

2ND ADDENDUM AND INITIAL STUDY OF ENVIRONMENTAL
SIGNIFICANCE

**2016 FIRST AMENDED CAMPUS OAKS
MASTER PLAN**
For the Campus Oaks Property

July 2016

Lead Agency:



311 Vernon Street
Roseville, CA 95678

Prepared by:

Environmental Science Associates
2600 Capitol Avenue, Suite 200
Sacramento, CA 95816

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INITIAL STUDY OF ENVIRONMENTAL SIGNIFICANCE

Project Title/File Number:	2016 FIRST AMENDED CAMPUS OAKS MASTER PLAN for the Campus Oaks Property	
Project Location:	Southeast corner of the Blue Oaks Boulevard and Woodcreek Boulevard, westerly of existing Hewlett-Packard (HP) campus.	
Project Description:	The applicant requests approval of an amendment to the Hewlett-Packard Campus Oaks Master Plan (HPCO). The amendment would increase the acreage available for Business Professional (BP) and decrease the acreage available for residential use. Also, the amendment would decrease the number of Low Density (LDR) and Medium Density (MDR) units and increase the number of High Density (HDR) residential units such that the overall unit count would remain unchanged.	
Project Applicant:	BBC Roseville Oaks, LLC	
Property Owner:	BBC Roseville Oaks, LLC	
Lead Agency Contact Person:	Gina McColl, Associate Planner	Phone (916) 774-5452

COMPARING CHANGES AND/OR NEW INFORMATION TO PREVIOUS ENVIRONMENTAL DOCUMENTS

The purpose of the checklist is to evaluate the categories in terms of any “changes” or “new information” that may result in a changed environmental impact evaluation. A “no” answer does not necessarily mean that there are no potential impacts relative to the environmental category, but that there is no relevant change in the condition or status of the impact due to its insignificance or its treatment in a previous environmental document. In particular, this initial study assesses the extent to which the impacts of the proposed project have already been addressed in the certified Final Environmental Impact Report (EIR) for the Hewlett-Packard Roseville Campus Master Plan (HPMP), as approved by the Roseville City Council in 1996), and Addendum issued in July 2015 and adopted by the City Council in August 2015, which covered the current Hewlett-Packard Campus Oaks Master Plan. In 2014, BBC Roseville Oaks, LLC and Hewlett-Packard proposed changes to the approved 1996 HPMP to allow residential and mixed uses on the western portion of the Master Plan site, an area now known as Campus Oaks. These changes are known as the Hewlett-Packard Campus Oaks (HPCO) Amendment project (2015 HPCO Amendment). In August 2015, the Roseville City Council approved the 2015 HPCO Amendment, a General Plan amendment, rezone, and amendments to multiple Development Agreements. The potential environmental effects of the 2015 actions were evaluated in an initial study which ultimately supported the preparation of an addendum to the 1996 HPMP EIR, a

document described herein as the 2015 Addendum. Together, the 1996 HPMP EIR and 2015 Addendum comprise the collection of CEQA environmental review documents that have been conducted for the Master Plan site.

Overriding considerations were adopted with the certification of the 1996 HPMP EIR that accepted the possibility of certain impacts regardless of whether mitigations could reduce them to a less-than-significant level. Overriding considerations were also adopted in connection with the August 2015 project approvals associated with the 2015 Addendum. Thus, certain environmental categories might be answered with a “no” in the checklist because the proposed project does not introduce changes that would result in a modification to the conclusion of the 1996 HPMP EIR.

This document would constitute the 2nd Addendum to the 1996 HPMP EIR. It concentrates on changes to the project as approved in August 2015.

EXPLANATION OF CHECKLIST EVALUATION CATEGORIES:

Where Impact was Analyzed in Prior Environmental Documents

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

Do Proposed Changes Involve New or More Severe Impacts?

Pursuant to Section 15162(a)(1) of the CEQA Guidelines, this column indicates whether the changes represented by the proposed project will result in new impacts that have not already been considered and mitigated by the previous CEQA documents or that substantially increase the severity of a previously identified impact. If a “yes” answer is given, additional mitigations will be specified in the discussion section including a statement of impact status after mitigation.

Any New Circumstances Involving New or More Severe 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 (environmental setting) that have occurred subsequent to the previous CEQA documents, which would result in the proposed project having significant impacts that were not considered or mitigated by previous CEQA documents or which substantially increase the severity of a previously identified impact.

Any New Information Requiring New Analysis or Verification?

Pursuant to Section 15162(a)(3) of the CEQA Guidelines, this column indicates whether new information is available requiring an update to the analysis of previous CEQA documents to verify that the environmental conclusions and mitigations remain valid. This also applies to any new regulations that might change the nature of analysis or the specifications of a mitigation measure. If additional analysis is conducted as part of this initial study and the environmental conclusion remains the same, no new or additional mitigation is necessary.

Prior Environmental Document Mitigations Implemented or Address Impacts.

Pursuant to Section 15162(a)(3) of the CEQA Guidelines, this column indicates whether other environmental documents provide mitigations to address effects in the related impact category. If N/A is indicated, previous environmental documents and this initial study conclude that the impact does not occur with this project, and therefore no mitigation is needed.

DISCUSSION

A discussion of the previous CEQA documentation 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 that has already been implemented.

1996 Mitigation Measures

Applicable mitigation measures from the 1996 HPMP EIR that apply to the changes or new information are referenced under each environmental category.

2015 Mitigation Measures

Applicable mitigation measures developed in the 2015 Addendum that apply to the changes or new information are referenced under each environmental category.

As noted earlier, some site-specific studies have been prepared for the project with respect to impacts to determine if the proposed project would result in no impacts, have a less severe impact than previously identified, or have a more severe impact than previously identified. Based on its review of these studies, as well as its review of various analyses found in the HPMP, the City of Roseville Planning Division has analyzed the potential environmental impacts created by this project and determined that an **Addendum** is appropriate pursuant to CEQA Guidelines Section 15164.

Prepared by: Gina McColl
Gina McColl, Associate Planner

Date: 7.18.16

PROJECT DESCRIPTION

Project Location

Located within the City of Roseville’s North Industrial Area, the approximately 492-acre Hewlett-Packard Roseville Campus Master Plan (HPMP) site is bounded by Blue Oaks Boulevard to the north, Foothills Boulevard to the east, and Woodcreek Oaks Boulevard to the west (**Figure 1**). The HPMP was amended in 2015 by the HPCO Amendment. The HPCO Amendment created a master plan for approximately 375.73-acres of the HPMP area. The HPCO master plan was evaluated in the 2015 Addendum. The HPCO master plan was organized into two integrally connected planning sub-areas: the Hewlett-Packard Campus and Campus Oaks (**Figure 2**):

- Hewlett-Packard Campus. Covering 141.2 acres in the southeastern corner of the Master Plan site, this sub-area currently includes Hewlett-Packard’s manufacturing and office uses. The Hewlett-Packard Campus is planned for continued light industrial, recreation and related development.
- Campus Oaks. Covering the western 234.5 acres of the Master Plan site, this sub-area is currently undeveloped, 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, office, tech/business park, public and park uses.

The HPMP site also includes two properties at the southwest corner of Blue Oaks Boulevard and Foothills Boulevard that were not evaluated in the 2015 Addendum. These properties are not part of the HPCO Amendment. These properties are owned by Cokeva and Quality Investment Properties (QIP) and are developed with light industrial uses.

The currently proposed project would amend portions of the Campus Oaks project area (see **Figure 2**) and does not include amendments to the Hewlett-Packard Campus or other portions of the HPMP area. Thus, the proposed project is known as the 2016 First Amended Campus Oaks Master Plan for the Campus Oaks property.

Existing Conditions

The HPMP site has been designated with light industrial land use for over 35 years. 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. Existing development of primary buildings within the HPMP site and surrounding uses as of 2016 are shown in **Figure 3**.

Approved Land Uses

In 1996, the City of Roseville approved the Hewlett-Packard Roseville Campus Master Plan (1996 HPMP), which allowed for a mix of land uses such as commercial, industrial, and open space within the approximately 492-acre project site. In 2015, the City approved the Hewlett-Packard Campus Oaks Amendment (2015 HPCO Amendment) project, which changed the 1996 HPMP to allow for the mixed use Campus Oaks development on the western half of the site. **Table 1** below shows the acreages, area, dwelling units, floor area ration (FAR), and density as approved in 2015.

Table 1
2015 Approved Land Uses

Land Use	Gross Acres	Building Square Feet (sf)				Dwelling Units	
		Existing Development	Future Development	Total Capacity	Avg. FAR	Dwelling Units	Average Density (du/ac)
2015 HPCO							
Commercial And Employment Uses							
Light Industrial (LI) ¹	129.24	593,820	606,180	1,200,000	21%		
Tech/Business Park (T/BP-LI)	32.85		300,000	300,000	21%		
Business Professional (BP)	5.54		60,000	60,000	25%		
Community Commercial (CC)	19.29		170,000	170,000	20%		
Sub-Total	186.92	593,820	1,136,180	1,730,000	21%		
Residential Uses							
Low Density (LDR)	46.76					242	5.2
Medium Density (MDR)	35.60					310	8.7
High Density (HDR)	21.97					396	18.0
Sub-Total	104.33					948	9.1
Park, Open Space And Public Uses							
Park & Recreation (P/R)	19.44						
Paseo (P/R)	2.25						
Open Space (OS)	46.35						
Public (P/QP)	2.97						
Sub-Total	71.01						
Backbone Roads	13.47						
Total HPCO Site	375.73	593,820	1,136,180	1,730,000	21%	948	9.1
Other HPMP Properties							
Cokeva	56.30	326,000	274,000	600,000			
Quality Investment Properties	58.44	312,000	588,000	900,000			
Roads	1.70						
Total HPMP Area	492.17²	1,231,820	1,998,180	3,187,820		948	9.1

Note:

- Existing development consists of Buildings R3 (126,220 sf), R4 (131,190 sf), R5 (158,760 sf), and R6 (177,650 sf).
- The difference in total acreage between the 1996 HPMP (502 acres) and the Proposed Project (492.17 acres) is due to removal of a City recycled water tank and pumping station site from the project site in 2001, as well as updated mapping accuracy.

Source: Morton & Pitalo, 2015.

Figure 1
Hewlett-Packard Master Plan Area Location

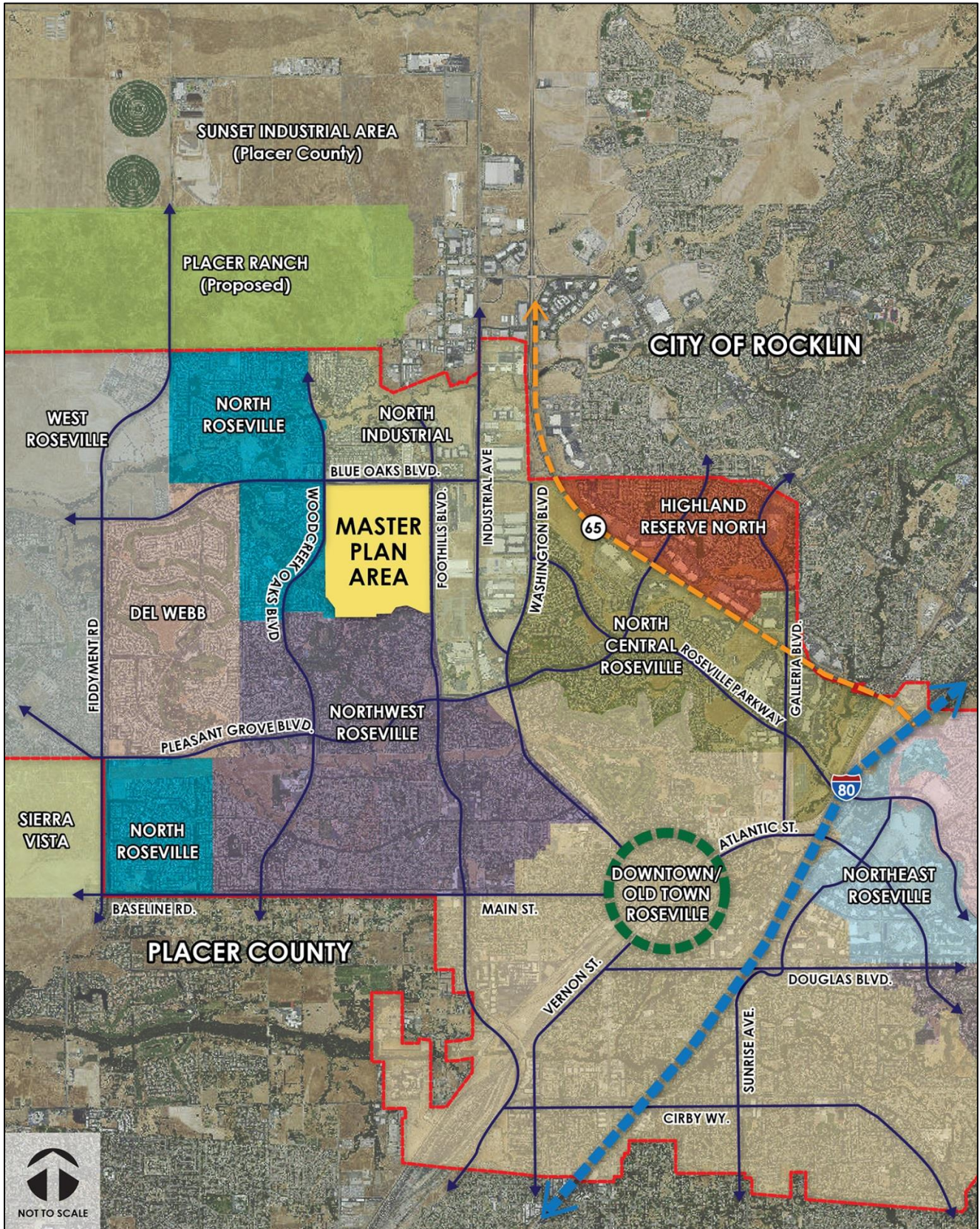


Figure 2
HPCO Amendment Area

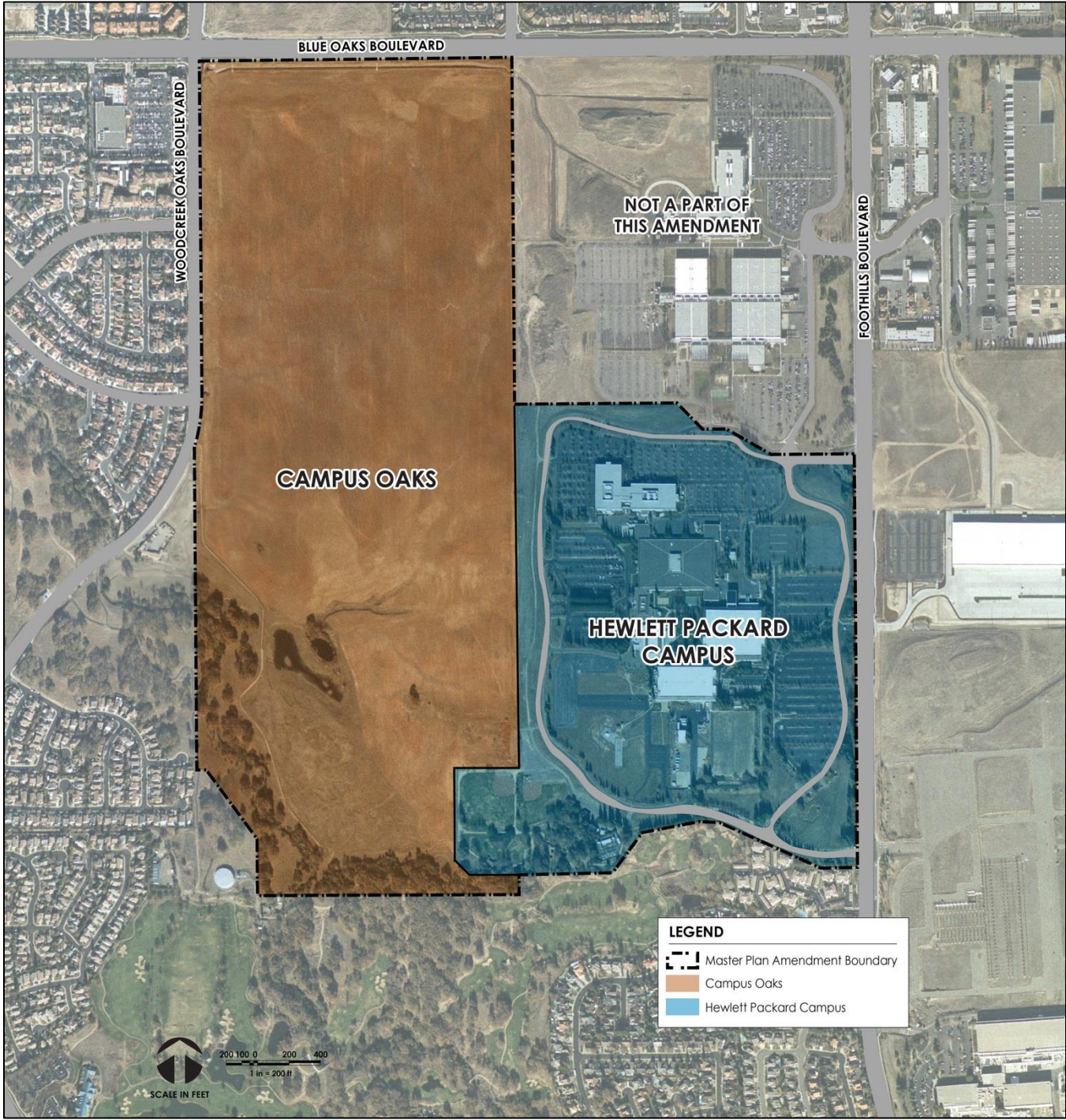
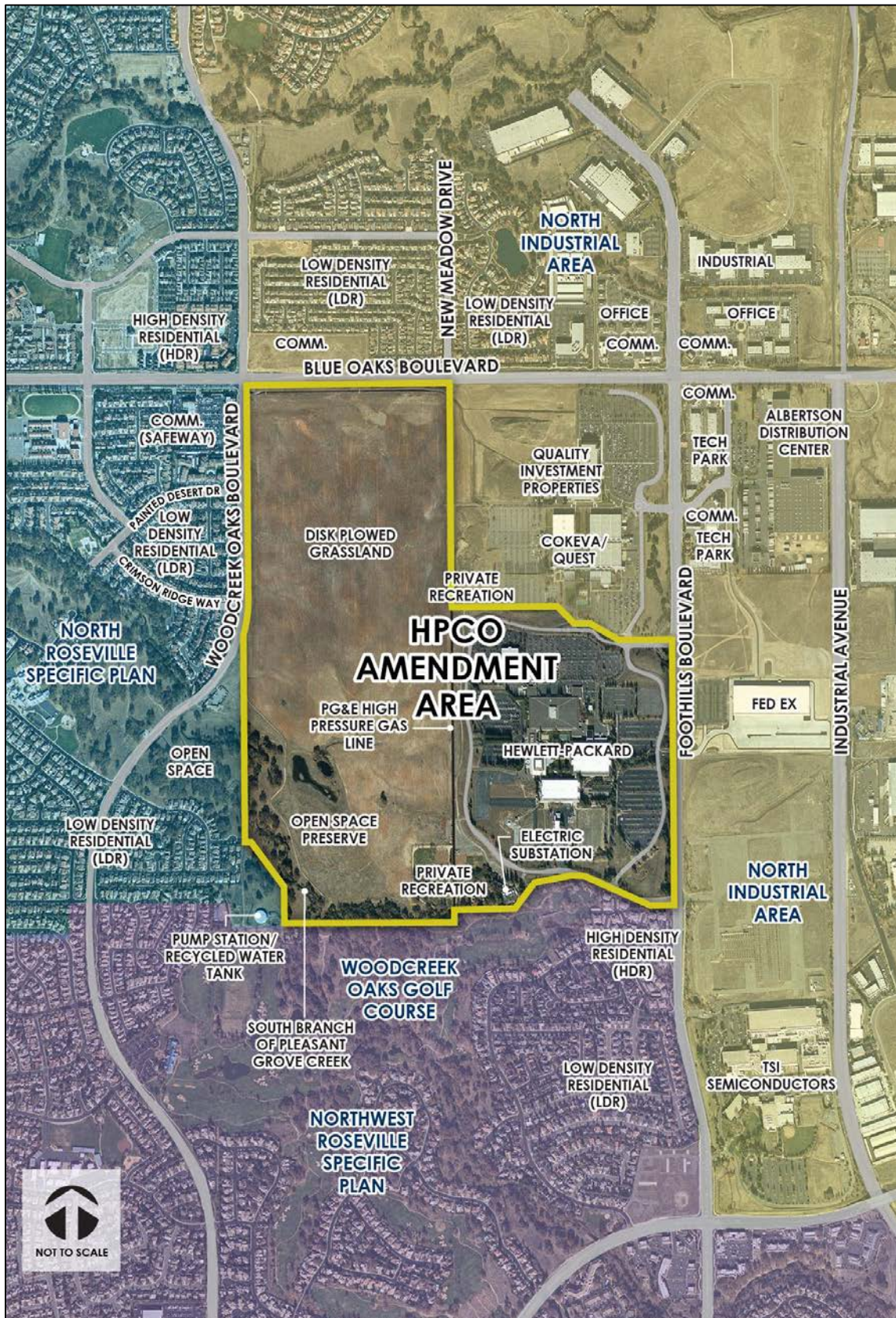


Figure 3
Existing Conditions and Surrounding Uses



Proposed 2016 First Amended Campus Oaks Master Plan

The proposed 2016 First Amended Campus Oaks Master Plan for the Campus Oaks property would reconfigure residential and office land uses within the Campus Oaks site. **Figure 4** shows the community form districts, which will remain unchanged under the proposed 2016 First Amended Campus Oaks Master Plan. **Figure 5** shows the proposed land use diagram for the Campus Oaks site. **Table 2** below identifies the proposed revisions to the HPCO land uses, with proposed deletions indicated by ~~strike through~~ and proposed additions indicated by double underline.

Within the Town Center section of the Campus Oaks site, the acreage designated for office use [Business Professional (BP)] would be increased from 5.54 acres to 10.54 acres. This change in acreage would not change the allocated square footage of BP use beyond 60,000 square feet (SF) approved under the 2015 HPCO Amendment. This 5-acre parcel proposed for redesignation is currently approved for High Density (HDR) residential use and is located at the northeast corner of the intersection of Woodcreek Oaks Boulevard and Painted Desert Drive. These changes would not result in any net increase in BP square footage compared with the 2015 HPCO Amendment, though the density of the previously-assumed BP uses would be somewhat reduced.

Within the Residential Neighborhoods section of the Campus Oaks site, the acreages allotted for Low Density (LDR), Medium Density (MDR), and HDR residential uses would be decreased. The number of dwelling units for LDR and MDR would decrease, while the number of HDR units would increase. **Table 2** below shows the existing and proposed acreages, number of units, and average densities associated with the proposed changes. Because the City of Roseville uses a population generation rate that is constant for all housing types and densities, the anticipated number of residents within the Campus Oaks site would remain unchanged at 2,475 new residents.

While the acreage available for BP, LDR, MDR, and HDR uses would change under the proposed 2016 First Amended Campus Oaks Master Plan, the overall square footage for office use and the number of dwelling units would remain the same. The proposed changes are intended to avoid any overall net increase in density or intensity within the overall HPCO Amendment area, and thus are intended to be environmentally neutral.

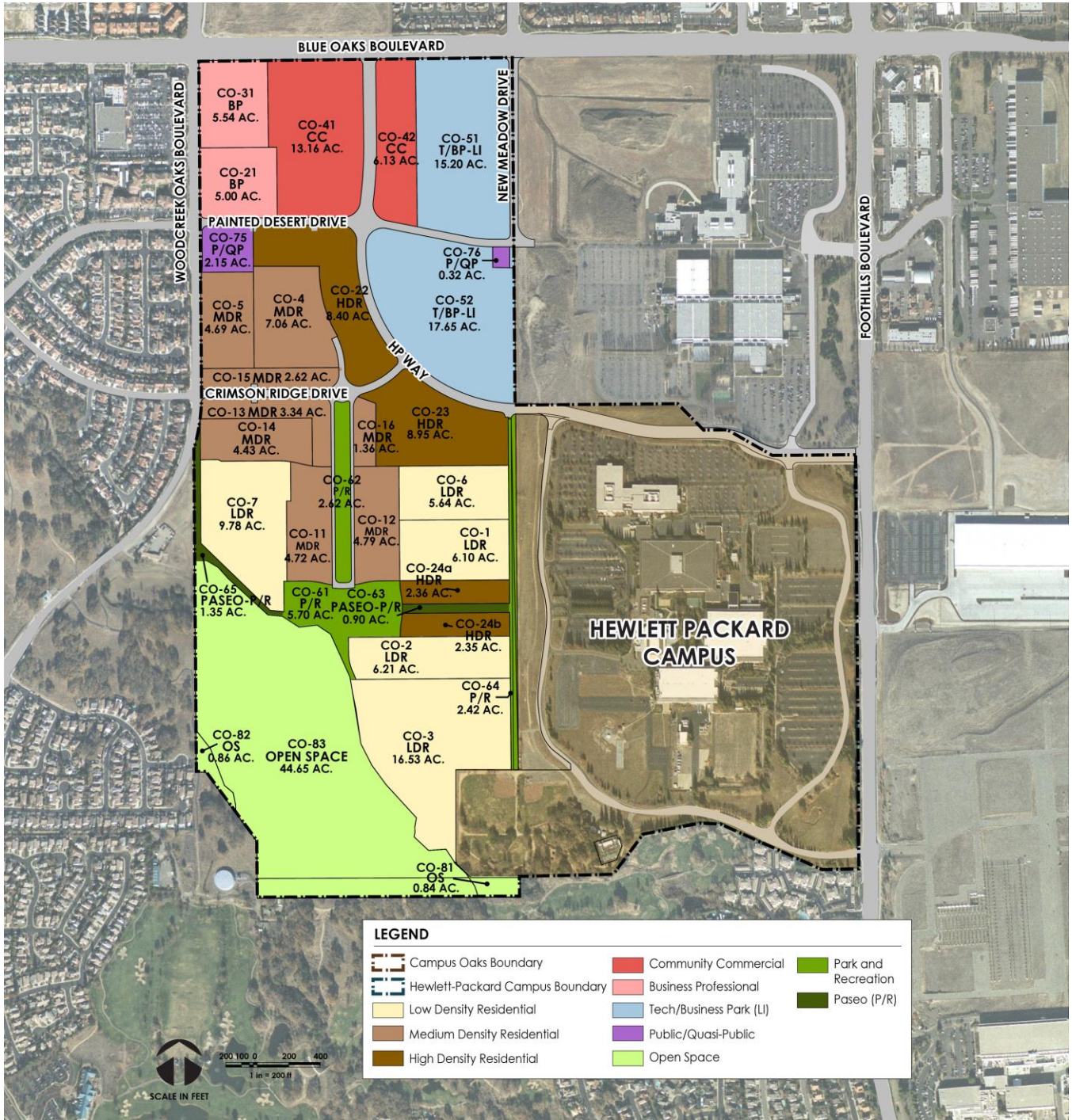
Table 2
Proposed Land Use Changes

Land Use	Gross Acres	Building Square Feet (sf)				Dwelling Units	
		Existing Development	Future Development	Total Capacity	Avg. FAR	Dwelling Units	Average Density (du/ac)
2016 HPCO Amendment							
Commercial And Employment Uses							
Light Industrial (LI) ¹	129.24	593,820	606,180	1,200,000	21%		
Tech/Business Park (T/BP-LI)	32.85		300,000	300,000	21%		
Business Professional (BP)	5.54 <u>10.54</u>		60,000	60,000	25 <u>13</u> %		
Community Commercial (CC)	19.29		170,000	170,000	20%		
Sub-Total	186.92<u>191.92</u>	593,820	1,136,180	1,730,000	21%		
Residential Uses							
Low Density (LDR)	46.76 <u>44.26</u>					242 <u>230</u>	5.2
Medium Density (MDR)	35.60 <u>33.01</u>					340 <u>261</u>	8.77 <u>9</u>
High Density (HDR)	24.97 <u>22.06</u>					396 <u>457</u>	18.02 <u>0.7</u>
Sub-Total	104.33<u>99.33</u>					948	9.19<u>5</u>
Park, Open Space And Public Uses							
Park & Recreation (P/R)	19.44						
Paseo (P/R)	2.25						
Open Space (OS)	46.35						
Public (P/QP)	2.97						
Sub-Total	71.01						
Backbone Roads	13.47						
Total HPCO Site	375.73	593,820	1,136,180	1,730,000	21%	948du	9.19<u>5</u>
Other HPMP Properties							
Cokeva	56.30	326,000	274,000	600,000			
Quality Investment Properties	58.44	312,000	588,000	900,000			
Roads	1.70						
Total HPMP Area	492.17²	1,231,820	1,998,180	3,187,820		948du	9.19<u>5</u>
Note: 1. Existing development consists of Buildings R3 (126,220 sf), R4 (131,190 sf), R5 (158,760 sf), and R6 (177,650 sf). 2. The difference in total acreage between the 1996 HPMP (502 acres) and the Proposed Project (492.17 acres) is due to removal of a City recycled water tank and pumping station site from the project site in 2001, as well as updated mapping accuracy. Source: Morton & Pitalo, 2015.							

Figure 4
Community Form Districts



**Figure 5
 Proposed Land Use Diagram**



PREVIOUS ENVIRONMENTAL DOCUMENTS

The 1996 EIR evaluated the 1996 HPMP, which allows for a mix of land uses such as commercial, industrial, and open space. The 2015 Addendum evaluated the proposed changes to the master plan area to include the Campus Oaks mixed use development.

In accordance with the California Environmental Quality Act (CEQA), it was determined that the 1996 HPMP had the potential to have a significant adverse impact on the environment, and an environmental impact report (SCH 95112022) was prepared for the project. A Notice of Completion (NOC) was filed with the State of California Office of Planning and Research. The EIR was certified by the City Council on June 5, 1996.

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 NO_x, 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. As explained earlier, consistent with the requirements of Section 15162 of the State CEQA Guidelines, this Initial Study analyzes the impacts of the proposed 2016 First Amended Campus Oaks Master Plan in relation to the analysis completed in the 1996 EIR as updated by the 2015 Addendum.

The 2015 Addendum evaluated the potential environmental impact changes compared to the 1996 EIR, and determined that the 2015 HPCO Amendment project would not generate new significant impacts, substantially more severe significant impacts, or effects related to the CEQA definition of new information of substantial importance (i.e., new mitigation measures or alternatives, subject to the qualifications described above). The 2015 Addendum determined that none of the conditions requiring preparation of a subsequent EIR contained in State CEQA Guidelines Section 15162 were met, and that an Addendum was the appropriate CEQA document for the proposed changes.

The 1996 EIR and 2015 Addendum identified project-specific mitigation measures for the HPMP, which were adopted by the City and incorporated into the HPMP. As explained earlier, this Initial Study analyzes the impacts of the project in relation to the analysis completed in the 1996 EIR.

CITY OF ROSEVILLE MITIGATING POLICIES AND STANDARDS

“[R]equiring compliance with environmental regulations is a common and reasonable mitigating measure.” (*Leonoff v. Monterey County Board of Supervisors* (1990) 222 Cal.App.3d 1337, 1355, quoting *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296, 308.) Conditions of Approval requiring such compliance are “proper where the public agency ha[s] meaningful information reasonably justifying an expectation of mitigation of environmental effects.” (*Leonoff, supra*, 222 Cal.App.3d at p. 1355, citing *Sundstrom, supra*, 202 Cal.App.3d at pp. 308-309.) In March 2003, the City of Roseville made formal findings to the effect that the following City regulations and ordinances, which include standards and policies that are uniformly applied throughout the City (together, “regulations”), will substantially mitigate specified environmental effects of future projects.

- City of Roseville Zoning Ordinance (RMC Title 19)
- Noise Regulation (RMC Ch.9.24)
- Flood Damage Prevention Ordinance (RMC Ch.9.80)
- Traffic Mitigation Fee (RMC Ch.4.44)
- Drainage Fees (Dry Creek [RMC Ch.4.49] and Pleasant Grove Creek [RMC Ch.4.48])
- City of Roseville Improvement Standards (Resolution 02-37)
- City of Roseville Construction Standards (Resolution 01-208)
- City of Roseville Grading Ordinance (RMC Ch.16.20)
- Tree Preservation Ordinance (RMC Ch.19.66)
- Subdivision Ordinance (RMC Title 18)
- Community Design Guidelines (Resolution 08-142)
- Water Efficient Landscape Ordinance (RMC Chapter14.18)
- City of Roseville General Plan as amended by the Amoruso Ranch Specific Plan (June 2016)

In conducting the analysis below, City staff has assumed that, to the extent that they are applicable to the proposed project, these regulations will be enforced, thereby substantially mitigating the significant effects of the proposed project addressed by these regulations.

INITIAL STUDY CHECKLIST

The sample initial study checklist recommended by the State CEQA Guidelines is used by lead agencies to determine potential impacts of proposed projects on the physical environment. Set forth in Appendix G to the CEQA Guidelines, the checklist provides a list of questions concerning a comprehensive array of environmental issue areas potentially affected by the project. This initial study has been adapted from the version set forth in Appendix G to address the inquiries that are relevant under CEQA Guidelines Sections 15162, 15163, and 15164, which set forth the circumstances in which an agency must or may prepare a subsequent EIR, a supplemental FEIR, or an addendum. Thus, although the environmental inquiries included herein track those found in Appendix G, the potential answers to those inquiries have been modified due to the existence of previous CEQA documents and the analyses already contained in those documents.

As demonstrated in the checklist discussions below and the discussion that follows, no project changes or changes in circumstances surrounding the project since August 2015 have resulted in any new significant environmental effects not already addressed in the previous CEQA documents or any substantial increases in the severity of any previously identified significant effects. Rather, many of the project impacts analyzed in this 2016 Addendum are likely to be lower because the project modifications tend to reduce environmental impacts.

1. Aesthetics

Would the project:

Environmental Issue	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 Mitigations Implemented or Address 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	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	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.	No	No	No	Yes
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.	No	No	No	Yes

Discussion:

The 1996 EIR evaluated aesthetics impacts and determined that implementation of 1996 Mitigation Measure 4.7-3 would reduce impacts to a less-than-significant level. This mitigation measure requires the

minimization of glare through building orientation and materials. The 2015 Addendum determined that changing the land uses on the Campus Oaks site would not result in new significant impacts or a substantial increase in the severity of previously-identified significant impacts.

The proposed 2016 First Amended Campus Oaks Master Plan would revise the approved land uses in the Campus Oaks area to allow more HDR and fewer LDR and MDR residential units with the overall total number of residential units to remain unchanged. The proposed 2016 First Amended Campus Oaks Master Plan would also change five acres currently designated for HDR to BP use, though there would not be a change in the allocation of BP building square footage. By permitting a higher number of HDR units, visual changes could include additional multi-story buildings, such as apartment complexes or condominiums, and fewer one- and two-story single family units. While this would represent a change from the approved plan, these changes would be consistent with the approved development and surrounding land uses and would be required to be consistent with approved design guidelines. The degree of visual change would not be so great as to create a new significant environmental effect. Therefore, as compared to the previous CEQA documents, none of the proposed changes to the HPMP would result in new significant impacts or significant impacts that are substantially more severe than previously disclosed. 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 aesthetic resources.

2. Agricultural Resources

Would the project:

Environmental Issue	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 Mitigations Implemented or Address 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	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

Environmental Issue	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 Mitigations Implemented or Address Impacts.
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	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	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	No	No	No	Yes

Discussion:

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, although substantial development capacity remains. There are no forestry resources on the master plan site. The 2015 Addendum evaluated the potential impacts to agricultural and forestry resources due to changes in the land uses on the plan site, and determined that there would not be a significant impact.

The proposed 2016 First Amended Campus Oaks Master Plan would revise the approved land uses to allow more HDR and fewer LDR and MDR residential units with the overall total number of residential units to remain unchanged. The proposed 2016 First Amended Campus Oaks Master Plan would also change five acres currently designated for HDR to BP use, though there would not be a change in the allocation of BP building square footage. This proposed change in land use would not result in any changes to agricultural resources, especially because there is no active agricultural use within the HPMP site. Therefore, as compared to the previous CEQA documents, none of the proposed changes to the HPMP would result in new significant impacts or significant impacts that are substantially more severe than previously disclosed. 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 agricultural or forestry resources.

3. Air Quality

Would the project:

Environmental Issue	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 Mitigations Implemented or Address 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	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 Impact 4.10-2 Impact 4.10-3 Impact 4.10-4 2015 Addendum, pp.48-68	No	No	No	Yes
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)?	1996 EIR, pp. 4.10-2 through 4.10-13; Impact 4.10-1 Impact 4.10-2 Impact 4.10-3 Impact 4.10-4 Impact 4.10-7 2015 Addendum, pp. 48-68	No	No	No	Yes
d) Expose sensitive receptors to substantial pollutant concentrations?	1996 EIR, pp. 4.10-2; Impact 4.10-1 Impact 4.10-2 Impact 4.10-3 Impact 4.10-4 Impact 4.10-7 Impact 4.10-8 Impact 4.10-9 2015 Addendum, pp. 48-68	No	No	No	Yes

Environmental Issue	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 Mitigations Implemented or Address Impacts.
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	No	No	Yes	Yes

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.

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. In order to provide a comparison of the 1996 HPMP and the 2015 HPCO, the 2015 Addendum modeled the construction and operational emissions for both the 1996 and 2015 land use plans. While the 2015 Addendum showed some aspects of the 2015 HPCO would result in greater emissions compared to the 1996 HPMP, the analysis ultimately determined that with mitigation, the 2015 HPCO would not create any new significant impacts or a substantial increase in the severity of an impact previously determined to be significant. The mitigation measure added in 2015 requires the applicant to participate in the Placer County Air Pollution Control District’s Offsite Mitigation Program by paying an estimated total of \$65,274 for offsets for (ROG and NOx). This figure was based on \$16,640 per ton. The actual amount to be paid will be determined at the time of recordation of the Final Map (residential projects) or issuance of a Building Permit (non-residential projects).

The 1996 EIR determined that implementation of the 1996 HPMP would not result in significant impacts related to odors. The 2015 Addendum concluded that the change in land use from light industrial to a mix of uses including residential and commercial would not create objectionable odors, nor expose residents to such odors.

The proposed 2016 First Amended Campus Oaks Master Plan would revise the approved land uses to allow more HDR and fewer LDR and MDR residential units with the overall total number of residential units to remain unchanged. The proposed 2016 First Amended Campus Oaks Master Plan would also change five acres currently designated for HDR to BP use, though there would not be a change in the allocation of BP building square footage.

As presented in the traffic analysis prepared for the proposed 2016 First Amended Campus Oaks Master Plan, the proposed project would result in a decrease in average and peak time vehicle trips.¹ As there would be fewer vehicle trips under the proposed project as compared with the 2015 HPCO, it would be expected that the proposed project would result in a decrease in emissions. Additionally, the land use changes would not be expected to increase idling time within the HPMP site

Also, the slight change in the mix of residential densities and expansion of the BP use area would not create objectionable odors. Therefore, as compared to the previous CEQA documents, none of the proposed changes to the HPMP would result in new significant impacts or significant impacts that are substantially more significant than previously disclosed. 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 air quality.

4. Biological Resources

Would the project:

Environmental Issue	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 Mitigations Implemented or Address Impacts.
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?	1996 EIR, pp. 4.5-6 through 4.5-12; Impact 4.5-1 Impact 4.5-4 Impact 4.5-5 Impact 4.5-6 Impact 4.5-7 2015 Addendum, pp. 69-85	No	No	No	Yes
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 Game or U.S. Fish and Wildlife Service?	1996 HPMP, pp. 4.5-3 through 4.5-4; Impact 4.5-1 Impact 4.5-4 Impact 4.5-5 Impact 4.5-8 2015 Addendum, pp. 69-85	No	No	No	Yes

¹ Fehr & Peers. June 13, 2016 Memorandum to Mark Stout, City of Roseville, regarding Traffic Analysis for Campus Oaks Land Use Amendment.

Environmental Issue	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 Mitigations Implemented or Address Impacts.
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?	1996 EIR, pp. 4.5-4 through 4.5-6; Impact 4.5-3 Impact 4.5-8 2015 Addendum, pp. 69-85	No	No	No	Yes
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?	1996 EIR, pp. 4.5-8 through 4.5-12 Impact 4.5-5 Impact 4.5-7 2015 Addendum, pp. 69-85	No	No	No	Yes
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	1996 EIR, pp. 4.5-3 through 4.5-4; Impact 4.5-2 Impact 4.5-8 2015 Addendum, pp. 69-85	No	No	No	Yes
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	No	No	No	Yes

Discussion:

The 1996 EIR anticipated that the HPMP would convert the majority of the Master Plan site from annual grassland to urbanized light industrial uses. The 1996 HPMP included a wetland preserve/open space area in the southwest corner of the Master Plan site. Since the 1996 HPMP was approved, the majority of the annual grassland has been tilled on a regular basis. Wetland areas identified for fill under the 1996 HPMP have been permitted, the mitigation for all wetland fills has been implemented, and have been filled. The 2015 Addendum noted that the footprint of the revised Master Plan site would be essentially the same as evaluated in the 1996 EIR and that the Woodcreek Oaks Preserve/open space area anticipated in the 1996 HPMP has been established and dedicated to the City of Roseville. The 2015 Addendum reviewed the potential biological 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 between the 1996 EIR and 2015 Addendum.

Implementation of 1996 Mitigation Measures 4.5-5 and 4.5-7 would continue to be applicable as a result of the proposed 2016 First Amended Campus Oaks Master Plan. The proposed 2016 First Amended Campus Oaks Master Plan would revise the approved land uses to allow more HDR and fewer LDR and MDR residential units with the overall total number of residential units to remain unchanged, as would the area to be disturbed. Additionally, the proposed change of five acres of land dedicated for HDR use would be changed to BP use, though there would not be a change in the maximum BP building square footage. Because no additional land would be disturbed and existing mitigation measures would still apply, as compared to the previous CEQA documents, none of the proposed changes to the HPMP would result in new significant impacts or significant impacts that are substantially more significant than previously disclosed. 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 biological resources.

5. Cultural Resources

Would the project:

Environmental Issue	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 Mitigations Implemented or Address Impacts.
a) Cause a substantial adverse change in the significance of a historic resource as defined in Section 15064.5?	1996 HPMP, pp. 4.6-5 through 4.6-6; Impact 4.6-1 Impact 4.6-3 2015 Addendum, pp. 81-85	No	No	No	Yes
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	1996 HPMP, pp. 4.6-5 through 4.6-6; Impact 4.6-1 Impact 4.6-2 2015 Addendum, pp. 81-85	No	No	No	Yes
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	1996 HPMP, pp. 4.3-2 through 4.3-3; Impact 4.6-1 2015 Addendum, pp. 81-85	No	No	No	Yes

Environmental Issue	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 Mitigations Implemented or Address Impacts.
d) Disturb any human remains, including those interred outside of formal cemeteries?	1996 EIR, pp. 4.6-5 through 4.6-6; Impact 4.6-1 2015 Addendum, pp. 81-85	No	No	No	Yes

Discussion:

The 1996 EIR anticipated that the 1996 HPMP would convert the majority of the project site 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 cultural 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 2015 Mitigation Measure 5-1 to mitigate impacts on any previously-unknown paleontological resources. The incorporation of Mitigation Measure 5-1, in conjunction with Mitigation Measure 4.6-1, would result in a less-than-significant impact to unknown cultural resources.

Implementation of 1996 Mitigation Measure 4.6-1 and 2015 Mitigation Measure 5-1 would continue to be applicable under the 2016 First Amended Campus Oaks Master Plan. The proposed 2016 First Amended Campus Oaks Master Plan would revise the approved land uses to allow more HDR and fewer LDR and MDR residential units with the overall total number of residential units to remain unchanged, as would the area to be disturbed. The proposed 2016 First Amended Campus Oaks Master Plan would also change five acres currently designated for HDR to BP use, though there would not be a change in the allocation of BP building square footage. Because no additional land would be disturbed and existing mitigation measures would still apply, as compared to the previous CEQA documents, none of the proposed changes to the HPMP would result in new significant impacts or significant impacts that are substantially more severe than previously disclosed. 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 resources.

6. Geology and Soils

Would the project:

Environmental Issue	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 Mitigations Implemented or Address Impacts.
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: <ul style="list-style-type: none"> i) Rupture 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.) ii) Strong seismic ground shaking? iii) Seismic-related ground failure, including liquefaction? iv) Landslides? 	1996 EIR, pp. 4.3-4 through 4.3-7; Impact 4.3-1 Impact 4.3-2 2015 Addendum, pp. 86-89	No	No	No	Yes
b) Result in substantial soil erosion or the loss of topsoil?	1996 EIR, pp. 4.3-7 through 4.3-11; Impact 4.3-4 2015 Addendum, pp. 86-89	No	No	No	Yes
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?	1996 EIR, pp. 4.3-7 through 4.3-11; Impact 4.3-2 2015 Addendum, pp. 86-89	No	No	No	Yes
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?	1996 EIR, pp. 4.3-7 through 4.3-11; Impact 4.3-2 2015 Addendum, pp. 86-89	No	No	No	Yes

Environmental Issue	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 Mitigations Implemented or Address Impacts.
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?	2015 Addendum, pp. 86-89	No	No	No	Yes

Discussion:

The 1996 EIR anticipated that the Master Plan site would be developed with industrial and commercial uses, and concluded that the implementation of 1996 Mitigation Measure 4.3-2 requiring site-specific geotechnical evaluations would 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.

Mitigation Measure 4.3-2 from the 1996 EIR would continue to apply to the 2016 First Amended Campus Oaks Master Plan. The proposed 2016 First Amended Campus Oaks Master Plan would revise the approved land uses to allow more HDR and fewer LDR and MDR residential units with the overall total number of residential units to remain unchanged, and the area to be disturbed would be identical. The proposed 2016 First Amended Campus Oaks Master Plan would also change five acres currently designated for HDR to BP use, though there would not be a change in the allocation of BP building square footage. Because no additional land would be disturbed and existing mitigation measures would still apply, as compared to the previous CEQA documents, none of the proposed changes to the HPMP would result in new significant impacts or significant impacts that are substantially more severe than previously disclosed. 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 or soils.

7. Greenhouse Gas Emissions

Would the project:

Environmental Issue Area	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 of Substantial Importance?	Prior Environmental Documents Mitigations Implemented or Address Impacts.
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	2015 Addendum, pp. 90-95	No	No	No	Yes
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emission of greenhouse gases?	2015 Addendum, pp. 90-95	No	No	No	Yes

Discussion:

As discussed in the 2015 Addendum, while the 1996 EIR did not evaluate impacts related to greenhouse gas (GHG) emissions related to implementation of the 1996 HPMP, the potential environmental impact of GHG emissions was known or could have been known at the time of the certification of the 1996 EIR. Thus, based on a body of case law, the 1996 EIR's lack of GHG analysis did not preclude adoption of an addendum.

To provide an analysis of how the Campus Oaks development would compare to the 1996 HPMP, the 2015 Addendum included a GHG analysis that accomplished two things: first, creating a kind of baseline GHG analysis for the 1996 HPMP despite the absence of any discussion of that subject in the 1996 EIR; and second, quantifying 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 City undertook this analysis voluntarily in the sense that, as the 2015 Addendum explained, CEQA case law holds that agencies cannot and need not require supplemental environmental review in connection with proposed project changes solely because the earlier environmental documents for the projects at issue had not dealt with global warming/climate change as a CEQA topic. (See 2015 Addendum, p. 91, citing *Citizens for Responsible Equitable Environmental Development (CREED) v. City of San Diego* (2011) 196 Cal. App. 4th 515, *Concerned Dublin Citizens v. City of Dublin* (2013) 214 Cal.App.4th 1301, and *Citizens Against Airport Pollution v. City of San Jose* (2014) 227 Cal.App.4th 788.) Those cases hold that, going back as far as the 1970s, climate change was a matter of public discussion and could have been raised as a CEQA issue by persons exercising reasonable diligence. The City's voluntary analysis in 2015 showed that the changes made to the 1996 HPMP were very beneficial from a GHG emissions reduction standpoint.

The proposed 2016 First Amended Campus Oaks Master Plan would revise the approved land uses to allow more HDR and fewer LDR and MDR residential units with the overall total number of residential units to remain unchanged.. The proposed 2016 First Amended Campus Oaks Master Plan would also change five acres currently designated for HDR to BP use, though there would not be a change in the allocation of BP building square footage. This slight change in land uses would actually decrease the number of daily trips.² Because daily vehicle trips are the main contributor of GHG emissions, a reduction in vehicle trips would be expected to lower projected GHG emissions even further. Additionally, the geographic area to be disturbed under the 2016 First Amended Campus Oaks Master Plan would be identical to that proposed under the 2015 Addendum, and less than that analyzed in the 1996 EIR, resulting in the same or lower amount of construction-related GHG emissions.

For these reasons, none of the proposed changes to the HPMP would result in significant GHG-related impacts substantially more severe than would have occurred under the 1996 HPMP, and there is no new information of substantial importance (i.e., information that could not have been obtained with reasonable diligence) showing (i) that the project will have one or more significant effects not discussed in the 1996 EIR, (ii) 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 (iii) that mitigation measures or alternatives considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects, but the proponents decline to adopt the mitigation measure or alternative. 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 GHG emissions.

8. Hazards and Hazardous Materials

Would the project:

Environmental Issue	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 Mitigations Implemented or Address 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 Impact 4.8-2 Impact 4.8-3 2015 Addendum, pp. 96-103	No	No	No	Yes

² Fehr & Peers. June 13, 2016 Memorandum to Mark Stout, City of Roseville, regarding Traffic Analysis for Campus Oaks Land Use Amendment.

Environmental Issue	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 Mitigations Implemented or Address Impacts.
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	1996 EIR, pp. 4.8-2 through 4.8-6; Impact 4.8-1 Impact 4.8-4 2015 Addendum, pp. 96-103	No	No	No	Yes
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	2015 Addendum, pp. 96-103	No	No	No	Yes
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?	1996 EIR, pp. 4.8-2 through 4.8-3; Impact 4.8-4 2015 Addendum, pp. 96-103	No	No	No	Yes
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?	2015 Addendum, pp. 96-103	No	No	No	Yes
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?	2015 Addendum, pp. 96-103	No	No	No	Yes
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	1996 EIR, pp. 4.8-6 through 4.8-7; Impact 4.8-3 2015 Addendum, pp. 96-103	No	No	No	Yes

Environmental Issue	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 Mitigations Implemented or Address Impacts.
h) Expose people or structures to a significant risk of loss, injury or death involving wild land fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	2015 Addendum, pp. 96-103	No	No	No	Yes

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 1996 EIR identified that the proposed general commercial and light industrial uses were expected to contain activities in which hazardous materials would likely be used, stored, generated, or transported. Overall, the 1996 EIR concluded that implementation of the 1996 HPMP 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.

The proposed 2016 First Amended Campus Oaks Master Plan would revise the approved land uses to allow more HDR and fewer LDR and MDR residential units with the overall total number of residential units to remain unchanged. Although the acreage dedicated to business professional uses will be increased, the allocated square footage for BP uses will remain unchanged. The same type of commercial and light industrial uses and the same amount of square footage of these uses would be constructed under the proposed 2016 First Amended Campus Oaks Master Plan. Because the proposed 2016 First Amended Campus Oaks Master Plan would not include any new land uses that would be expected to create hazards or use hazardous materials not already considered in previous analyses as compared to the previous CEQA documents, none of the proposed changes to the HPMP would result in new significant impacts or significant impacts that are substantially more severe than previously disclosed. 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.

9. Hydrology and Water Quality

Would the project:

Environmental Issue	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 Mitigations Implemented or Address Impacts.
a) Violate any water quality standards or waste discharge requirements?	1996 EIR, p. 4.4-7; Impact 4.4-4 Impact 4.4-5 2015 Addendum, pp. 104-110	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)?	1995 EIR, p. 4.4-7; Impact 4.4-3 2015 Addendum, pp. 104-110	No	No	No	Yes
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?	1996 EIR, pp. 4.4-6 through 4.4-7; Impact 4.4-4 2015 Addendum, pp. 104-110	No	No	Yes	Yes
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?	1996 EIR, pp. 4.4-1 through 4.4-7; Impact 4.4-2 2015 Addendum, pp. 104-110	No	No	No	Yes

Environmental Issue	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 Mitigations Implemented or Address Impacts.
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?	1996 EIR, pp. 4.4-6 through 4.4-7; Impact 4.4-4 2015 Addendum, pp. 104-110	No	No	No	Yes
f) Otherwise substantially degrade water quality?	1996 EIR, p. 4.4-7; Impact 4.4-4 2015 Addendum, pp. 104-110	No	No	No	Yes
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?	1996 EIR, pp. 4.4-1 through 4.4-6; Impact 4.4-1 2015 Addendum, pp. 104-110	No	No	No	Yes
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. 104-110	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. 104-110	No	No	No	Yes
j) Inundation by seiche, tsunami, or mudflow?	2015 Addendum, pp. 104-110	No	No	No	Yes

Discussion:

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 1996 Mitigation Measures 4.4-2(a), 4.4-2(b), and 4.4-4. These mitigation measures require, respectively, adequate detention facilities, payment of fair share fees, and implementation of an erosion control plan. The 2015 Addendum concluded that the 1996 mitigation measures were still applicable and would ensure that impacts of the changed land uses would be less than significant.

Implementation of 1996 Mitigation Measures 4.4-2(a), 4.4-2(b), and 4.4-4 continue to be applicable to development of the 2016 First Amended Campus Oaks Master Plan. The proposed 2016 First

Amended Campus Oaks Master Plan would not change the total number of residential units or the total amount of square footage of office, commercial or industrial uses to be developed, and the same amount of ground disturbance and creation of impervious surfaces would occur under the 2016 First Amended Campus Oaks Master Plan as under the 2015 Addendum. Because no additional land would be disturbed and existing mitigation measures would still apply, as compared to the previous CEQA documents, none of the proposed changes to the HPMP would result in new significant impacts or significant impacts that are substantially more severe than previously disclosed. 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.

10. Land Use and Planning

Would the project:

Environmental Issue	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 Mitigations Implemented or Address Impacts.
a) Physically divide an established community?	2015 Addendum, pp. 111-116	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?	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 2015 Addendum, pp. 111-116	No	No	No	Yes
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	2015 Addendum, pp. 111-116	No	No	No	Yes

Discussion:

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, and that impacts related to land use would not be significant due to their compatibility with surrounding existing and planned uses. The 2015 Addendum analyzed the land use changes proposed as part of the Campus Oaks development and determined that there were no significant land use impacts due to their compatibility with existing surrounding uses and compliance with applicable land use policies.

The proposed 2016 First Amended Campus Oaks Master Plan would revise the approved land uses to allow more HDR and fewer LDR and MDR residential units with the overall total number of residential units to remain unchanged. The proposed 2016 First Amended Campus Oaks Master Plan would also change five acres currently designated for HDR to BP use, though there would not be a change in the allocation of BP building square footage. The proposed 2016 First Amended Campus Oaks Master Plan does not propose any land uses that have not already been evaluated in the previous CEQA documents and as compared to the previous CEQA documents, none of the proposed changes to the HPMP would result in new significant impacts or significant impacts that are substantially more severe than previously disclosed. 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 land use.

11. Mineral Resources

Would the project:

Environmental Issue	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 Mitigations Implemented or Address 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.117-118	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.117-118	No	No	No	Yes

Discussion:

The 1996 EIR acknowledged that the Master Plan site is in an area of no known mineral resources and the project would not have a significant effect on mineral resources. The 2015 Addendum reiterated that conclusion. The proposed 2016 First Amended Campus Oaks Master Plan would develop the same geographic area as was analyzed in the previous environmental documents. Because no additional land would be disturbed, none of the proposed changes to the HPMP would result in new significant impacts or significant impacts that are substantially more severe than previously disclosed. 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.

12. Noise

Would the project result in:

Environmental Issue	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 Mitigations Implemented or Address 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 Impact 4.11-2 Impact 4.11-3 2015 Addendum, pp. 119-133	No	No	Yes	Yes
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	2015 Addendum, pp. 119-133	No	No	No	Yes
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	1996 EIR, pp.4.11-5 through 4.11-7; Impact 4.11-2 2015 Addendum, pp. 119-133	No	No	No	Yes
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	1996 EIR, pp. 4.11-5 through 4.11-7; Impact 4.11-1 2015 Addendum, pp. 119-133	No	No	No	Yes
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?	2015 Addendum, pp. 119-133	No	No	No	Yes
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?	2015 Addendum, pp. 119-133	No	No	No	Yes

Discussion:

The 1996 EIR evaluated the potential increases in noise resulting from construction, traffic and operations associated with the development of light industrial uses on the entirety of the Master Plan site, with the exclusion of lands designated as open space/preserve. The 1996 EIR determined that the HPMP would not result in significant impacts related to noise.

The 2015 Addendum evaluated the potential for noise impacts from the changes in land use from exclusively light industrial to a mix of land uses that included residential, office, commercial, and tech/business park uses. The 2015 Addendum included 2015 Mitigation Measures 12-1(a-c), 12-2(a-b), 12-3(a-b), 12-4, and 12-5 to reduce noise impacts. Mitigation Measures 12-1(a-c) require contractors to comply with construction-related noise reduction measures. Mitigation Measure 12-2(a) requires all final designs of rooftop mechanical equipment to be inspected by a certified noise control specialist to ensure compliance with City of Roseville nighttime noise standards for any non-residential development within 300 feet of residential uses. Mitigation Measure 12-2(b) limits the hours of deliveries for loading docks within 280 feet of residential uses. Mitigation Measures 12-3(a-b) require a noise-attenuating measure (e.g., masonry soundwall) to block noise and prohibits second-story balconies for residential uses along Woodcreek Oaks Boulevard. Mitigation Measure 12-4 requires that design guidelines include measures to protect outdoor activity areas from excessive noise. Mitigation Measure 12-5 requires an acoustical study prior to approval of tentative subdivision maps for any residential use along HP Way. These measures would ensure that residential uses would not be significantly impacted by noise during construction or operation within the Master Plan site.

The 2015 mitigation measures would continue to be applicable to 2016 First Amended Campus Oaks Master Plan. The proposed 2016 First Amended Campus Oaks Master Plan would revise the approved land uses to allow more HDR and fewer LDR and MDR residential units, with the overall total number of residential units to remain unchanged. The proposed 2016 First Amended Campus Oaks Master Plan would also change five acres currently designated for HDR to BP use, though there would not be a change in the allocation of BP building square footage. The proposed changes would not be expected to increase operational traffic noise because the number of vehicle trips that would be generated by the Campus Oaks development would decrease with the proposed 2016 First Amended Campus Oaks Master Plan. The same amount of land would be disturbed, resulting in identical construction-related noise. Because existing mitigation measures would still apply, as compared to the previous CEQA documents, none of the proposed changes to the HPMP would result in new significant impacts or significant impacts that are substantially more severe than previously disclosed. 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.

13. Population and Housing

Would the project:

Environmental Issue	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 Mitigations Implemented or Address Impacts.
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	1996 EIR, pp. 4.2-1 through 4.2-6; p. 6-18; Impact 4.2-1 Impact 4.2-2 Impact 4.2-3 2015 Addendum, pp. 134-140	No	No	No	Yes
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	2015 Addendum, pp. 134-140	No	No	No	Yes
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	2015 Addendum, pp. 134-140	No	No	No	Yes

Discussion

The 1996 HPMP did not propose any housing units, and no residential population would have been created. Because there would be no housing or residential population in the Master Plan site, the 1996 EIR did not include a discussion of population or housing. The 1996 EIR determined that the 1996 HPMP would result in a total of 13,177 employees on the project site.

The 2015 Addendum evaluated the land use changes and concluded that there would not be significant effects to population or housing. Because the 2015 HPCO Amendment decreased the number of jobs while adding housing to the Master Plan site, this change would help the City meet its jobs/housing balance goals. The 2015 Addendum noted that because the Master Plan site did not contain any existing housing, the 2015 HPCO Amendment would not displace existing housing or people.

The proposed 2016 First Amended Campus Oaks Master Plan would revise the approved land uses to allow more HDR and fewer LDR and MDR residential units, with the overall total number of residential units to remain unchanged. The proposed 2016 First Amended Campus Oaks Master Plan would also change five acres currently designated for HDR to BP use, though there would not be a change in the allocation of BP building square footage. The changes would not result in a change in the number of residents anticipated within the Master Plan site because the City of Roseville uses the same population rate per unit regardless of housing type. Since the overall number of housing units would not change, 2,475 new residents would be expected to live in the Master Plan site, the same number as

anticipated under the 2015 Addendum. As the overall number of dwelling units and the allowable area for commercial uses within the plan area would not change, there would not be additional impacts related to the balance between jobs and housing. Therefore, as compared to the previous CEQA documents, none of the proposed changes to the HPMP would result in new significant impacts or significant impacts that are substantially more severe than previously disclosed. 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 population and housing.

14. Public Services

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 of the following public services:

Environmental Issue	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 Mitigations Implemented or Address Impacts.
Fire protection?	1996 EIR, pp. 4.12-9 through 4.12-10; p. 4.12-16; Impact 4.12-8 2015 Addendum, pp. 141-153	No	No	No	Yes
Police protection?	1996 EIR, pp. 4.12-8 through 4.12-9; pp. 4.12-16 through 4.12-17; Impact 4.12-7 2015 Addendum, pp. 141-153	No	No	No	Yes
Schools?	1996 EIR, pp. 4.12-14 through 4.12-15; p. 4.12-17; Impact 4.12-14 2015 Addendum, pp. 141-153	No	No	No	Yes
Parks?	2015 Addendum, pp. 141-153	No	No	No	Yes

Environmental Issue	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 Mitigations Implemented or Address Impacts.
Other public facilities?	1996 EIR, p. 4.12-15; Impact 4.12-15 2015 Addendum, pp. 141-153	No	No	No	Yes

Discussion:

The 1996 EIR examined fire services, police services, schools, and libraries. Because the 1996 HPMP did not include residential uses, the analyses did not anticipate an on-site residential population, but they did account for increased residents (employees within the Master Plan site) who were expected to live in the City near the Master Plan site. 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 Campus Oaks development and determined that policies from the City’s General Plan would ensure adequate public services.

The proposed 2016 First Amended Campus Oaks Master Plan would revise the approved land uses to allow more HDR and fewer LDR and MDR residential units, with the overall total number of residential units to remain unchanged. The proposed 2016 First Amended Campus Oaks Master Plan would also change five acres currently designated for HDR to BP use, though there would not be a change in the allocation of BP building square footage. Because changes would not result in a change in the number of residents or an increase in professional office square footage within the Master Plan site, the proposed 2016 First Amended Campus Oaks Master Plan is not expected to generate a demand for additional public services beyond that previously analyzed. The proposed uses are substantially consistent with the build out assumptions and would not result in new significant impacts or 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 public services.

15. Recreation

Would the project:

Environmental Issue	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 Mitigations Implemented or Address 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. 151-153	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. 151-153	No	No	No	Yes

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. Because the City of Roseville utilizes a population generation rate based on dwelling units, the number of residents within the Master Plan site would not significantly change under the proposed 2016 First Amended Campus Oaks Master Plan.

As discussed in the 2015 Addendum, the Campus Oaks project included more parkland acres than required. Because the number of residents is not expected to substantially change from that analyzed in the 2015 Addendum, the provided parkland would still be expected to meet requirements. The proposed uses are substantially consistent with the build-out assumptions and would not cause any new significant impacts to parks, recreation and open space or substantially increase the severity of any significant impacts previously identified in the earlier CEQA documents. 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 recreation resources.

16. Transportation/Traffic

Would the project:

Environmental Issue	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 Mitigations Implemented or Address 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 Impact 4.9-2 Impact 4.9-3 Impact 4.9-4 Impact 4.9-5 Impact 4.9-6 Impact 4.9-7 Impact 4.9-8 2015 Addendum, pp. 154-180	No	No	No	Yes
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?	1996 EIR, pp. 4.9-2 through 4.9-12, 4.9-22, 4.9-23; Impact 4.9-1 Impact 4.9-2 Impact 4.9-3 Impact 4.9-4 Impact 4.9-5 Impact 4.9-6 2015 Addendum, pp. 154-180	No	No	No	Yes
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?	2015 Addendum, pp. 154-180	No	No	No	Yes
d) Substantially increase hazards due to a design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	2015 Addendum, pp. 154-180	No	No	No	Yes
e) Result in inadequate emergency access?	2015 Addendum, pp. 154-180	No	No	No	Yes

Environmental Issue	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 Mitigations Implemented or Address Impacts.
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	1996 EIR, pp.4.9-12 through 4.9-20, 4.9-22; Impact 4.9-7 Impact 4.9-8 2015 Addendum, pp. 154-180	No	No	No	Yes

Discussion:

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, and numerous new and extended roadways would eventually be constructed through the Master Plan site to connect with the existing and planned roadway network. The 2015 Addendum evaluated the potential traffic and transportation impacts that would be expected resulting from the change from planned light industrial uses to a mix of residential, parks, commercial, office, and tech/business park. The 2015 Addendum traffic analysis was supported by a technical analysis performed by Fehr & Peers. The analysis determined that the change of land uses and proposed changes to the planned roadway network would require implementation of 2015 Mitigation Measures 4.9-8(a-c). These measures require modification of the City’s Capital Improvement Program (CIP) and the project applicant to construct specified roadway improvements.

The proposed 2016 First Amended Campus Oaks Master Plan would revise the approved land uses to allow more HDR residential units and fewer LDR and MDR residential units, with the overall total number of residential units to remain unchanged. No change is proposed to the allocated office square footage. Because trip generation rates are based on specific land uses, the trip generation rates vary across the residential densities. Fehr & Peers evaluated the changes included in the proposed 2016 First Amended Campus Oaks Master Plan in a technical memorandum to the City of Roseville.³ The resulting memo identified the proposed changes in land uses and calculated daily vehicle trips for the parcels affected by the proposed 2016 First Amended Campus Oaks Master Plan. The proposed land use changes as utilized for purposes of traffic analysis include a decrease in the number of single-family residential units from 552 units to 491 units, and an increase in the number of multi-family residential units from 396 units to 457 units. With these changes in land use, Fehr & Peers calculated that the proposed 2016 First Amended Campus Oaks Master Plan would generate approximately 100 fewer daily trips, 10 fewer A.M. peak hour trips, and 15 fewer P.M. peak hour trips as compared to the 2015 HPCO Amendment project. This represents an approximately one percent reduction in trips. Because the proposed 2016 First Amended Campus Oaks Master Plan would decrease external vehicle trips, there would not be any changes to the conclusions contained in the 2015 Addendum. This

³ Fehr & Peers. June 9, 2016 Memorandum to Mark Stout, City of Roseville, regarding Traffic Analysis for Campus Oaks Land Use Amendment.

includes conclusions with regard to City-wide intersection operations and mitigations, roadway segment operations outside Roseville City limits, State Route 65 freeway analysis results, and Vehicle Miles of Travel (VMT).

The traffic analysis also evaluated the potential of internal roadways circulation impacts as a result of the proposed 2016 First Amended Campus Oaks Master Plan. The proposed 2016 First Amended Campus Oaks Master Plan would result in changes to internal circulation because a larger land area would be available for BP use while residential density would be increased on parcels already planned for residential use. This change in location of uses would add trips to some internal roadway segments while reducing trips on other segments. The key conclusions of the traffic analysis are that there would be an increase of 100 to 400 additional vehicles per day on HP Way, but a decrease of approximately 300 trips on Painted Desert Drive. Overall, the traffic analysis concluded that the proposed 2016 First Amended Campus Oaks Master Plan would not have any adverse effects on overall internal traffic conditions.

The change in land uses would result in a net reduction in traffic, and would not change the conclusions reached in the prior CEQA documents. The mitigation measures imposed in the 2015 Addendum would continue to apply to the 2016 First Amended Campus Oaks Master Plan. 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 transportation.

17. Utilities and Service Systems

Would the project:

Environmental Issue	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 Mitigations Implemented or Address Impacts.
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	1996 EIR, pp. 4.12-7 through 4.12-8; p. 4.12-16; Impact 4.12-6 2015 Addendum, pp. 181-196	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?	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 2015 Addendum, pp. 181-196	No	No	No	Yes

Environmental Issue	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 Mitigations Implemented or Address Impacts.
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?	1996 EIR, p. 4.4-6; Impact 4.4-2 2015 Addendum, pp. 181-196	No	No	No	Yes
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	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. 181-196	No	No	No	Yes
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?	1996 EIR, pp. 4.12-7 through 4.12-8; p. 4.12-16; Impact 4.12-5 Impact 4.12-6 2015 Addendum, pp. 181-196	No	No	No	Yes
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 Impact 4.12-10 2015 Addendum, pp. 181-196	No	No	No	Yes
g) Comply with federal, state, and local statutes and regulations related to solid waste?	2015 Addendum, pp. 181-196	No	No	No	Yes
h) Use substantial amounts of fuel or energy, or result in a substantial increase in demand upon existing sources of energy or require the development of new sources of energy?	1996 EIR, pp. 4.12-11 through 4.12-14; Impact 4.12-11 Impact 4.12-12 2015 Addendum, pp. 181-196	No	No	No	Yes

Environmental Issue	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 Mitigations Implemented or Address Impacts.
i) Result in the need for new, or substantial alteration to, electricity, natural gas, or communications systems?	1996 EIR, pp. 4.12-11 through 4.12-14; Impact 4.12-11 Impact 4.12-12 Impact 4.12-13 2015 Addendum, pp. 181-196	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 conversion from grazing land to industrial and commercial uses under the 1996 HPMP was anticipated to connect to City and regional systems for domestic water supply, wastewater conveyance and treatment, stormwater drainage, solid waste management, and energy systems.

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.

Demand for potable water is based on land use, and can be broken down to residential densities. The proposed 2016 First Amended Campus Oaks Master Plan would revise the approved land uses to allow more HDR and fewer LDR and MDR residential units, even though the overall total number of residential units to remain unchanged. Morton & Pitalo, Inc. evaluated the potential changes in water demand in a technical memorandum to City staff.⁴ The memo identified each parcel and its existing water demand for parcels that would be subject to land use changes under the proposed 2016 First Amended Campus Oaks Master Plan. Overall, the memo concluded that water demand for the parcels

⁴ Morton & Pitalo, Inc. June 2, 2016 Memorandum to City of Roseville, Planning Department Regarding HP Campus Oaks Master Plan – General Plan Amendment Water and Sewer Demands.

affected by the proposed 2016 First Amended Campus Oaks Master Plan would remain unchanged at 411.5 acre feet per year.

The proposed uses are consistent with the buildout assumptions and would not cause any new significant effects or 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 utilities.

MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

Environmental Issue	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 Mitigations Implemented or Address 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, rare or threatened 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 Impact 4.5-5 Impact 4.5-6 Impact 4.5-7 Impact 4.5-8 Impact 4.6-1 Impact 4.6-2 Impact 4.6-3 2015 Addendum, pp. 197-204	No	No	No	Yes
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).	1996 EIR, pp. 6-1 through 6-19 2015 Addendum, pp. 197-204	No	No	No	Yes
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly	1996 EIR, pp. 4.8-2 through 4.8-6; pp. 4.10-2 through 4.10-13; pp.4.11-5 through	No	No	No	Yes

Environmental Issue	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 Mitigations Implemented or Address Impacts.
or indirectly?	4.11-7, 4.11-9 through 4.11-11; Impact 4.8-1 Impact 4.8-2 Impact 4.8-3 Impact 4.8-4 Impact 4.10-1 Impact 4.10-2 Impact 4.10-3 Impact 4.10-4 Impact 4.10-7 Impact 4.11-1 Impact 4.11-2 Impact 4.11-3 2015 Addendum, pp. 197-204				

Discussion of Checklist Answers:

The 1996 EIR and the 2015 Addendum evaluated the potential for project-specific and cumulative impacts. The proposed 2016 First Amended Campus Oaks Master Plan would make minor modifications to the land use plan, but would not change the floor area limits for non-residential uses or change the total number of residential dwelling units. Buildout under the proposed 2016 First Amended Campus Oaks Master Plan would be substantially consistent with the development assumptions in the previous CEQA documents; therefore, the proposed 2016 First Amended Campus Oaks Master Plan would not substantially increase the severity of the identified significant cumulative impacts.

Checklist item a) above concerns impacts to biological and cultural resources. Impacts on these resource areas were fully analyzed in the 1996 EIR. The 2015 Addendum noted that impacts to biological and cultural resources were reviewed in their respective sections of the 2015 Addendum, and that the HPCO would not result in any new significant impacts, nor a substantial increase in the severity of previously-identified significant impacts. This 2016 Addendum also evaluated the potential for the 2016 First Amended Campus Oaks Master Plan to result in new or substantially worse impacts as compared with the prior documents. The proposed 2016 First Amended Campus Oaks Master Plan involves revisions to the approved land use plan to increase the number of HDR units and decrease the number of MDR and LDR units with the overall total number of residential units to remain unchanged. Also, the proposed 2016 First Amended Campus Oaks Master Plan would also change five acres currently designated for HDR to BP use, though there would not be a change in the allocation of BP building square footage. As discussed in the biological resources and cultural resources sections of this Addendum, the proposed land use changes would not result in any new significant impacts, nor a substantial increase in the severity of previously-identified significant impacts related to biological or cultural resources.

Checklist item c) above is concerned with direct and indirect substantial adverse effects to human beings. The various environmental topic analyses in the 1996 HPMP EIR, the 2015 Addendum, and this Addendum include evaluation of impacts, both direct and indirect, on human beings. Overall, as supported by the analyses in each environmental topic, the proposed 2016 First Amended Campus Oaks Master Plan would not result in any new significant impacts, nor a substantial increase in the severity of previously-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 the mandatory findings.

ENVIRONMENTAL DETERMINATION:

As shown in the checklist prepared as part of this Initial Study, City staff has not identified any new or substantially more severe significant impacts of the proposed project, whether onsite, offsite, or cumulative in nature, that were not already disclosed in the Hewlett-Packard Master Plan Final EIR or the 2015 Addendum. These determinations are based on a review of the 1996 EIR, 2015 Addendum, and project-specific analyses prepared to evaluate the effects of the proposed changes. City staff has also determined, through review of these documents that the proposed 2016 Amendment to the Hewlett-Packard Roseville Campus Master Plan is compliant with the mitigation measures identified in the 1996 EIR and the 2015 Addendum.

On the basis of this initial evaluation:

I find that the proposed project is consistent with the conclusions identified in the 1996 HPMP EIR and an Addendum will be prepared.

Initial Study Prepared by:



Gina McColl, Associate Planner
City of Roseville, Development Services–Planning Division

Appendix A

Traffic

TECHNICAL MEMORANDUM

Date: June 13, 2016
To: Marc Stout, City of Roseville
From: John Gard, Fehr & Peers
Subject: *Traffic Analysis for Campus Oaks Land Use Amendment*

RS16-3440

Fehr & Peers has completed this traffic analysis of the proposed changes in land uses within the Campus Oaks project.

Proposed Land Use Amendment

The January 28, 2015 Technical Memorandum prepared by Fehr & Peers presented a detailed analysis of the Campus Oaks project including its trip generation, impacts under 2025 conditions, project access evaluation, and Vehicle Miles of Travel (VMT). That analysis contemplated the following land uses for Campus Oaks:

- Commercial 170 ksf
- Single-Family Residential 552 du's
- Multi-Family Residential 396 du's
- Office 60 ksf
- Tech/Business Park 300 ksf

ksf = thousand square feet. du = dwelling unit.

The following parcels are proposed to be rezoned as follows (see attached for site plan):

- CO-21: rezoned from HDR (125 apartment units) to Business Professional ¹
- CO-22: HDR zoning maintained. Parcel size expanded to increase yield from 119 to 205 multi-family units.
- CO-23: HDR zoning maintained. Parcel size expanded to increase yield from 72 to 190 multi-family units.
- CO-4: MDR zoning maintained. Parcel size reduced to decrease yield from 84 to 60 (single-family) units.
- CO-16: MDR zoning maintained. Parcel size reduced to decrease yield from 19 to 10 (single-family) units.
- CO-6: LDR zoning maintained. Parcel size reduced to decrease yield from 48 to 36 (single-family) units.

¹ The land use amendment requests a transfer of a portion of the office from adjacent CO-31 onto this parcel. Together, these parcels (consisting of a combined 10.54 acres) would still consist of a combined 60,000 square feet, albeit at a lower floor-to-area ratio.

Mr. Marc Stout
 June 13, 2016
 Page 2

- CO-14: MDR zoning and parcel size maintained. Density reduced to decrease yield from 50 to 34 (single-family) units.
- CO-24a: HDR zoning and parcel size maintained. Density reduced to decrease yield from 40 to 31 multi-family (townhome) units.
- CO-24b: HDR zoning and parcel size maintained. Density reduced to decrease yield from 40 to 31 multi-family (townhome) units.

City staff and the applicant directed that the resulting uses on Parcels CO-22 and CO-23 would consist of 250 apartments and 145 townhomes. Together, these nine parcel zoning/boundary/density amendments would result in the following net changes in land use:

- Single-Family Residential: net reduction of 61 units.
- Multi-Family (Apartments): net increase of 125 units.
- Multi-Family (Townhomes): net reduction of 64 units.

Overall, there would be no net change in the number of dwelling units within the plan area. With the proposed land use amendments in place, Campus Oaks would consist of the following land uses:

- Commercial 170 ksf
- Single-Family Residential 491 du's
- Multi-Family Residential 457 du's
- Office 60 ksf
- Tech/Business Park 300 ksf

ksf = thousand square feet. du = dwelling unit.

Effects of Land Use Amendments on Trip Generation

Table 3 of the January 28, 2015 Campus Oaks Technical Memorandum presented the trip generation of the Campus Oaks project based on trip rates published in *Trip Generation, 9th Edition* (Institute of Transportation Engineers, 2012) and the application of the mixed-use trip generation (MXD) model (used to estimate internal trips and external trips made by non-auto travel modes). After accounting for internal and non-auto external trips, the project was estimated to generate approximately 15,479 new daily trips, 949 new AM peak hour trips, and 1,451 new PM peak hour vehicle trips.

Mr. Marc Stout
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 Page 3

Table 1 presents the trip generation of the Campus Oaks project with the proposed land use amendments in place. The trip generation methodology is identical to what was used in the January 28, 2015 memo.

TABLE 1: CAMPUS OAKS TRIP GENERATION WITH PROPOSED LAND USE AMENDMENTS							
Land Use	Amount	Trip Rate ¹			Trips		
		Daily	AM Peak Hour	PM Peak Hour	Daily	AM Peak Hour	PM Peak Hour
Single-Family Residential	491 du's	9.52	0.75	1.00	4,674	368	491
Multi-Family Residential - Apartments	250 du's	6.65	0.51	0.62	1,663	128	155
Multi-Family Residential – Townhouse ²	207 du's	5.81	0.44	0.52	1203	91	108
Commercial – General Retail	170 ksf	42.7	0.96	3.71	7,259	163	631
Office	60 ksf	11.03	1.56	1.49	662	94	89
Tech/Business Park – Light Industrial ³	300 ksf	6.97	0.92	0.97	2,091	276	291
Gross Trips					17,552	1,120	1,765
Internal and Non-Auto External Trips ⁴					-2,180	-180	-328
New Trips					15,372	940	1,437
Notes: 1. Trip rates based on <i>Trip Generation, 9th Edition</i> (Institute of Transportation Engineers, 2012). 2. Medium-Family Residential - Townhouse based on units indicated as "Townhouse" product type in the land use plan. 3. All Tech/Business Park assumed to be light industrial. 4. Internalization of trips based on output from the mixed-use trip generation model. Source: Fehr & Peers, 2016.							

This table shows that the proposed land use amendments would result in the Campus Oaks project generating approximately 100 fewer average daily trips, 10 fewer AM peak hour trips, and 15 fewer PM peak hour trips than the original Campus Oaks project studied in January 2015. This represents about a one percent reduction in trips.

Effects of Land Use Amendments on Traffic Impact Study Conclusions

Since the proposed land use amendments would result in modest decreases in external vehicle trips, none of the conclusions relating to off-site traffic impacts from the January 28, 2015 Technical Memorandum would change. This includes conclusions with regard to City-

Mr. Marc Stout
June 13, 2016
Page 4

wide intersection operations and mitigations, roadway segment operations outside Roseville City limits, State Route 65 freeway analysis results, and Vehicle Miles of Travel (VMT).

Effects of Land Use Amendments on Project Access and Internal Circulation

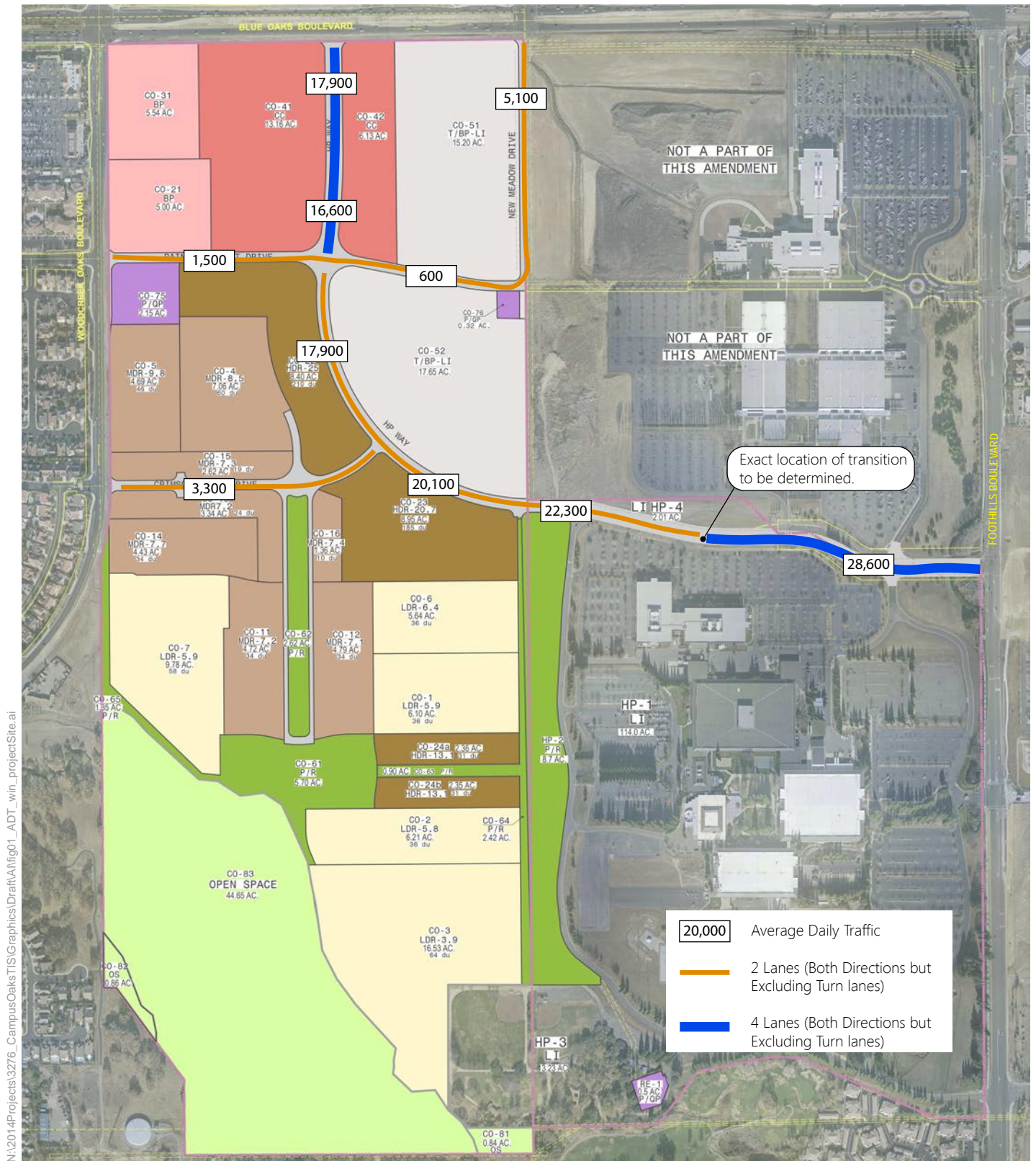
The January 28, 2015 Technical Memorandum included an evaluation of project access along Woodcreek Oaks Boulevard. Figure 2 of that memo (see attached) recommended access modifications along Woodcreek Oaks Boulevard to accommodate the proposed project.

Since the proposed land use amendments would remove the 125 apartment units from Parcel CO-21 and spread about half of the 60,000 square feet of office space from parcel CO-31 onto Parcel CO-21, the net effect of the land use amendment would be fewer trips entering/exiting the site along this segment of Woodcreek Oaks Boulevard. Therefore, no changes to the recommended access plan on Woodcreek Oaks Boulevard are warranted at this time. It should be noted that detailed site plans showing proposed access to parcels fronting along Woodcreek Oaks Boulevard, Painted Desert Drive, and HP Way have not been provided. Review of those plans could alter the access recommendations.

The proposed land use amendments would result in a net increase of about 62 units in the area bounded by Painted Desert Drive, HP Way, and Crimson Ridge Way. A net increase of 78 units would occur in the southeast quadrant of the plan area (i.e., bounded by HP Way, Campus Parkway and the HP Campus. To test the effects of these redistributed units, the land use changes were made to the same version of the City of Roseville 2025 CIP model used as part of the January 28, 2015 analysis. **Figure 1** shows the resulting ADTs on the project roadways. Key conclusions from this data are as follows:

- By virtue of placing more residential uses along HP Way, the ADT on HP Way would increase by 100 to 400 vehicles per day, which would represent about a one percent increase over the projections contained in the January 28, 2015 Technical Memorandum. The volume on Painted Desert Drive would decrease by about 300 ADT. These changes in traffic volumes, which translate into about 30 additional vehicles during the AM and PM peak hours, are not expected to have any adverse effects on overall traffic conditions along HP Way.
- A subsequent analysis of the HP Way/Crimson Ridge Way intersection is recommended once detailed site plans are available for the HDR uses on Parcels CO-22 and 23, and the Tech/Office and Light Industrial uses on Parcel CO-52. Access to those properties could affect the configuration of this intersection.

We hope this information is helpful. Please call with any questions or comments.



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Figure 1

Average Daily Traffic (ADT) Within Project Site Under 2025 CIP Conditions - Campus Oaks with Proposed Land Use Amendment





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Figure 2

Recommended Access on Woodcreek Oaks Boulevard



Appendix B

Utilities



Civil Engineering
Land Surveying
Land Planning
Landscape Architecture
Traffic Engineering

Morton & Pitalo, Inc.
75 Iron Point Circle, Suite 120
Folsom, CA 95630
ph: (916) 984-7621
fax: (916) 984-9617
enr@mpengr.com
www.mpengr.com

Memorandum

Date: June 30, 2016
To: City of Roseville, Planning Department
Cc: Stephen L. Des Jardins
From: Gregory J. Bardini, P.E.
RE: HP Campus Oaks Master Plan – General Plan Amendment Water and Sewer Demands

PROJECT DESCRIPTION: In 1996, after preparing a project-level Environmental Impact Report (EIR), the City of Roseville approved the Hewlett-Packard Master Plan (1996 HPMP) to guide light industrial development on the approximately 500 acre site. A small amount of land was designated for commercial/retail at the intersections of Blue Oaks Blvd./Woodcreek Oaks Blvd. and Blue Oaks Blvd./Foothills Blvd. At that time, Hewlett-Packard's existing facilities occupied approximately 200 acres of the project site. Since 1996, additional light industrial/office buildings have been constructed on the eastern half of the project site subject to the 1996 HPMP. In 2001, the City approved a redesignation and rezoning of the commercial/retail parcels to light industrial use.

The proposed changes to the 1996 HPMP as updated in 2001 take the form of the 2015 Hewlett-Packard/Campus Oaks Master Plan (2015 HPMP), which would accommodate residential and commercial development on the western half of the project site. Uses in the 2015 HPMP include residential of varying densities, commercial, office, tech/business park, and parks and open space. Other changes in the 2015 HPMP include continuation of HP Way up to Blue Oaks Blvd. and extensions of Painted Desert Dr. and Crimson Ridge Dr. on to the project site.

On August 5, 2015 the Roseville city Council approved the 2015 HPMP which would construct 948 dwelling units for an anticipated population of 2,475 new residents. The approved 2015 HPMP also includes 60,000 square feet of professional office area on 5.53 acres; 170,000 square feet of commercial use on 19.33 acres; 300,000 square feet of tech/business park development on 32.82 acres; 2,700,000 square feet of light industrial on 242.69 acres; and, 71.57 acres of parks, open space, and public uses. These totals include the entire project site, including the existing buildings on the eastern half of the site.

BBC Roseville, LLC (Applicant) proposes revisions to the 2015 HPMP for the purpose of adjusting the parcels lines and transferring units to facilitate the development of 395 unit multi-family project on parcels

Civil Engineering ♦ Land Surveying ♦ Land Planning
Landscape Architecture ♦ Traffic Engineering

Memorandum – HP Campus Oaks

CO-22 and CO-23. This will result in changing the land use on parcel CO-21 from high density residential (HDR) to business professional (BP). A summary of the land use changes and unit transfers are shown in Table 1.

Table 1
HP Campus Oaks
Land Use Changes
and Transfers

Large Lot Parcel	Proposed Land Use	Existing			Transfer		Proposed			
		Acres	Units	Bldg SF	Units	SF	Acres	Units	Bldg SF	
CO-31	BP	BP	5.54	N/A	60,000	N/A	(28,000)	5.54	N/A	32,000
	Total CO-31		5.54	0	60,000	0	(28,000)	5.54	0	32,000
CO-21	HDR	BP	5.00	125		(125)	28,000	5.00	0	28,000
	Total CO-21		5	125		(125)	28,000	5	0	28,000
CO-22	HDR	HDR	7.26	119		0		8.40	119	
	<i>HDR from CO-21</i>					59			64	
	<i>HDR (Transferred from CO-24a)</i>					7			7	
	<i>MDR from CO-4</i>					20			20	
	Total CO-22		7.26	119		86		8.40	210	
CO-23	HDR	HDR	5.00	72		0		8.95	72	
	<i>HDR (transferred from CO-24a & CO-24b)</i>					11			11	
	<i>HDR from CO-21</i>					66			61	
	<i>MDR from CO-14</i>					16			16	
	<i>MDR from CO-04</i>					4			4	
	<i>MDR from CO-16</i>					9			9	
	<i>LDR from CO-6</i>					12			12	
	Total CO-23		5.00	72		118		8.95	185	
CO-4	MDR	MDR	8.37	84		(24)		7.06	60	
CO-16	MDR	MDR	2.55	19		(9)		1.36	10	
CO-6	LDR	LDR	8.14	48		(12)		5.64	36	
CO-14	MDR	MDR	4.43	50		(16)		4.43	34	
CO-24a	HDR	HDR	2.36	40		(9)		2.36	31	
CO-24b	HDR	HDR	2.35	40		(9)		2.35	31	
CO-12	MDR	MDR	4.88	34		0		4.79	34	
	Total		50.34	631	60,000	0	0	50.34	631	60,000

The proposed changes result in a decrease of 12 low density residential units and 49 medium density units, while HDR increases by 61 units. The overall number of dwelling units remains unchanged at 948 units.

Water Demand

We have reviewed the water demands for the proposed project against that of the 2015 HPMP. Table 2 is the City of Roseville water demand rates for various land use categories. We applied these demand rates to the 2015 HPMP parcels (Table 3) that are part of the amendment area versus the proposed revised land uses (Table 4).

Table 2 City Unit Demand Factors	
Residential Land Use Categories	Unit Demand Factor (GPD/DU)
LDR1 (<3.5 DUs / Acre)	728
LDR2 (3.5 to 5 DUs / Acre)	600
LMDR1 (>5.0 to 6.0 DUs / Acre)	521
LMDR2 (6.0 to 8.0 DUs / Acre)	430
MDR (>8.0 to 12.0 DUs / Acre)	323
HDR1 (>12.0 to 16.0 DUs / Acre)	288
HDR2 (>16.0 DUs / Acre)	177
Non Residential Land Use Categories	Unit Demand Factor (GPD/AC)
Community Commercial / Retail	2,598
Business Professional	2,598
Light Industrial	2,598
Industrial	2,562
Railyard	109
Elementary School	3,454
High School	4,069
Pubic Quasi-Public	1,780
Parks	2,988
Open Space / Right of Way	0

gpd/ DU = Gallons per day per dwelling unit
 gpd / AC -Gallons per day per acre

Table 3
HP Campus Oaks
Water Demand – 2015
HPMP
2-Jun-16

Large Lot Parcels	Existing					Water Demand Rates	Ave. Daily Water Demands (gpd)	Max. Daily Water Demands (mgd) 2 x ADF	Annual Demand (AFY)
	Land Use	Acres	Units	SF	Density				
CO-31	BP	5.54	0	60,000		2598	14,393	0.029	32.3
CO-21	HDR	5.00	125		25.0	177	22,125	0.044	49.6
CO-22	HDR	7.26	119		16.4	177	21,063	0.042	47.2
CO-23	HDR	5.00	72		14.4	288	20,736	0.041	46.5
CO-4	MDR	8.37	84		10.0	323	27,132	0.054	60.8
CO-16	MDR	2.55	19		7.5	430	8,170	0.016	18.3
CO-6	LDR	8.14	48		5.9	521	25,008	0.050	56.1
CO-14	MDR	4.43	50		11.3	323	16,150	0.032	36.2
CO-24a	HDR	2.36	40		16.9	177	7,080	0.014	15.9
CO-24b	HDR	2.35	40		17.0	177	7,080	0.014	15.9
CO-12	MDR	4.88	34		7.0	430	14,620	0.029	32.8
							183,557	0.367	411.5

Table 4
HP Campus Oaks
Water Demand Changes - Proposed
2-Jun-16

Large Lot Parcels	Proposed					Water Demand Rates	Ave. Daily Water Demands (gpd)	Max. Daily Water Demands (mgd) 2 x ADF	Annual Demand (AFY)
	Land Use	Acres	Units	SF	Density				
CO-31	BP	5.54	0	32,000		2598	14,393	0.029	32.3
CO-21	BP	5	0	28,000		2598	12,990	0.026	29.1
CO-22	HDR	8.40	210		25.0	177	37,170	0.074	83.3
CO-23	HDR	8.95	185		20.7	177	32,745	0.065	73.4
CO-4	MDR	7.06	60		8.5	323	19,380	0.039	43.4
CO-16	MDR	1.36	10		7.4	430	4,300	0.009	9.6
CO-6	LDR	5.64	36		6.4	430	15,480	0.031	34.7
CO-14	MDR	4.43	34		7.7	430	14,620	0.029	32.8
CO-24a	HDR	2.36	31		13.1	288	8,928	0.018	20.0
CO-24b	HDR	2.35	31		13.2	288	8,928	0.018	20.0
CO-12	MDR	4.79	34		7.1	430	14,620	0.029	32.8
							183,554	0.367	411.5

Memorandum – HP Campus Oaks

Based on the parcels contained within the amendment area, the required water for the affected parcels remains unchanged at 411.5 acre-feet per year.

Table 4
HP Campus Oaks
Water Demand Summary
2-Jun-16

Large Lot Parcels	2015 HPMP Annual Demand (AFY)	Proposed Annual Demand (AFY)	Change (AFY)
CO-31	32.3	32.3	0.0
CO-21	49.6	29.1	-20.5
CO-22	47.2	83.3	36.1
CO-23	46.5	73.4	26.9
CO-4	60.8	43.4	-17.4
CO-16	18.3	9.6	-8.7
CO-6	56.1	34.7	-21.4
CO-14	36.2	32.8	-3.4
CO-24a	15.9	20.0	4.1
CO-24b	15.9	20.0	4.1
CO-12	32.8	32.8	0.0
	411.5	411.5	(0.0)

Sewer Demand

Based on the proposed land use changes for each parcel, the average dry weather flow (ADWF) was computed based on the sewer generation rates presented in Table 5 below.

TABLE 5 – SEWER GENERATION RATES

Land Use	Generation Rate ¹	
Commercial	850	gpd/acre
Heavy Industrial	850	gpd/acre
Light Industrial	850	gpd/acre
Mixed Use	2300	gpd/acre
Public / Quasi Public	660	gpd/acre
School	170	gpd/acre
Residential (1 DU)	190	gpd/DU
Residential (2 DU)	190	gpd/DU
Residential (3 DU)	190	gpd/DU
Residential (Multiple DU)	130	gpd/DU
Parks > 10 Acres	10	gpd/acre

¹ Includes allowances for dry season groundwater infiltration (GWI).

We have reviewed the sewer demands for the proposed project against that of the 2015 HPMP. We applied these demand rates to the 2015 HPMP parcels (Table 6) that are part of the amendment area versus the proposed revised land uses (Table 7).

Table 6
HP Campus Oaks
Sewer Demand - 2015 HPMP
2-Jun-16

Large Lot Parcel	Existing					Sewer Demand Rates	Ave. Daily Sewer Demands (gpd)	Max. Daily Flow (mgd) 2 x ADF
	Land Use	Acres	Units	SF	Density			
CO-31	BP	5.54	0	60,000		850	4,709	0.009
CO-21	HDR	5.00	125		25.0	130	16,250	0.033
CO-22	HDR	7.26	119		16.4	130	15,470	0.031
CO-23	HDR	5.00	72		14.4	130	9,360	0.019
CO-4	MDR	8.37	84		10.0	190	15,960	0.032
CO-16	MDR	2.55	19		7.5	190	3,610	0.007
CO-6	LDR	8.14	48		5.9	190	9,120	0.018
CO-14	MDR	4.43	50		11.3	190	9,500	0.019
CO-24a	HDR	2.36	40		16.9	130	5,200	0.010
CO-24b	HDR	2.35	40		17.0	130	5,200	0.010
CO-12	MDR	4.88	34		7.0	190	6,460	0.013
							100,839	0.202

Table 7
HP Campus Oaks
Sewer Demand - Proposed
2-Jun-16

Large Lot Parcel	Proposed					Sewer Demand Rates	Ave. Daily Sewer Demands (gpd)	Max. Daily Flow (mgd) 2 x ADF
	Land Use	Acres	Units	SF	Density			
CO-31	BP	5.54	0	32,000		850	4,709	0.009
CO-21	BP	5	0	28,000		850	4,250	0.009
CO-22	HDR	8.40	210		25.0	130	27,300	0.055
CO-23	HDR	8.95	185		20.7	130	24,050	0.048
CO-4	MDR	7.06	60		8.5	190	11,400	0.023
CO-16	MDR	1.36	10		7.4	190	1,900	0.004
CO-6	LDR	5.64	36		6.4	190	6,840	0.014
CO-14	MDR	4.43	34		7.7	190	6,460	0.013
CO-24a	HDR	2.36	31		13.1	130	4,030	0.008
CO-24b	HDR	2.35	31		13.2	130	4,030	0.008
CO-12	MDR	4.79	34		7.1	190	6,460	0.013
							101,429	0.203

Table 8
HP Campus Oaks
Sewer Demand - Summary
2-Jun-16

Large Lot Parcel	Max. Daily Flow (mgd) 2 x ADF	Max. Daily Flow (mgd) 2 x ADF	Change in Max. Daily Flow (mgd)
CO-31	0.009	0.009	0.000
CO-21	0.033	0.009	-0.024
CO-22	0.031	0.055	0.024
CO-23	0.019	0.048	0.029
CO-4	0.032	0.023	-0.009
CO-16	0.007	0.004	-0.003
CO-6	0.018	0.014	-0.005
CO-14	0.019	0.013	-0.006
CO-24a	0.010	0.008	-0.002
CO-24b	0.010	0.008	-0.002
CO-12	0.013	0.013	0.000
	0.202	0.203	0.001

There is not a significant difference between the proposed project and the 2015 HPMP. The calculations show that there is a 0.001 million gallons per day increase in sewer flows; however, since the BP parcels are calculated based on parcel size versus building square footage. Since the project is not increasing the BP building square footage for the plan area, we would not expect an increase in sewer flows from the BP parcels. Even with the 0.001 mgd increase in calculated sewer flows, there is no impact to project or off-site infrastructure.

Morton & Pitalo did revise the wastewater collection system calculations and no pipes need to be revised from that of the MP Campus Oaks Sewer Master Plan, dated May 28, 2015. Revised collection exhibits and calculations are provided within Appendix A.

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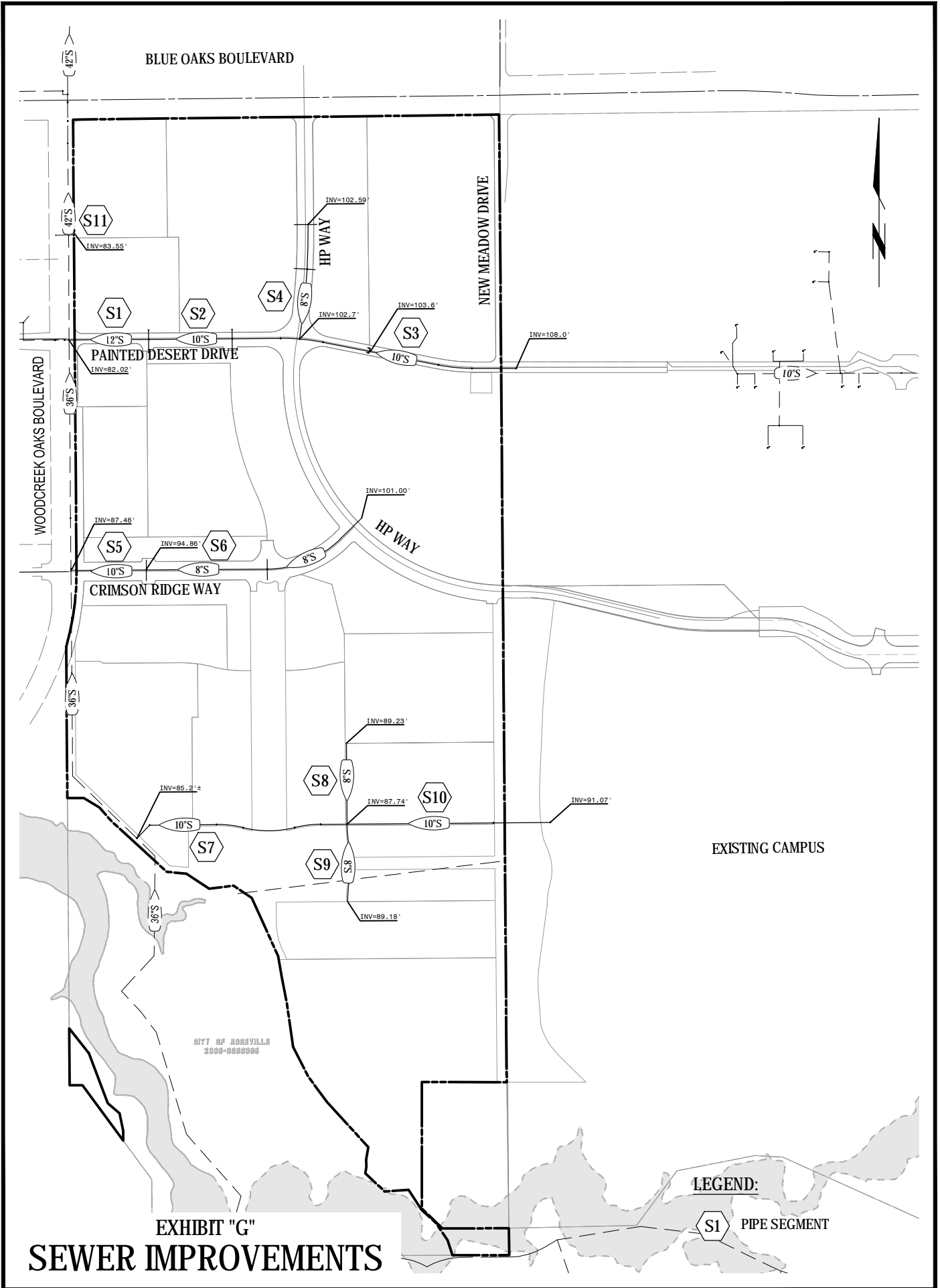
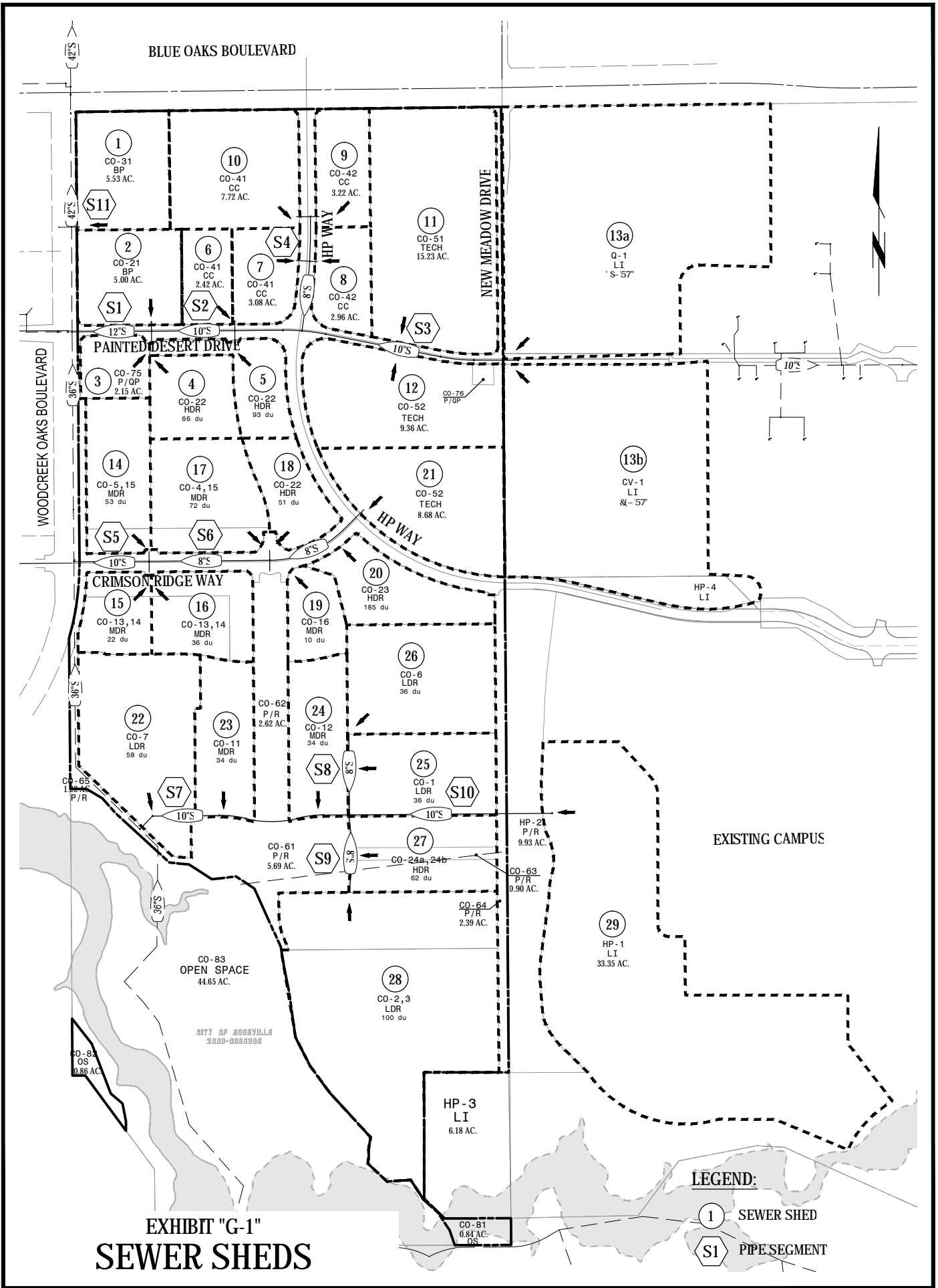


EXHIBIT "G"
SEWER IMPROVEMENTS

LEGEND:
 S1 PIPE SEGMENT

Dwg: Y:201313-0076-00DWGENGINEERINGWASTEWATER SHEDS-20160830.DWG | Saved: 06-27-16 11:59am CBARDINI | Plotted: 06-30-16 05:41pm SSMITH



SEWER DESIGN CALCULATIONS

HP - Campus Oaks

May 28, 2015

Pipe Segment	Contributing Shed	Contributing Land Use												Contributing Shed Flow (gpd)	Contributing Pipe Flow (gpd)	ADWF (gpd)	Safety Factor	Factored Flow (gpd)	Peaking Factor	PWWF (gpd)
		Low/Med-Density Residential			High-Density Residential			Commercial Core/Industrial			Public/Quasi-Public									
		Units	Rate (gpd/unit)	Flow (gpd)	Units	Rate (gpd/unit)	Flow (gpd)	Area (ac)	Rate (gpd/ac)	Flow (gpd)	Area (ac)	Rate (gpd/ac)	Flow (gpd)							
S1	2,3,4		190	12,540	66	130	8,580	5.00	850	4,250	2.15	660	1,419	26,789	95,382	122,171	2.0	244,341	2.85	696,372
S2	5,6		190	0	93	130	12,090	2.42	850	2,057		660	0	14,147	81,235	95,382	2.0	190,763	2.98	568,474
S3	11,12,13a,13b		190	0		130	0	78.59	850	66,802		660	0	66,802	0	66,802	2.0	133,603	3.12	416,841
S4	7,8,9,10		190	0		130	0	16.98	850	14,433		660	0	14,433	0	14,433	2.0	28,866	3.51	101,320
S5	14,15,16	111	190	21,064		130	0		850	0		660	0	21,064	53,638	74,702	2.0	149,403	3.13	467,632
S6	17,18,19,20,21	82	190	15,580	236	130	30,680	8.68	850	7,378		660	0	53,638	0	53,638	2.0	107,276	3.30	354,011
S7	22,23,24	126	190	23,940		130	0		850	0		660	0	23,940	69,088	93,028	2.0	186,055	2.94	547,002
S8	25,26	72	190	13,680		130	0		850	0		660	0	13,680	0	13,680	2.0	27,360	3.50	95,760
S9	27,28	100	190	19,000	62	130	8,060		850	0		660	0	27,060	0	27,060	2.0	54,120	3.39	183,467
S10	29		190	0		130	0	33.35	850	28,348		661	0	28,348	0	28,348	2.0	56,695	3.39	192,196
S11	1		190	0		130	0	5.53	850	4,701		661	0	4,701	0	4,701	2.0	9,401	3.59	33,750

SEWER PIPE DESIGN PARAMETERS

HP - Campus Oaks

May 28, 2015, Revised June 30, 2016

Pipe Segment	PWWF (gpd)	Proposed Pipe		Depth Ratio	Depth of Flow (in)	Max Capacity gpd	Extra Capacity gpd	Length ft	Invert Elevation	
		Diameter (in)	Slope (ft/ft)						Upstream ft	Downstream ft
		SS-01	696,372						12	0.0020
SS-02	568,474	10	0.0050	0.70	7.00	838,200	269,726	705	86.39	82.86
SS-03	416,841	10	0.0050	0.70	7.00	838,200	421,359	1,025	91.61	86.49
SS-04	101,320	8	0.0050	0.70	5.60	462,300	360,980	535	89.16	86.49
SS-05	467,632	10	0.0025	0.70	7.00	592,765	125,133	370	94.86	87.46
SS-06	354,011	8	0.0057	0.70	5.60	493,600	139,589	1,065	101.00	94.96
SS-07	547,002	10	0.0025	0.70	7.00	592,765	45,763	1,015	87.74	85.20
SS-08	95,760	8	0.0035	0.70	5.60	386,830	291,070	380	89.23	87.90
SS-09	183,467	8	0.0035	0.70	5.60	386,830	203,363	365	89.18	87.90
SS-10	192,196	10	0.0035	0.70	7.00	995,133	802,937	950	91.07	87.74
SS-11	33,750	12	0.0021	1.00	12.00	1,055,173	1,021,423	14	83.55	83.52

Notes:

1. Pipe S1 is oversized to match existing 12" stubs at the connection points at Woodcreek Oaks Blvd and pipe availability.

SEWER SHED PARAMETERS

HP - Campus Oaks

May 28, 2015

Shed No.	LU	City LU	Lot	Acres	DU's
1	BP	Com	CO-31	5.53	
2	BP	Com	CO-21	5.00	
3	P/QP	P/QP	CO-75	2.15	
4	MDR	MDR	CO-4	3.59	66
5	HDR	HDR	CO-22	3.25	93
6	CC	Com	CO-41	2.42	
7	CC	Com	CO-41	3.08	
8	CC	Com	CO-42	2.96	
9	CC	Com	CO-42	3.22	
10	CC	Com	CO-41	7.72	
11	Tech	Ind	CO-51	15.23	
12	Tech	Ind	CO-52	9.36	
13a	LI	Ind	Q-1	30.00	
13b	LI	Ind	CV-1	24.00	
14	MDR	MDR	CO-5,15	4.99	53
15	MDR	MDR	CO-13,14	2.82	22
16	MDR	MDR	CO-13,14	4.34	36
17	MDR	MDR	CO-4,15	6.16	72
18	HDR	HDR	CO-22	3.18	51
19	MDR	MDR	CO-16	2.43	10
20	HDR	HDR	CO-23	4.54	185
21	Tech	Ind	CO-52	8.68	
22	LDR	LDR	CO-7	9.78	58
23	MDR	MDR	CO-11	4.55	34
24	MDR	MDR	CO-12	4.71	34
25	LDR	LDR	CO-1	6.10	36
26	LDR	LDR	CO-6	8.14	36
27	HDR	HDR	CO-24a,b	5.60	62
28	LDR	LDR	CO-2,3	22.80	100
29	LI	Ind	HP-1	33.35	

TOTALS = 249.68 948

SEWER DEMAND RATES

Land Use	Generation Rate	
Commercial	850 gpd/acre	
Heavy Industrial	850 gpd/acre	
Light Industrial	850 gpd/acre	
Mixed Use	2300 gpd/acre	
Public/Quasi-Public	660 gpd/acre	
Schools	170 gpd/acre	
Residential 1 DU	190 gpd/DU	
Residential 2 DU	190 gpd/DU	
Residential 3 DU	190 gpd/DU	
Residential Multiple DU	130 gpd/DU	2040 gpd/acre
Open Space	0 gpd/acre	
Parks > 10 Acres	10 gpd/acre	
Vacant	0 gpd/acre	