<p>No</p>	<p>Yes</p>

Discussion: The 1996 EIR analyzed the impacts of urban development in a non-urbanized area, including numerous new and extended roadways. The EIR found significant impacts resulting from the development of the Hewlett-Packard plan area, and identified mitigation measures to widen existing roadways. By the time of the 2015 Addendum, the project site was within an urban environment with complete roadway systems in the surrounding vicinity. Fehr & Peers completed a traffic impact study for the HPCO Master Plan, to assess the change in uses. The study found that total trip generation would be reduced compared to the 1996 EIR analysis, but the analysis was needed to assess the proposed changes to the plan area circulation pattern and to account for updated regional traffic circumstances. The study found traffic and circulation impacts, but all could be mitigated to a less than significant level through the implementation of mitigation. Technical memos were prepared for the 2016 and 2018 Addendums, which concluded that the change in land uses would result in little to no increase in new net peak hour trips relative to the approve land use plan, and determined that none of the conclusions of the prior environmental analysis would change.

The proposed project is consistent with the uses assumed in the 1996 EIR and its subsequent Addendums; therefore, no additional traffic analysis is required. The proposed project has no impact on air traffic patterns, and does not present substantial safety risks. The project design does not introduce hazards such as sharp curves or dangerous intersections. The project has been reviewed by the City Engineering Division and City Fire Department staff, and has been found to be consistent with the City’s Design Standards. Furthermore, standard conditions of approval added to all City project require compliance with Fire Codes and other design standards. Compliance with existing regulations ensure that impacts are less than significant.

The proposed uses are substantially consistent with the build out assumptions and would not increase the severity of already identified significant impacts; therefore, there would be no new significant impacts not previously identified in the 1996 EIR and its subsequent Addendums relative to transportation/traffic. Thus, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR have occurred” relative to transportation/traffic.

Mitigation Measures: None required for this project.

XVII. Tribal Cultural Resources

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents’ Mitigation Measures Implemented or Addressing Impacts.
Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource as defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:					

<p>a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?</p>	<p>1996 EIR pp. 4.6-5 to 4.6-6 2015 Addendum pp. 82-86 2016 Addendum pp. 22-23 2018 Addendum, pp. 42-422</p>	<p>No</p>	<p>No</p>	<p>No</p>	<p>n/a</p>
<p>b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1 the lead agency shall consider the significance of the resource to a California Native American tribe.</p>	<p>Not applicable</p>	<p>No</p>	<p>No</p>	<p>No</p>	<p>None</p>

Discussion: In addition to archeological resources, tribal cultural resources are also given particular treatment. Tribal cultural resources are defined in Public Resources Code Section 21074, as either 1) a site, feature, place, geographically-defined cultural landscape, sacred place, or object with cultural value to a California Native American Tribe, that is listed or eligible for listing on the California Register or Historical Resources, or on a local register of historical resources or as 2) a resource determined by the lead agency, supported by substantial evidence, to be significant according to the historical register criteria in Public Resources Code section 5024.1(c), and considering the significance of the resource to a California Native American Tribe.

This section was added to the CEQA Guidelines after the publication of the prior environmental document to which this Addendum is attached, but cultural resources were addressed in that document. While the original 1996 EIR addressed cultural resources, no Tribal Cultural Resources were identified and the City of Roseville as CEQA Lead Agency is not aware of any Tribal Cultural Resources associated with project site. Furthermore, all projects received by the City are sent to tribes who have requested such notice; a notice that this application was received was sent to tribes on the City’s public notice mailing list. No concerns from tribes were received in response to the notice of application. Therefore, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred” relative to Tribal Cultural Resources.

Mitigation Measure: None required for this project.

XVIII. Utilities and Service Systems

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<p>1996 EIR, pp. 4.12-7 through 4.12-8; p. 4.12-16; Impact 4.12-6</p> <p>2015 Addendum, pp. 183-198</p> <p>2016 Addendum, pp. 42-45</p> <p>2018 Addendum, pp. 44-46</p>	No	No	No	Yes
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<p>1996 EIR, pp. 4.12-6 through 4.12-8; pp. 4.12-15 through 4.12-16; Impact 4.12-3; Impact 4.12-5; Impact 4.12-6</p> <p>2015 Addendum, pp. 183-198</p> <p>2016 Addendum, pp. 42-45</p> <p>2018 Addendum, pp. 44-46</p>	No	No	No	Yes

<p>c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?</p>	<p>1996 EIR, p. 4.4-6; Impact 4.4-2 2015 Addendum, pp. 183-198 2016 Addendum, pp. 42-45 2018 Addendum, pp. 44-46</p>	<p>No</p>	<p>No</p>	<p>No</p>	<p>Yes</p>
<p>d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?</p>	<p>1996 EIR, pp. 4.12-1 through 4.12-7; pp. 4.12-15 through 4.12-16; Impact 4.12-1; Impact 4.12-2; Impact 4.12-4 2015 Addendum, pp. 183-198 2016 Addendum, pp. 42-45 2018 Addendum, pp. 44-46</p>	<p>No</p>	<p>No</p>	<p>No</p>	<p>Yes</p>
<p>e) Result in a determination by the wastewater treatment provider which serves the project that it has adequate capacity to serve the project's projected demand in addition of the provider's existing commitments?</p>	<p>1996 EIR, pp. 4.12-7 through 4.12-8; p. 4.12-16; Impact 4.12-5 through Impact 4.12-6 2015 Addendum, pp. 183-198 2016 Addendum pp. 42-45</p>	<p>No</p>	<p>No</p>	<p>No</p>	<p>Yes</p>

	2018 Addendum, pp. 44-46				
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	1996 EIR, pp. 4.12-10 through 4.12-11; p. 4.12-17; Impact 4.12-9 through 4.12-10 2016 Addendum, pp. 42-45 2018 Addendum, pp. 44-46	No	No	No	Yes
g) Comply with federal, state, and local statutes and regulations related to solid waste?	2015 Addendum, pp. 181-196 2016 Addendum pp. 42-45	No	No	No	Yes

Discussion: The 1996 EIR anticipated that vacant lands within the Master Plan site would be converted from seasonal grazing land to urban uses, primarily light industrial. The uses were planned to connect to City and regional systems for domestic water supply, wastewater conveyance and treatment, stormwater drainage, solid waste management, and energy systems. The EIR concluded there were sufficient water, wastewater, solid waste, and energy system capacity to support the HPMP development with no mitigation required, and identified mitigation measures to reduce impacts related to stormwater detention to less than significant levels.

The 2015 Addendum evaluated the changes in effects on utilities that would occur with the land use changes to a mix of residential, commercial, office, tech/business park, open space, and light industrial land uses. The technical analysis of the potable water demand calculated that the 2015 HPCO Amendment would result in a 13.7 percent reduction in water demand as compared to the 1996 HPMP. The technical analysis noted that the 2015 HPCO Amendment would result in an increase of 0.01 million gallons daily (mgd) for average dry weather flow (ADWF) and 0.03 mgd for peak wet weather flow (PWWF) of wastewater, but concluded that this minor increase would not change the significance conclusions of the 1996 EIR. The 2015 Addendum calculated the amount of solid waste that would have been generated under the 1996 HPMP and the 2015 HPCO Amendment and determined that the 2015 HPCO Amendment project would result in a decrease in projected solid waste generation of 20.62 tons per year. The 2016 and 2018 HPCO Master Plan revisions were not found to increase demands compared to the 2015 HPCO Master Plan, so the 2016 and 2018 Addendums concluded that impacts would remain less than significant.

The proposed project has been analyzed by City and external service and utility providers, and has been found to be consistent with standards, and utilities and service demands are within the scope of the previously analyzed project. The proposed building square footage is below the HPMP Development Agreement thresholds for water demand, sewer flows, and electricity demand. The proposed project is substantially consistent with the buildout assumptions and would not cause any new significant effects or increase the severity of already identified significant impacts; therefore, there would be no new significant impacts to utilities not previously identified in the 1996 EIR and its subsequent Addendums. Thus, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR have occurred” relative to utilities and service systems.

Mitigation Measures: None required for this project.

XIX. Other Considerations

Since the publication of the 1996 EIR and the subsequent CEQA documents, the Office of Planning and Research (OPR) has updated CEQA Guidelines Appendix G (Environmental Checklist Form). These updates address legislative changes to CEQA, clarify language, and update language consistent with case law. None of the changes to the checklist require new analysis related to impacts which were not known or which could not have been known at the time the MND was prepared. The majority of the checklist changes clarify language, reorganize existing language, or eliminate analysis requirements. For analysis requirements which have been eliminated, this is in response to case law affirming that analysis must focus on impacts caused by the project, not impacts to the project. An example of each of these types of changes is included below:

- Cultural Resources (a): Cause a substantial adverse change in the significance of a historic resource ~~as defined in~~ pursuant to Section 15064.5?

The replacement of “as defined in” with “pursuant to” is a phrasing change which has no impact on required analysis.

- Cultural Resources (c) has been moved to Geology and Soils (f).

Moving the topical section of this analysis requirement (which is related to paleontological resources) from Cultural Resources to Geology and Soils has no impact on required analysis.

- Noise (b): ~~Exposure of persons to or g~~ Generation of excessive ground borne vibration of ground borne noise levels?

The above changes redirect the analysis from considering overall exposure of persons to ground borne vibration, and focus the analysis on any ground borne vibration generated by a project. This same change is reflected in all other checklist questions related to noise. Therefore, the prior

CEQA documents include more analysis than is currently required, because they included analysis related to exposing neighboring areas to noise, but also analyzed the effect of noise on the proposed uses; the latter analysis is no longer required.

The updated CEQA Guidelines Appendix G also includes two new sections (Energy and Wildfire) and includes new and modified requirements as part of the Transportation/Traffic section. The new Energy section was formerly included in CEQA Guidelines Appendix F, but has been moved into the Appendix G, so while it is new to the checklist, it is not new to the CEQA Guidelines. In regards to Wildfire, the California Department of Forestry and Fire Protection (CAL FIRE) is the state agency responsible for wildland fire protection and management. As part of that task, CAL FIRE maintains maps designating Wildland Fire Hazard Severity zones. The City is not located within a Very High Fire Hazard Severity Zone, and is not in a CAL FIRE responsibility area; fire suppression is entirely within local responsibility. Therefore, the Wildfire section does not apply because the project site is not within a Very High Fire Hazard Severity Zone and is not in a CAL FIRE responsibility area.

The changes to the Transportation/Traffic section—which is now called Transportation—refocuses the analysis on vehicle miles traveled (VMT). However, the legislation requiring the use of VMT in CEQA analysis specifies that the requirement for lead agencies to use VMT goes into effect on July 1, 2020. Therefore, a VMT analysis is not currently required, and has not been included in this Addendum.

Based on the foregoing, none of the modifications to CEQA Guidelines Appendix G require new analysis related to impacts which were not known or which could not have been known at the time the 1996 EIR was prepared. Therefore, an Addendum is the appropriate environmental document to describe the impacts of the proposed project.

XX. Mandatory Findings of Significance

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of an endangered, threatened or rare species, or eliminate important examples of the major periods of California history or prehistory?	1996 EIR, pp. 4.5-3 through 4.5-12; pp. 4.6-5 through 4.6-6; Impact 4.5-1; Impact 4.5-4 through Impact 4.5-8; Impact 4.6-1	No	No	No	Yes

	<p>through Impact 4.6-3</p> <p>2015 Addendum, pp. 199-206</p> <p>2016 Addendum, pp. 45-47</p> <p>2018 Addendum, pp. 47-49</p>				
<p>b) Does the project have impacts which are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)</p>	<p>1996 EIR, pp. 6-1 through 6-19</p> <p>2015 Addendum, pp. 199-206</p> <p>2016 Addendum, pp. 45-47</p> <p>2018 Addendum, pp. 47-49</p>	No	No	No	Yes
<p>c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?</p>	<p>1996 EIR, pp. 4.8-2 through 4.8-6; pp. 4.10-2 through 4.10-13; pp. 4.11-5 through 4.11-7, 4.11-9 through 4.11-11; Impact 4.8-1 through Impact 4.8-4;</p>	No	No	No	Yes

	Impact 4.10-1 through Impact 4.10-4; Impact 4.10-7; Impact 4.11-1 through Impact 4.11-3 2015 Addendum, pp. 199-206 2016 Addendum, pp. 45-47 2018 Addendum, pp. 47-49				
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Discussion: Long-term environmental goals are not impacted by the proposed project. The cumulative impacts do not deviate beyond what was contemplated in the 1996 EIR and its subsequent Addendums, and mitigation measures have already been incorporated. With implementation of the City’s Mitigating Ordinances, Guidelines, and Standards and best management practices, mitigation measures described in this chapter, and permit conditions, the proposed project will not have a significant impact on the habitat of any plant or animal species. Based on the foregoing, the proposed project does not have the potential to degrade the quality of the environment, substantially reduce the habitat of any wildlife species, or create adverse effects on human beings. Thus, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred” relative to the mandatory findings of significance.

ENVIRONMENTAL DETERMINATION:

In reviewing the site specific information provided for this project and acting as Lead Agency, the City of Roseville, Development Services Department, Planning Division has analyzed the potential environmental impacts created by this project and determined that the findings of CEQA Section 15162 concerning the decision not to prepare a subsequent EIR or negative declaration and the findings of CEQA Section 15164 concerning the decision to prepare an Addendum can be made. As supported by substantial evidence within the Addendum to the West Roseville Specific Plan Environmental Impact Report (SCH # 2002082057, adopted on February 4, 2004), the Lead Agency makes the following findings:

[X] No substantial changes are proposed in the project which would require major revisions of the previous EIR or Mitigated Negative Declaration.

[X] No substantial changes have occurred with respect to the circumstances under which the project is undertaken.

[X] There is no new information of substantial importance which was not known and could not have been known with the exercise of due diligence at the time the previous EIR was certified as complete or the Mitigated Negative Declaration was adopted.

[X] Only minor technical changes or additions are necessary in order to deem the adopted environmental document adequate.

Addendum Prepared by:

Kinarik Shallow

Kinarik Shallow, Associate Planner
City of Roseville, Development Services–Planning Division

Attachments:

1. Development Study Memo, prepared by KPFF



Hewlett Packard Foothills Boulevard Campus, Roseville CA

October 23, 2018

DEVELOPMENT STUDY – NARRATIVE MEMO

The purpose of this narrative is to summarize our review of potential development opportunities at the Hewlett Packard property in Roseville, California. This is based on an initial investigation into available records, information made available to us and an existing development agreement for the site.

Note: The accuracy of this report is subject to available information discovered or presented at the time of investigation. Further coordination and studies including, but not limited to, survey, traffic studies, environmental analysis, geotechnical analysis, public records research, etc., are required to determine actual development potential and limitations.

PROJECT SITE/DEVELOPMENT AGREEMENT

The development study was for the Hewlett Packard property at 8000 Foothills Boulevard Campus in Roseville, California. The campus is approximately 140 acres and is divided into several parcels. A development agreement and condominium plan has been prepared for the property. This study specifically focused on analyzing the development potential of Unit 4. The development agreement specifies thresholds for Light Industrial uses for the Hewlett Packard property in the Master Plan. We understand the thresholds to be the following:

- 1.2 million gross building square feet,
- 0.72 mgd of daily water demand,
- 0.32 mgd if daily sewer flow,
- 8.08 MW of peak annual electricity demand,
- 1,368 PM peak hour trips.

CAMPUS SITE MAP/BUILDING INFORMATION

As-built drawings were used to determine the extent of construction on the campus and the total square footage of completed construction to date. The campus map below illustrates the building footprints currently on site and Table 1.0 summarizes the building's square footage and how it was determined.



Table 1.0 – Building Information

BUILDING	AREA (SF)	REMARKS
R1 - Visitor Center	13,282	SF from 1989 Visitor Center as-builts and includes link to cafeteria.
R1 - Cafeteria	33,735	SF from 1996 Cafeteria as-builts and includes both existing and addition to cafeteria. SF includes west link to R3.
R1 - Entry Pod	7,950	SF from 1996 Visitor Center as-builts rather than 1988 Bldg R4 as-builts as the plans were more current and included the actual constructed building. Measurements taken from the 1996 as-builts checked out better than in 1988 set.
R3	158,684	SF from 2015 Bldg R3 Lower Calvin as-builts.
R4	166,510	SF from 2007 Bldg R4 as-builts rather than 1988 Bldg R4 as-builts as the plans were more current and included the actual constructed building. Measurements taken from the 1996 as-builts checked out better than in 1988 set. SF includes link to R5. Did not include Main Lobby of Visitor Center in SF.
R5	256,444	SF from 2009 Bldg R5 Addition as-builts that match the SF from the original Bldg R5 as-builts. SF includes east link to R3.
R6	198,913	SF from 1994 Bldg R6 as-builts. SF Includes link to R4.
Storage Building	3,500	SF from 1980 Phase 1 as-builts.

ANALYSIS PROCEDURE

The analysis consisted of obtaining utility billing information for the campus to establish actual usage for water, sewer and electricity. Four months (March 2018 – June 2018) of billing data was compiled and converted based on conversations had with the City of Roseville Utility Department to match the threshold units provided in the development agreement. Table 2.0 shows the utility usage based on actual utility bills.

Table 2.0 – Existing Utility Bills Information

MONTH	ELECTRIC UTILITY BILL INFO (kWh)	WATER UTILITY BILL INFO (GAL)	SEWER UTILITY BILL INFO (GAL)
March	2,355,000	1,021,020	909,010
April	2,193,000	1,148,180	937,486
May	2,088,000	1,193,060	970,968
June	2,475,000	1,563,320	2,072,889
Average	2,277,750	1,231,395	1,222,588

Once converted, the information was used to develop a metric for the campus based on the assumed current percentage of occupancy for each building. Based on leasing information provided on the buildings, we assumed that Buildings R1, R3, R5 and the the storage building have 100% occupancy. We understand that Building 6 currently has 75% occupancy and that Building R4 is vacant. To evaluate the full utility demand/load of the existing buildings, the billed utility usage was factored by a ratio to estimate a full occupancy scenario.

Current number of employees (occupants) on campus is unknown, so the Trip Generation Table (710 General Office Building) and related fitted curve equation from the Institute of Transportation Engineers (ITE) Manual was used to estimate the PM peak hour trips associated with the campus.

Table 3.0 shows how the five separate thresholds compare in three different scenarios: current square footage and actual utility billing usage, current square footage and full occupancy utility usage, maximum build out square footage and full occupancy utility usage.

Table 3.0 – Utility Billing Analysis (Utility Usage vs Square Footage and Occupancy)

DEVELOPMENT AGREEMENT THRESHOLD	DEVELOPMENT AGREEMENT LIMITS	CURRENT SF (ACTUAL UTILITY USAGE)	CURRENT SF (FULL OCCUPANCY UTILITY USAGE)	MAXIMUM SF (FULL OCCUPANCY UTILITY USAGE)
Water (Max Daily Demand, mgd)	0.72	0.04	0.05	0.08
Sewer (Max Daily Flow, mgd)	0.32	0.04	0.05	0.08
Electricity (Peak Annual Demand, MW)	8.08	3.11	4.19	5.99
Square Footage (SF)	1,200,000	839,018	839,018	1,200,000
Traffic (PM Peak Hour Trips)	1,368	1,020	1,020	1,279

Table 4.0 illustrates how the five separate thresholds compare to the square footage of the campus and the calculated square footage available if that utility was evaluated by itself.

Table 4.0 – Utility Billing Analysis (Square Footage Available)

DEVELOPMENT AGREEMENT THRESHOLD	THRESHOLD LIMITS (a)	PROJECTED USAGE (b)	RATIO (UNIT/SF)	CAPACITY (a) - (b)	SQUARE FOOTAGE AVAILABLE
Water (Max Daily Demand, mgd)	0.72	0.0014	1.66E-09	0.7186	432,406,195
Sewer (Max Daily Flow, mgd)	0.32	0.10	1.22E-07	0.22	1,785,675
Electricity (Peak Annual Demand, MW)	8.08	6.03	7.18E-06	2.05	285,811
Square Footage (SF)	1,200,000	1,200,000	1.43	0	0
Traffic (PM Peak Hour Trips)	1,368	1,020	0.0012	348	286,435

CONCLUSION

In both scenarios the limiting threshold proved to be the square footage. No other factored utility usage based on actual utility billing exceeded the development agreement limits set for each individual threshold and each utility provided additional square footage available beyond the allowable square footage threshold when compared directly to the existing square footage.

Therefore, using square footage as the limiting factor, the development potential of Unit 4 for the Hewlett Packard Foothills Boulevard Campus calculates to an additional 360,982 SF.