

ITEM 6.2: General Plan Amendment, Specific Plan Amendment, Master Plan Amendment, Rezone, Development Agreement Amendment, and Major Project Permit Stage 1 Modification – 401 Roseville Parkway – NIPA PCL CO-52 & SVSP PCL WB-30, WB-32, WB-52 & FD-34 – Campus Oaks and Sierra Vista Land Use Amendments in Western Roseville – File #PL23-0064

REQUEST

The project is a request for a General Plan Amendment (GPA), Master Plan Amendment (MPA), and Rezone for HP Campus Oaks (HPCO) Master Plan Parcel CO-52 to change the land use from Tech Park/Business Professional – Light Industrial (T/BP LI) to High Density Residential (HDR) and to change the zoning from Industrial/Business Park/Special Area (MP/SA) to Multi-Family Housing (R3) to allow the future development of 285 multi-family units. The affordable obligation of 143 low-income units (50 percent of new units proposed on Parcel CO-52) that is required by the City for the change in land use for Parcel CO-52 will be transferred from the HPCO Master Plan to Sierra Vista Specific Plan (SVSP) Parcels WB-30 and WB-32. A Major Project Permit (MPP) Stage 1 Modification is requested to change the HPCO Master Plan to reflect the proposed changes, with the accompanying HPCO Master Plan Amendment to reflect the change in land use and zoning on Parcel CO-52. A Rezone, GPA, and Specific Plan Amendment (SPA) for SVSP Parcel WB-52 is requested to change the zoning from Park and Recreation (PR) to R3 and the land use designation from PR to HDR. Density bonuses and changes to the affordable housing obligations for Parcels WB-30, WB-32, and FD-34 are also requested. The allocation of additional multi-family units is requested pursuant to the Density Bonus Law (see Gov. Code, § 65915 et seq.). Lastly, a Third Amendment to the SVSP Westbrook Development Agreement (DA), a Sixth Amendment to the SVSP Westpark Federico DA, and a Tenth Amendment to the Hewlett Packard Master Plan DA are requested to document transfers of affordable housing obligations between the subject parcels, the revised affordable unit obligations on specified parcels, and to reflect the proposed land use changes and density bonuses. The requested entitlements will result in 285 market-rate HDR units on Parcel CO-52, with the density bonuses (including the transfer of CO-52's low-income affordable unit obligation) on Parcels WB-30, WB-32, and FD-34 adding 256 HDR units affordable to low-income households and 10 HDR units affordable to very-low-income households to the City's affordable housing unit inventory.

Applicant – Greg Bardini, Morton & Pitalo, Inc.
Property Owner – Scott Canel, Pine Island Apartments, LLC

SUMMARY RECOMMENDATION

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

1. Consider the 5th Addendum to the Hewlett-Packard Campus Oaks Master Plan Environmental Impact Report (EIR) and the 12th Addendum to the Sierra Vista Specific Plan EIR;
2. Recommend the City Council adopt a resolution approving the General Plan Amendment;
3. Recommend the City Council adopt a resolution approving the Specific Plan Amendment for the Sierra Vista Specific Plan;
4. Recommend the City Council adopt the two (2) findings of fact and approve the Rezone;
5. Recommend the City Council adopt the two (2) findings of fact and approve the Major Project Permit Stage 1 Modification for a Master Plan Amendment to the HP Campus Oaks Master Plan;
6. Recommend the City Council adopt the five (5) findings of fact and approve the Third Amendment to the SVSP Westbrook Development Agreement (DA);

7. Recommend the City Council adopt the five (5) findings of fact and approve the Sixth Amendment to the SVSP Westpark Federico DA; and
8. Recommend the City Council adopt the five (5) findings of fact and approve the Tenth Amendment to the Hewlett Packard Master Plan DA.

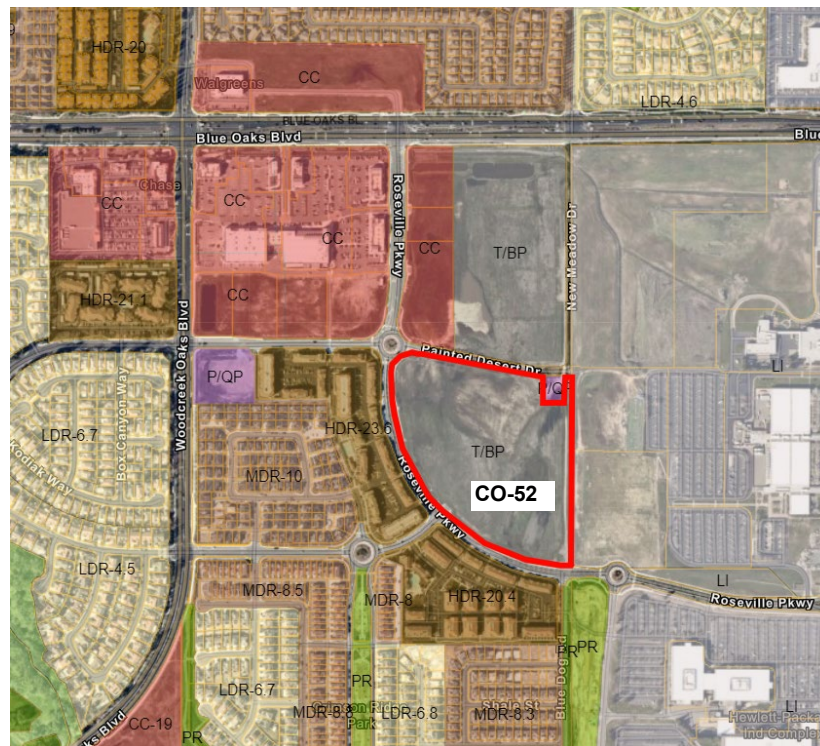
SUMMARY OF OUTSTANDING ISSUES

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

BACKGROUND

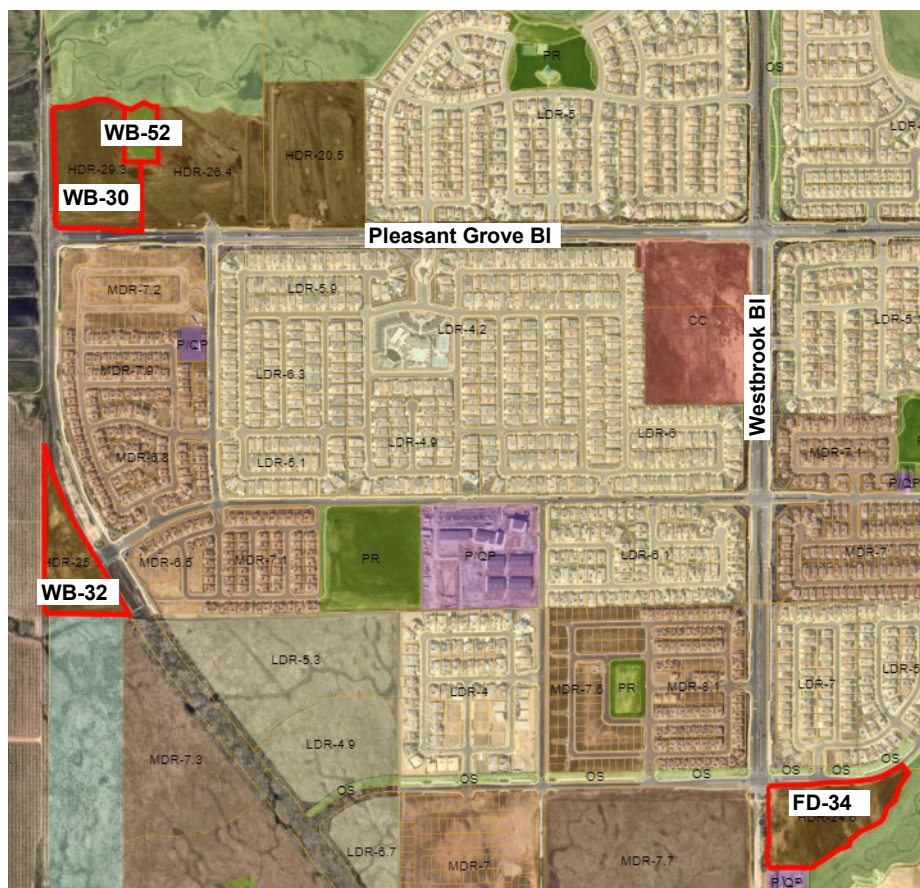
The project site consists of five (5) vacant parcels in two areas of the City. One parcel is located at 401 Roseville Parkway, on Parcel CO-52 of the Hewlett Packard Campus Oaks (HPCO) Master Plan area in the North Industrial Planning Area (NIPA) (see Figure 1). Adopted in August 2015, the HPCO Master Plan redesignated 198 acres of industrial land formerly owned by Hewlett Packard to a mix of land uses, including Low, Medium, and High Density Residential; Business Professional, Community Commercial, Tech/Business Park – Light Industrial, Parks and Recreation, Open Space, and Public/Quasi-Public. The HPCO Master Plan also established development standards, design guidelines, permitted uses, and a development plan for the area, and a tentative subdivision map to create large lots based on the land use plan. Parcel CO-52 is 17.65 acres and has a zoning designation of Industrial/Business Park/Special Area (MP/SA) and a land use designation of Tech Park/Business Professional – Light Industrial (T/BP LI). The HPCO Master Plan anticipated Parcel CO-52 to be developed with an employment center with a building square footage allocation of 150,000 square feet.

Figure 1: Project Location (HPCO Parcel CO-52)



The four (4) other project parcels are located in the Westbrook portion of the Sierra Vista Specific Plan (SVSP) area (see Figure 2 below) and consist of Parcels WB-30 (APN 496-100-027-000), WB-32 (APN 496-100-034-000), WB-52 (APN 496-100-028-000), and FD-34 (APN 498-020-014-000). The SVSP was adopted on May 5, 2010 and includes 2,064 acres west of Fiddymont Road, north of Baseline Road. Parcels WB-30, WB-32, and FD-34 have a zoning designation of Multi-Family Housing (R3) and a land use designation of High Density Residential (HDR), and Parcel WB-52 has a zoning and land use designation of Parks and Recreation (PR). Parcel WB-52 is a 1.5-acre parcel that is owned by a private landowner but this parcel is subject to an Irrevocable Offer of Dedication (IOD) to the City via the final large lot subdivision map of Westbrook Phases 2 and 3 by the Westbrook developers, as required by the Westbrook Development Agreement. However, the City Parks, Recreation and Libraries staff evaluated Parcel WB-52 for its intended use as a City park and determined the site is challenging because of its small size and limited public access (it is surrounded by two HDR parcels with an Open Space parcel to the north). On August 16, 2023, the City Council adopted a resolution (Resolution #23-334) declaring its intention to abandon the IOD of Parcel WB-52 for parks and recreation purposes and have it remain with the private landowner. The applicant will pay in-lieu fees to the City in the amount of the fair market value of this property. The City Council will take final action on the abandonment on September 20, 2023.

Figure 2: Project Location (SVSP Parcels WB-30, WB-32, WB-52 & FD-34)



PROJECT DESCRIPTION

The proposed project will result in the addition of 285 market-rate HDR units in the HPCO Master Plan area and the addition of 266 affordable HDR units (10 very-low income and 256 low-income) in the SVSP area, for a total of 551 additional HDR units. No development is being proposed with this project. The increase in residential units, including affordable units, assists the City in fulfilling its share of the Regional

Housing Needs Allocation (RHNA), as determined by Sacramento Area Council of Governments (SACOG) and approved by the California Department of Housing and Community Development (HCD). Below is a description of the proposed changes for each project parcel.

- HPCO Parcel CO-52 (17.65 acres): The project includes a General Plan Amendment to change the land use for Parcel CO-52 from T/BP LI to HDR and a Rezone to change the zoning designation from MP/SA to R3. The proposed unit allocation for Parcel CO-52 is 285 units and the affordable obligation of 143 low-income units (50 percent of new units proposed on Parcel CO-52) will be transferred to SVSP Parcels WB-30 and WB-32. A Master Plan Amendment and Major Project Permit Stage 1 Modification is requested to amend the HPCO Master Plan text and figures consistent with the land use and zoning changes for Parcel CO-52. The changes include a reduction to the anticipated square footage of non-residential building area and an increase in the total number of HDR units for the HPCO Master Plan area. A Tenth Amendment to the Hewlett Packard Master Plan Development Agreement (DA) is requested to reflect these proposed changes.
- SVSP Parcel WB-30 (8.06 acres): This parcel is currently allocated 237 HDR units, with an affordable obligation of 68 very-low-income units and 169 low-income units under the SVSP. The applicant proposes to add 118 low-income units pursuant to State Density Bonus Law (Gov. Code, § 65915 et seq.), and to convert the allocated very-low-income units to low-income units, for a total of 355 low-income units on the parcel. The units will be age-restricted for use by senior citizens. The obligation to provide 68 very-low-income units will be transferred to Parcel FD-34. This action will require a Third Amendment to the Westbrook DA to change the mix of affordable units obligated on the site and to document the number of HDR units allocated to the parcel via density bonus. No redesignation or rezone is required for this parcel. In addition, there is a 20-foot-wide public access easement across this parcel extending from Pleasant Grove Boulevard to Parcel WB-52. Approval of an easement abandonment by the City Council would be required to allow the future development of Parcel WB-52 for private recreational facilities, rather than as a public neighborhood park (discussed below).
- SVSP Parcel WB-32 (5.11 acres): This parcel is currently allocated 128 HDR units, with an affordable obligation of 92 very-low-income units and 36 low-income units under the SVSP. The applicant proposes to add 64 low-income units pursuant to State Density Bonus Law (Gov. Code, § 65915 et seq.), and to convert the allocated very-low-income units to low-income units, for a total of 192 low-income units on this parcel. The obligation to provide 92 very-low-income units will be transferred to Parcel FD-34. These changes will be documented in the proposed Third Amendment to the Westbrook DA. No redesignation or rezone will be required for this parcel.
- SVSP Parcel WB-52 (1.5 acres): The project includes a General Plan Amendment to change the land use designation for Parcel WB-52 from PR to HDR and a Rezone to change the zoning designation from PR to R3. No housing units will be allocated to this parcel, however, the applicant intends to develop the area encompassed by Parcel WB-52 for private recreational facilities to serve current and future residents of HDR Parcels WB-30, WB-31, and W-16. In-lieu fees, in the amount of fair market value of the property, will be required for the future development of Parcel WB-31 to offset the loss of public parkland. The proposed changes will require a Specific Plan Amendment to the SVSP and will be documented in the Third Amendment to the Westbrook DA.
- SVSP Parcel FD-34 (7.04 acres): This parcel is currently allocated 172 HDR units, with an affordable obligation of 86 very-low-income units and 86 low-income units under the SVSP. The applicant proposes to add 84 very-low-income units pursuant to State Density Bonus Law (Gov. Code, § 65915 et seq.), and to convert the allocated low-income units to very-low-income units, in part by receiving the transfer of very-low-income units from Parcels WB-30 and WB-32, for a

total of 256 very-low-income units on the parcel. This action will require a Sixth Amendment to the Federico DA to document the revised affordable unit obligations and density bonus. No redesignation or rezone is required.

The table below summarizes the density and unit changes that would occur under the proposed project, including the transferred obligation to provide affordable units.

Table 1: Current and Proposed Unit Allocations

Parcel	Density (units/acre)		Currently Allocated Units			Proposed Units				
	Existing	Proposed	Total	Very-Low	Low	Base Units	Density Bonus	Total	Very-Low	Low
CO-52	0	16.1	0	0	0	285	N/A	285	0	(143)*
WB-30	29.4	44.0	237	68	169	237	118	355	0	355
WB-32	25	37.6	128	92	36	128	64	192	0	192
WB-52	N/A	N/A	N/A	N/A	N/A	0	N/A	0	0	0
FD-34	24.4	36.4	172	86	86	172	84	256	256	0
UNIT TOTALS			537	246	291	822	266	1,088	256	547
NET CHANGE								+551	+10	+256

*The obligation to provide these Low-Income Units will be transferred from Parcel CO-52 to Parcels WB-30 and WB-32.

EVALUATION – GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, AND REZONE

Proposed amendments to the General Plan and a Specific Plan are analyzed for consistency with the goals and policies of the respective plans. For the proposed rezone of Parcels CO-52 and WB-52, Zoning Ordinance Section 19.86.050 specifies that recommendations for approval or denial of a rezone shall include consideration of the proposed amendment’s consistency with:

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

The project would rezone HCPO Parcel CO-52 from Industrial/Business Park/Special Area (MP/SA) to Multi-Family Residential (R3) and amend the land use designation from Tech/Business Park – Light Industrial (T/BP LI) to High Density Residential (HDR) (see Exhibits C and D). The General Plan provides a list of compatible “Implementing Zones” for each land use designation (General Plan Table II-10), which establishes what zoning designations are considered compatible with the applicable General Plan land use designation. The proposed R3 zone is listed as an implementing zone for the HDR land use. According to the General Plan, the HDR land use designation applies to land characterized by multiple-family dwellings at a density of at least 13 units per gross developable acre and should be applied to lands in close proximity to services. Parcel CO-52 is 17.65 acres, and the project proposes a unit allocation of 285 units, which results in a density of 16.1 units per acre consistent with the HDR land use. In addition, the parcel is in close proximity to services, including the Campus Oaks Town Center to the northwest, which includes a variety of retail, restaurants, and commercial uses.

Table II-9 of the General Plan contains a table addressing the compatibility of adjacent land uses. The proposed HDR land use is considered compatible with the adjacent T/BP LI parcel to the north and with the HDR parcels to the south and west, and conditionally compatible with the Community Commercial

(CC) parcel to the north. A 0.3-acre well site is located at the northeast corner of the site and is designated as Public/Quasi-Public, which is considered conditionally compatible.

In 2004, in response to increased requests to convert commercial and industrial properties to residential uses, the City Council adopted guidelines for the conversion of non-residential land uses. A copy of the guidelines is provided as Attachment 1. As stated in the guidelines, the purpose is to make clear the City's expectations related to the loss of job-generating land uses. The overarching goal to be applied to land use changes outside of the Infill portion of the City is to maintain the City's fiscal balance and prevent the loss of jobs and existing job centers while maintaining a balanced community. The guidelines include evaluating fiscal impacts, noise, park dedication, public services, affordable housing, schools, utilities, and traffic when contemplating residential land use allocations. The guidelines were used in staff's evaluation of the proposed land use amendment to HPCO Parcel CO-52, given that it will be converting a non-residential land use (e.g., Tech Park/Business Professional – Light Industrial) to a residential land use (e.g., High Density Residential) with a unit allocation of 285 units. The guidelines are listed below.

1. A region-wide employment and land inventory study shall be required of each project that is equal to or greater than 50 acres.
2. Land use changes will not have a negative fiscal impact to the City. Each project shall be modeled individually for citywide impacts utilizing the City's fiscal model.
3. Projects that are 50 acres or greater in size shall maintain employment options and a favorable jobs housing balance.
4. New housing development shall meet the City's 10% goal consistent with the Housing Element (4% affordable to very low, 4% affordable to low, and 2% affordable to middle income).
5. Projects shall provide a specific public benefit that may be in the form of a community benefit fee.
6. Increases in general fund service demands shall be mitigated by establishment of or annexation into a Community Facilities Mello Roos Assessment District to offset the costs of the project. The assessment may be utilized to offset the cost of the following: public safety; parks and open space maintenance; storm water management; and other costs identified by the City.
7. Parks obligation to include payment of citywide and neighborhood park fees. Active park needs shall be provided by the project. An in-lieu parkland dedication fee may be negotiated in lieu of land based on the project. For each acre of parkland dedication mitigated by an in-lieu fee a corresponding in-lieu fee shall be paid for park improvements. The in-lieu fees shall provide improvements of local benefit.
8. Place emphasis on the dedication of parklands within specific plan areas rather than acceptance of an in-lieu fee for land dedication.
9. Utilities (e.g. water, sewer, electric) shall not be impacted as to conveyance or capacity.
10. School impacts shall be mitigated through new impact agreements executed with the school districts to ensure that the projects student generation is accommodated.
11. Residential units not utilized within a specific plan area shall be reallocated within that plan area and school district. Otherwise, requests for units shall be considered as additive to the City's existing unit allocation.

12. Encourage higher density residential mixed-use projects with consideration to the relaxing of any one guideline or multiple guidelines to promote and provide incentives for innovative higher density residential mixed-use projects.

Parcel CO-52 is under 50 acres, therefore guidelines #1 and #3 listed above are not applicable to the evaluation of the project. The City's building permit process includes the assessment of all applicable and appropriate fees, which will ensure the project conforms to the guidelines addressing impact fees.

Traffic: As part of the environmental review of the project, a traffic study was prepared by Fehr & Peers to analyze the potential traffic impacts from the proposed changes, including the changes proposed in the SVSP area. The environmental document is included as Exhibit A and the traffic study is included as Attachment B of Exhibit B. Consistent with General Plan policies, the traffic study included an estimated trip generation, analysis of Vehicle Miles Traveled (VMT), and impacts on Level of Service (LOS). Each item is discussed below. Within the City's travel demand model, the amendments to Parcel CO-52 would replace 150,000 square feet of high-tech industrial space with 285 multi-family dwelling units and would result in a net increase of 266 HDR units within the SVSP.

- **Trip Generation:** The proposed project would result in a net increase of 278 daily trips generated by Parcel CO-52 and a net increase of 593 daily trips in the SVSP. Overall, a net increase of 871 daily trips is expected. The corresponding increase during the a.m. peak hour is 30 trips and the corresponding increase during the p.m. peak hour is 16 trips. However, the reduction in VMT, discussed below, offsets the increase in daily trips. The City's Engineering Division reviewed the traffic study and determined there is sufficient capacity to accommodate the trips generated by the project.
- **Vehicle Miles Traveled (VMT):** VMT is a measurement of travel demand, representing the number of miles traveled by vehicles in some amount of time (e.g., VMT per day or annual VMT). Consistent with state law, the General Plan has adopted VMT standards and requires land use amendments to be evaluated for consistency with these standards. Per the traffic study findings, converting a tech/business park use to multi-family residential results in a decrease in VMT. Overall, the proposed amendments would result in a net combined decrease of 2,376 VMT in the Campus Oaks and SVSP areas. Although there is an overall increase in trip generation, the net decrease in VMT is largely due to the proposed age-restricted uses on Parcel WB-30, which have a lower average trip rate and trip length compared to a typical multi-family use. Thus, VMT impacts associated with the project would have a less than significant impact.
- **Level of Service (LOS):** The Circulation Element of the General Plan establishes a policy requiring LOS "C" or better as an acceptable operating condition at all signalized intersections during a.m. and p.m. peak hours. Parcels WB-30 and WB-32 are situated less than one mile to the west of the signalized Pleasant Grove Boulevard/Westbrook Boulevard intersection, which operates near the cusp of LOS C/D under cumulative p.m. peak-hour conditions. The traffic study evaluated whether the proposed project would cause this intersection to worsen from LOS C to D. The results concluded that the intersection would continue to operate at a cumulative LOS C during the p.m. peak hour with the proposed project changes, consistent with General Plan policy.

Utilities: As part of the environmental review of the project, a technical memo was prepared by Morton & Pitalo (see Attachment C of Exhibit B – Combined CEQA Document Attachments) that evaluated the water, sewer, and electric demands based on the proposed land use change for Parcel CO-52. The memo concluded the change in land use from T/BP LI to HDR would result in an additional water demand of 5.1 acre-feet per year (AFY), an increase in sewer demand by 0.139 million gallons per day (mgd) during peak weather flow, and a decrease in electric demand by 0.39 megawatts (MW). The increases in water and sewer demand would not result in a significant impact to the City's water supply and sewer facilities.

Public Benefit and Affordable Housing: The increase in residential units would contribute additional funding for public services through the Public Services Community Facilities District (CFD), and additional funding for fire and police services through the Municipal Services CFD. In addition, the proposed 285-unit allocation for Parcel CO-52 is subject to an affordable obligation of 143 low-income units (50 percent of new units proposed) which increases the City’s affordable housing supply. This affordable unit obligation will be transferred from the HPCO Master Plan to SVSP Parcels WB-30 and WB-32. Parcels WB-30 and WB-32 are both HDR parcels with existing affordable unit obligations. The City’s Housing Division reviewed the project and determined the proposed affordable unit transfers are acceptable and consistent with City policy.

Based on the evaluation above, staff finds the project is consistent with the Non-Residential Conversion Guidelines and is also consistent with the goals and polices of the General Plan.

SVSP Parcels WB-30, WB-32, and FD-34

As detailed in the Project Description, affordable housing obligations will also be transferred among SVSP Parcels WB-30, WB-32, and FD-34. The transfers will result in an additional 266 affordable units, with 10 very-low-income units and 256 low-income units. Table 5-3 of the SVSP will be amended to reflect the changes in the affordable housing obligations (see Exhibit G). The City’s Housing Division reviewed the project and determined the proposed affordable unit transfers are acceptable and consistent with City policy.

SVSP Parcel WB-52

Parcel WB-52 is a 1.5-acre parcel that is designated as a City park in the SVSP and has a land use and zoning designation of Parks and Recreation (PR). As mentioned in the Background section of this report, the City Council adopted a resolution declaring its intention to abandon the dedication of the park parcel. A General Plan Amendment and Rezone are requested to change the land use designation from PR to HDR and the zoning designation from PR to R3 (see Exhibits E and F). No housing units will be allocated to this parcel because the applicant intends to develop the area encompassed by Parcel WB-52 for private recreational facilities to serve current and future residents of HDR Parcels WB-30, WB-31, and W-16. Consistent with General Plan Policy PR1.4, in-lieu fees will be required for the future development of Parcel WB-31 to offset the loss of public parkland, which will be included in the proposed amendment to the Westbrook DA. The in-lieu fee will be provided as the fair market value of Parcel WB-52 and will be required on Parcel WB-31 only, which is a market-rate parcel, to not burden the affordable parcels WB-30 and WB-32. The funds from the in-lieu fees will go towards the improvement of other parks in the Westbrook portion of the SVSP area, providing a benefit to a greater number of residents. A Specific Plan Amendment is requested to change the text, tables, and figures of the SVSP to reflect the land use change. The SVSP redlines are included as Exhibit G.

EVALUATION – MASTER PLAN AMENDMENT AND MAJOR PROJECT PERMIT STAGE 1 MODIFICATION

The HPCO Master Plan is considered the approved Major Project Permit (MPP) Stage 1 for the plan area. While Section 19.82.040 of the City of Roseville Zoning Ordinance describes the procedures for amendments to a Major Project Permit, Section 6.3.3 of the HPCO Master Plan requires City Council approval of major modifications to the Master Plan. Therefore, the Planning Commission will be making a recommendation and the City Council will be acting on the MPP Stage 1 entitlement. The findings for a Major Project Permit Stage 1 are as follows:

- 1. The Preliminary Development Plan is consistent with the General Plan, applicable Specific Plan, and adopted City design guidelines; and***

2. *The design and installation of the Preliminary Development Plan shall not be detrimental to the public health and safety, or be materially detrimental to the public welfare.*

The Major Project Permit 1 Modification includes amending the HPCO Master Plan text and figures consistent with the project changes. The HPCO Master Plan modifications focus on changes to figures, tables, and text related to the changes in land use and zoning for Parcel CO-52. The exhibit for the proposed HPCO Master Plan Amendment is included as Exhibit H and the redlines are included as Exhibit I. No changes to policies, standards, or guidelines in the HPCO Master Plan are proposed. As discussed in the evaluations of the General Plan Amendment and Rezone, the proposed changes to land use and zoning are consistent with the intent and policies of the General Plan, and with the findings required for a Rezone.

EVALUATION – DEVELOPMENT AGREEMENT AMENDMENT

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

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

Development Agreements (DAs) are binding contracts that set the terms, rules, conditions, regulations, entitlements, responsibilities, and other provisions relating to the development of the covered properties. The project includes a third amendment to the SVSP Westbrook DA (Exhibits J and K), a sixth amendment to the SVSP Westpark Federico DA (Exhibits L and M), and a tenth amendment to the Hewlett Packard Master Plan DA (Exhibits N and O). Although a density bonus would not ordinarily require a DA Amendment, the project requires DA Amendments in order to document the transfer of the affordable housing obligations among the project parcels and to reflect the land use changes. Each DA Amendment is listed and discussed below. Items that are not addressed in the amendments are subject to the terms of the original DAs and prior amendments.

Third Amendment to the Westbrook DA: The Westbrook DA covers SVSP Parcels WB-30, WB-32, and WB-52. The DA will be amended to reflect the changes in land use for Parcel WB-52 from PR to HDR, revise the affordable housing obligations, and reflect the density bonuses for Parcels WB-30 and WB-32. In addition, the DA will be revised to include a neighborhood park in-lieu fee for the re-designation of Parcel WB-52 from PR to HDR. The in-lieu fee will be required upon the issuance of each residential building permit within Parcel WB-31 to provide additional funding for neighborhood park improvements in the Plan Area. Lastly, the DA will be amended to state that the City acknowledges that if the landowner undertakes the affordable projects on Parcels WB-30 and/or WB-32, the landowner intends to obtain the welfare exemption from property taxes afforded under Section 214, subdivision (g) of the California Revenue and Taxation Code.

Sixth Amendment to the Westpark Federico DA: The Westpark Federico DA covers SVSP Parcel FD-34. The DA will be amended to reflect the density bonus and revised affordable housing obligation for Parcel FD-34. Similar to the amendment to the Westbrook DA, the DA will be amended to state that the City acknowledges that if the landowner undertakes the affordable project on Parcel FD-34, the landowner intends to obtain the welfare exemption from property taxes afforded under Section 214, subdivision (g) of the California Revenue and Taxation Code.

Tenth Amendment to the Hewlett Packard (HP) Master Plan DA: The HP Master Plan DA covers HPCO Parcel CO-52. The DA will be amended to reflect the proposed land use changes and unit allocations for Parcel CO-52 and to update the intensity thresholds for water, sewer, electric, and traffic demands.

In summary, City staff has found the proposed DAAs to be consistent with the General Plan, SVSP, the HPCO Master Plan, and the Zoning Ordinance. The City's Housing Division reviewed the project and determined the proposed affordable unit obligations are acceptable and consistent with City policy. The DA Amendments are in conformance with the public health, safety, and welfare, and will not adversely affect the orderly development of the property or the preservation of property values. Therefore, the proposed DA Amendments are consistent with items 1-5 above.

PUBLIC OUTREACH

The proposed project was distributed to all internal and external agencies and departments who have requested such notice, and all comments or recommended conditions of approval have been incorporated into the project, as appropriate. Early notification of the project was posted on the Roseville Coalition of Neighborhood Associations (RCONA)'s website. A notice of the public hearing was published in the Roseville Press Tribune on August 10, 2023 and a notice of the hearing was also distributed to all property owners within 300 feet of the site and posted on the RCONA website. No comments have been received as of publication of the staff report.

ENVIRONMENTAL DETERMINATION

Given the project is located in two different Plan areas of the City, individualized CEQA analysis is required based on site location and the previous planning conducted for that site and area. Pursuant to CEQA Guidelines Sections 15162 and 15164, the City of Roseville, acting as Lead Agency, prepared an Addendum to the Hewlett Packard Campus Oaks Master Plan (COMP) Environmental Impact Report (EIR) (SCH #95112022, certified on June 5, 1996) for changes to Parcel CO-52; and an Addendum to the Sierra Vista Specific Plan (SVSP) EIR (SCH #2008032115, certified on May 5, 2010 inclusive of the SVSP Westbrook Specific Plan Amendment Mitigated Negative Declaration [MND] adopted in June 2012), for changes to SVSP Parcels FD-34, WB-30, WB-32, and WB-52. The addenda are included in the "Combined CEQA Document" included as Exhibit A and the corresponding attachments are included as Exhibit B, which include the air quality and greenhouse gas emissions assessment, transportation impact analysis, utility demands study, and applicable mitigation measures. To comply with CEQA's requirement to prepare a single environmental review document for "the whole of an action" (CEQA Guidelines, § 15378(a)), the City prepared a combined environmental document that treats the actions in the two separate planning areas as a single combined project in order to avoid performing piecemeal review. The CEQA document also includes a Cumulative Considerations analysis, which looks at the combined effects of the project in order to set forth the total combined level of environmental impact from the changes in the HPCO Master Plan Area and in the SVSP area. This analysis provides additional consideration of the project's combined cumulative impacts by looking at the actions together in the context of the approved full buildout of the General Plan area as contemplated in the certified 2020 General Plan EIR for the 2035 General Plan Update. The environmental review did not identify any new environmental impacts resulting from the project. As such, staff recommends the Planning Commission consider the addenda prior to taking action on this project.

RECOMMENDATION

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

1. Consider the **5th Addendum to the Hewlett-Packard Campus Oaks Master Plan Environmental Impact Report (EIR) and the 12th Addendum to the Sierra Vista Specific Plan EIR**;
2. Recommend the City Council adopt a resolution approving the **GENERAL PLAN AMENDMENT – 401 ROSEVILLE PARKWAY – NIPA PCL CO-52 & SVSP PCL WB-30, WB-32, WB-52 & FD-34 – CAMPUS OAKS AND SIERRA VISTA AMENDMENTS – FILE #PL23-0064**;
3. Recommend the City Council adopt a resolution approving the **SPECIFIC PLAN AMENDMENT – 401 ROSEVILLE PARKWAY – NIPA PCL CO-52 & SVSP PCL WB-30, WB-32, WB-52 & FD-34 – CAMPUS OAKS AND SIERRA VISTA AMENDMENTS – FILE #PL23-0064**;
4. Recommend the City Council adopt the two (2) findings of fact and approve the **REZONE – 401 ROSEVILLE PARKWAY – NIPA PCL CO-52 & SVSP PCL WB-30, WB-32, WB-52 & FD-34 – CAMPUS OAKS AND SIERRA VISTA AMENDMENTS – FILE #PL23-0064**;
5. Recommend the City Council adopt the two (2) findings of fact and approve the **MASTER PLAN AMENDMENT / MAJOR PROJECT PERMIT STAGE 1 MODIFICATION DEVELOPMENT AGREEMENT – 401 ROSEVILLE PARKWAY – NIPA PCL CO-52 & SVSP PCL WB-30, WB-32, WB-52 & FD-34 – CAMPUS OAKS AND SIERRA VISTA AMENDMENTS – FILE #PL23-0064**; and
6. Recommend the City Council adopt the five (5) findings of fact and approve the **THIRD AMENDMENT TO THE SVSP WESTBROOK DEVELOPMENT AGREEMENT – 401 ROSEVILLE PARKWAY – NIPA PCL CO-52 & SVSP PCL WB-30, WB-32, WB-52 & FD-34 – CAMPUS OAKS AND SIERRA VISTA AMENDMENTS – FILE #PL23-0064**;
7. Recommend the City Council adopt the five (5) findings of fact and approve the **SIXTH AMENDMENT TO THE SVSP FEDERICO DEVELOPMENT AGREEMENT – 401 ROSEVILLE PARKWAY – NIPA PCL CO-52 & SVSP PCL WB-30, WB-32, WB-52 & FD-34 – CAMPUS OAKS AND SIERRA VISTA AMENDMENTS – FILE #PL23-0064**; and
8. Recommend the City Council adopt the five (5) findings of fact and approve the **TENTH AMENDMENT TO THE HEWLETT PACKARD MASTER PLAN DEVELOPMENT AGREEMENT – 401 ROSEVILLE PARKWAY – NIPA PCL CO-52 & SVSP PCL WB-30, WB-32, WB-52 & FD-34 – CAMPUS OAKS AND SIERRA VISTA AMENDMENTS – FILE #PL23-0064**.

ATTACHMENTS

1. Guidelines for Conversion of Non-Residential Land Uses

EXHIBITS

- A. Combined CEQA Document (5th Addendum to the Hewlett-Packard Campus Oaks Master Plan EIR and the 12th Addendum to the SVSP EIR)
- B. Combined CEQA Document Attachments
- C. HPCO Parcel CO-52 GPA Exhibit
- D. HPCO Parcel CO-52 Rezone Exhibit
- E. SVSP Parcel WB-52 GPA Exhibit
- F. SVSP Parcel WB-52 Rezone Exhibit
- G. SVSP Change Pages
- H. HPCO Parcel CO-52 Master Plan Amendment Exhibit
- I. HPCO Master Plan Redlines
- J. Third Amendment to the Westbrook DA – redlines
- K. Third Amendment to the Westbrook DA – clean

- L. Sixth Amendment to the Westpark Federico DA – redlines
- M. Sixth Amendment to the Westpark Federico DA – clean
- N. Tenth Amendment to the Hewlett Packard Master Plan DA – redlines
- O. Tenth Amendment to the Hewlett Packard Master Plan DA – clean

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