CITY OF ROSEVILLE CALIFORNIA

Planning Division Staff Report
Planning Commission Meeting ***October 22, 2026***
Prepared by: Kinarik Shallago, Associate Planner

ITEM 6.1: **Development Agreement Amendment – 9000 Foothills Boulevard – NIPA PCL 47A – R10 Foothill DA Amendment – File #PL26-0335**

REQUEST

The applicant requests approval of a Development Agreement Amendment (DAA) to vest development rights, clarify development obligations, and increase the electric threshold for Parcel 2 within the Hewlett-Packard (HP) Master Plan. This DAA will be the 11th amendment to the HP Development Agreement.

Applicant/Property Owner – Ann Nguyen, R10 Foothill, LLC

SUMMARY RECOMMENDATION

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

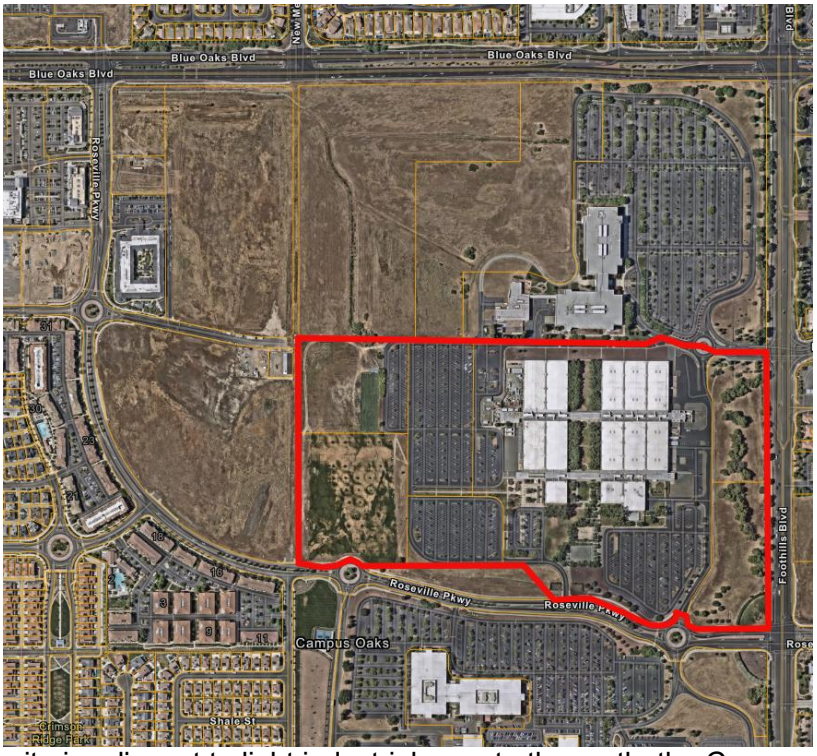
1. Recommend the City Council adopt the five (5) findings of fact and approve the Eleventh Amendment to the HP Development Agreement.

SUMMARY OF OUTSTANDING ISSUES

There are no outstanding issues associated with this request.

BACKGROUND

Figure 1: Project Location (bordered in red)



The project site is located at 9000 Foothills Boulevard, on Parcel 47A of the the North Industrial Planning Area (NIPA) of the City (see Figure 1). Parcel 47A makes up a portion of the original Hewlett-Packard (HP) Campus, which consists of ±500 acres of Light Industrial (±450 acres) and Open Space (±45 acres) land uses. The entire HP Campus was originally owned by Hewlett-Packard, but it has since been subdivided and is currently owned by separate property owners. The subject property, which is referred to as Parcel 2 in the HP Master Plan, is owned by Cokeva and was originally one lot comprising 56.29 acres. The property has a zoning designation of Light Industrial/Special Area (M1/SA) and a land use designation of Light Industrial (LI), and it is currently developed with a ±316,000-square-foot building with associated parking and landscaping. The site is adjacent to light industrial uses to the north, the Campus Oaks Master Plan to the west, Foothills Boulevard to the east, and Roseville Parkway to the south.

Development of the HP Campus was anticipated with the HP Master Plan approved in June 1996. The HP Master Plan identified land uses, permitted uses, and infrastructure demands based on the permitted development thresholds for the campus. The original HP Campus property was also governed by a Development Agreement (DA) (1996 and 1st Amendment in 2001) that included the vested development capacities (e.g. intensity thresholds) identified in the HP Master Plan and rights and obligations for the entire property. With the sale of the HP Campus properties, private "side-agreements" divided the vested development capacities between the individual properties. In an effort to recognize these individual development interests, property-owner-specific amendments to the HP DA have been adopted over time. The Development Agreement Amendments (DAAs) define development capacities for the participating properties consistent with the approved Master Plan.

In November 2019, the City Council approved the 8th Amendment to the HP Master Plan DA (file #PL19-0152) to formalize the development capacities and clarify obligations specific to the Cokeva property(or Parcel 2 of the HP Master Plan). Subsequently in December 2019, a Tentative Subdivision Map was approved administratively to subdivide the 56.29-acre parcel into seven (7) lots.

The current request is a Development Agreement Amendment (DAA) to vest development rights, clarify development obligations, and increase the electric threshold for the Cokeva property. This DAA will be the 11th amendment to the HP Master Plan DA.

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 applicable 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.***

The key elements addressed in the proposed DAA include allocating additional electric capacity to Parcel 2, providing provisions for electric capacity buy-back, and identifying the necessary improvements to support the increased capacity. Items that are not addressed in this amendment are subject to the terms of the original DA and prior Amendments.

Increased Electric Threshold – The proposed DAA includes the addition of Section 2.2.1, which pertains to the allocation of additional electric capacity. This section allocates an additional 15 Mega Watts (MW) of increased electric (peak annual demand) capacity in addition to the existing vested 4.04 MW, for a total not to exceed electric peak annual demand of 19 Mega volt-amperes (MVA). The additional electric capacity is subject to the landowner completing certain infrastructure improvements, as required by Section 3.3.8 of the DA, within five (5) years of approval of the 11th Amendment. It is also subject to the City completing installation of all necessary electrical equipment. However, the DAA also allows the landowner to utilize the additional available capacity prior to completion of the infrastructure improvements if a capacity study prepared or approved by the City determines that additional capacity is

available within the existing electrical system, and if it can be provided without adversely affecting system reliability or previously allocated capacities.

Electric Capacity Buy-Back – Section 2.2.2 of the DAA includes provisions for if the full 19 MVA capacity is not used by the landowner and/or any entity who leases, subleases, or otherwise has use of any of the property. If after seven (7) years from the increased electric threshold operative date, the full capacity is not used, then the City may buy back, at original installation cost or the City estimated asset value, less depreciation, any unused portion of the increased electric threshold. However, the buy-back would not occur if the property uses at least 75 percent of the increased capacity and a viable plan is provided for using the remainder of the capacity.

Required Improvements – The proposed DAA includes the addition of Section 3.3.8 to identify the required onsite and offsite infrastructure to support the increased electric threshold. As mentioned above and as detailed in Section 3.3.8, both the landowner and the City will be responsible for installing certain infrastructure prior to the allocation of additional electric capacity. The landowner will be responsible for all labor and costs associated with the increased electric threshold improvements.

Approval of this DAA will not result in the approval of a construction project, nor will the approval result in the development of the improvements discussed above. Instead, the DAA sets the applicable terms should the landowner decide to develop additional electric capacity for the site in the next five (5) years. Any future construction will be subject to the City's entitlement review process. In summary, City staff has found the proposed DAA to be consistent with the HP Master Plan and with the City's Zoning Ordinance. The DAA is 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 DAA is consistent with items 1-5 above.

ENVIRONMENTAL DETERMINATION

This project is exempt from the provisions of the California Environmental Quality Act (CEQA) Guidelines pursuant to Section 15061(b)(3) (Common Sense) and Section 305 of the City of Roseville CEQA Implementing Procedures. This is a policy and procedure-making activity related to a contract, and it does not involve any physical construction activities. Therefore, no environmental review is required.

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 October 9, 2026, 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.

RECOMMENDATION

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

1. Recommend the City Council adopt the five (5) findings of fact and approve the **Development Agreement Amendment – 9000 Foothills Boulevard – NIPA PCL 47A – R10 Foothill DA Amendment – File #PL26-0335**.

EXHIBIT

A. Eleventh Amendment to the HP Development Agreement

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.