
4th ADDENDUM TO THE HEWLETT PACKARD MASTER PLAN ENVIRONMENTAL IMPACT REPORT/INITIAL STUDY (SCH #95112022, CERTIFIED ON JUNE 5, 1996)

Project Title/File Number:	Third Amended Hewlett-Packard Campus Oaks Master Plan
Project Location:	Southeast corner of Blue Oaks Boulevard and Woodcreek Oaks Boulevard, westerly of existing Hewlett-Packard (HP) campus.
Project Description:	<p>The applicant requests approval of a General Plan Amendment, Rezone, Major Project Permit Stage 1 Modification, Major Project Permit Stage 2, Large Lot Tentative Subdivision Map, Small Lot Tentative Subdivision Map, and a Development Agreement Amendment to modify the Campus Oaks Master Plan and create a phased, 242-lot subdivision with park, landscape, and stormwater facility lots. A General Plan Amendment and Rezone is requested to modify land use and zoning designations for 48.91 acres within the Campus Oaks Master Plan area for Parcels CO-1, 2, 6, 7, 12, 14, 24a, 24b, 61, 63, 64, and 65. As proposed, the land use designations will be modified from 27.36 acres Low Density Residential (LDR), 6.52 acres Medium Density Residential (MDR), 4.7 acres High Density Residential (HDR), and 10.33 acres Parks and Recreation (PR) to 26.11 acres LDR, 10.40 acres MDR, and 12.4 acres PR. The zoning designations will be modified from 33.88 acres Residential Small Lot/Development Standards (RS/DS), 4.7 acres Attached Housing/Development Standards (R3/DS), and 10.33 acres Parks and Recreation (PR) to 36.51 acres RS/DS and 12.4 acres PR. A Major Project Permit Stage 1 Modification (MPP Stage 1 Mod) is requested to modify the acreage and unit allocation within the Campus Oaks Master Plan to reflect the proposed land use changes. Parks and Open Space acreage will increase from 10.33 acres to 12.4 acres. A Major Project Permit Stage 2 is requested to evaluate residential design on Parcel CO-6. A Large Lot Tentative Subdivision Map is requested to create four large lots, Lots A and B for future parks, and a remainder (Lot 5) for the future development of Parcel CO-3. A Small Lot Tentative Subdivision Map is requested to allow the phased development of 242 residential lots, including 70 lots on Parcel CO-7, 27 lots on Parcel CO-12, 86 lots on Parcel CO-6, and 59 lots on Parcel CO-2, as well as Lots A-D and right-of-way lots. A Development Agreement Amendment is requested to amend the Development Agreement by and between the City of Roseville and BBC Roseville Oaks, LLC relative to the Campus Oaks property within the HP Campus Oaks Master Plan.</p>
Project Applicant/Owner:	Stephen Des Jardins, BBC Roseville Oaks, LLC
Lead Agency Contact:	Shelby Vockel, Associate Planner, 916-746-1347

An Addendum to a previously certified environmental impact report (EIR) shall be prepared for a project if only minor technical changes or additions are necessary but none of the conditions calling for the preparation of a

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

Table of Contents

Project Description	4
Purpose and Scope of Addendum	12
Initial Study Checklist	
I. Aesthetics	16
II. Agricultural & Forestry Resources	18
III. Air Quality	20
IV. Biological Resources	22
V. Cultural Resources	24
VI. Energy	25
VII. Geology and Soils	27
VIII. Greenhouse Gases	29
IX. Hazards and Hazardous Materials	31
X. Hydrology and Water Quality	33
XI. Land Use and Planning	36
XII. Mineral Resources	38
XIII. Noise	39
XIV. Population and Housing	41
XV. Public Services	43
XVI. Recreation	45
XVII. Transportation / Traffic	46
XVIII. Tribal Cultural Resources	49
XIX. Utilities and Service Systems	50
XX. Mandatory Findings of Significance	54
Environmental Determination	56
Attachments	56

PROJECT DESCRIPTION

Project Location and Planning Context

In 1996, the City of Roseville approved the Hewlett-Packard Roseville Campus Master Plan (1996 HPMP), which allowed for a mix of land uses, including commercial, industrial, and open space, within an approximately 492-acre project site located within the City of Roseville's North Industrial Area. The HPMP project site is bounded by Blue Oaks Boulevard to the north, Foothills Boulevard to the east, and Woodcreek Oaks Boulevard to the west (**Figure 1**).

In 2015, the City of Roseville approved the Hewlett-Packard Campus Oaks Amendment (2015 HPCO Amendment), which changed the 1996 HPMP to allow for the mixed-use Campus Oaks development on the western half of the site. The HPCO Amendment created a master plan for approximately 375.73 acres of the HPMP area. The HPCO Master Plan was organized into two integrally connected planning sub-areas: the Hewlett-Packard Campus and Campus Oaks (**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 facilities and associated businesses. The Hewlett-Packard Campus is planned for continued light industrial, recreation, and related development.
- Campus Oaks. Covering the western 234.5 acres of the HPCO Master Plan site, portions of this sub-area are under development, with the southern portion established as the Woodcreek Oaks Preserve, a 45-acre open space/wetland preserve. Campus Oaks is approved for a mix of residential, commercial, tech/business park, public, and park uses.

The proposed project analyzed in this Addendum would amend portions of the Campus Oaks sub-area of the HPCO Master Plan area (see **Figure 2**) and does not include amendments to the Hewlett-Packard Campus or other portions of the HPMP area.

Environmental Setting

The approximately 234.5-acre Campus Oaks portion of the HPCO Master Plan site is located within the City of Roseville's North Industrial Area. With the exception of the developed portions noted below, the site is predominantly under development or vacant. The site was disced regularly after the 1996 HPMP was approved and wetland mitigation was implemented. The southern portion of the project site comprises the Woodcreek Oaks Preserve, a 45-acre open space/wetland preserve. After the approval of the HPCO Master Plan, various projects consistent with the Master Plan were approved and constructed within portions of the project site approved for development. This includes the extension of Roseville Parkway from Foothills Boulevard to Blue Oaks Boulevard, which extends through the project site; the construction of Painted Desert Drive and Crimson Ridge Drive, which extend through the project site, the Campus Oaks Apartments complex in the east-central portion of the project site, and mass grading of the project site and surrounding areas.

Property to the north of the project site, across Blue Oaks Boulevard, has a land use designation of Community Commercial. The site includes a Walgreens but otherwise remains undeveloped. Land uses to the west of the project site include residential, commercial, and open space. Land uses to the east of the project site and north of Roseville Parkway include office, industrial, and mass graded undeveloped land. Land uses to the east of the project site and south of Roseville Parkway include office and light industrial uses within the HPCO Master Plan area, including the Hewlett-Packard Campus. Land uses to the south of the project site include the Woodcreek Golf club, open space, and residential uses.

Figure 1
Hewlett-Packard Master Plan (HPMP) Area Location

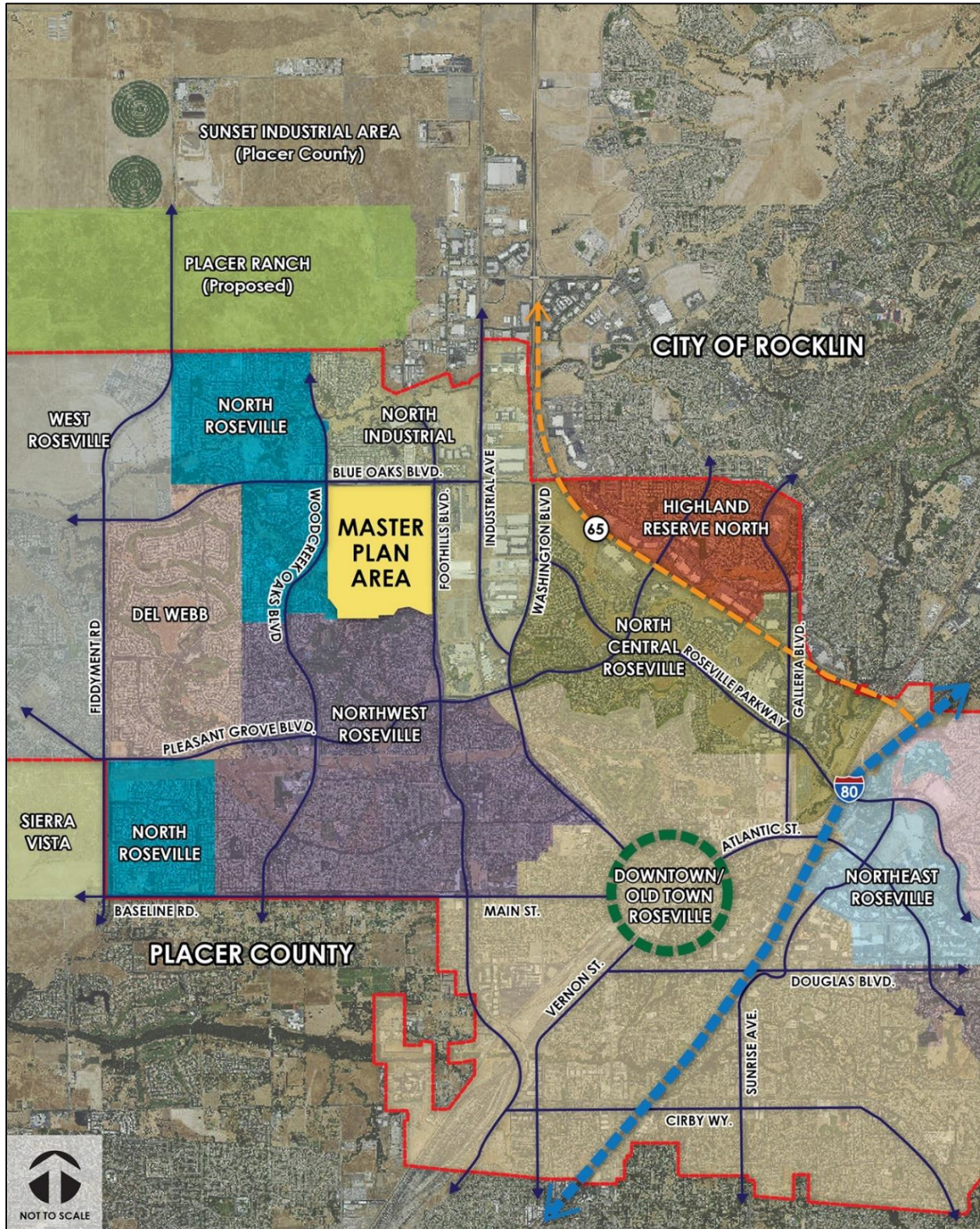
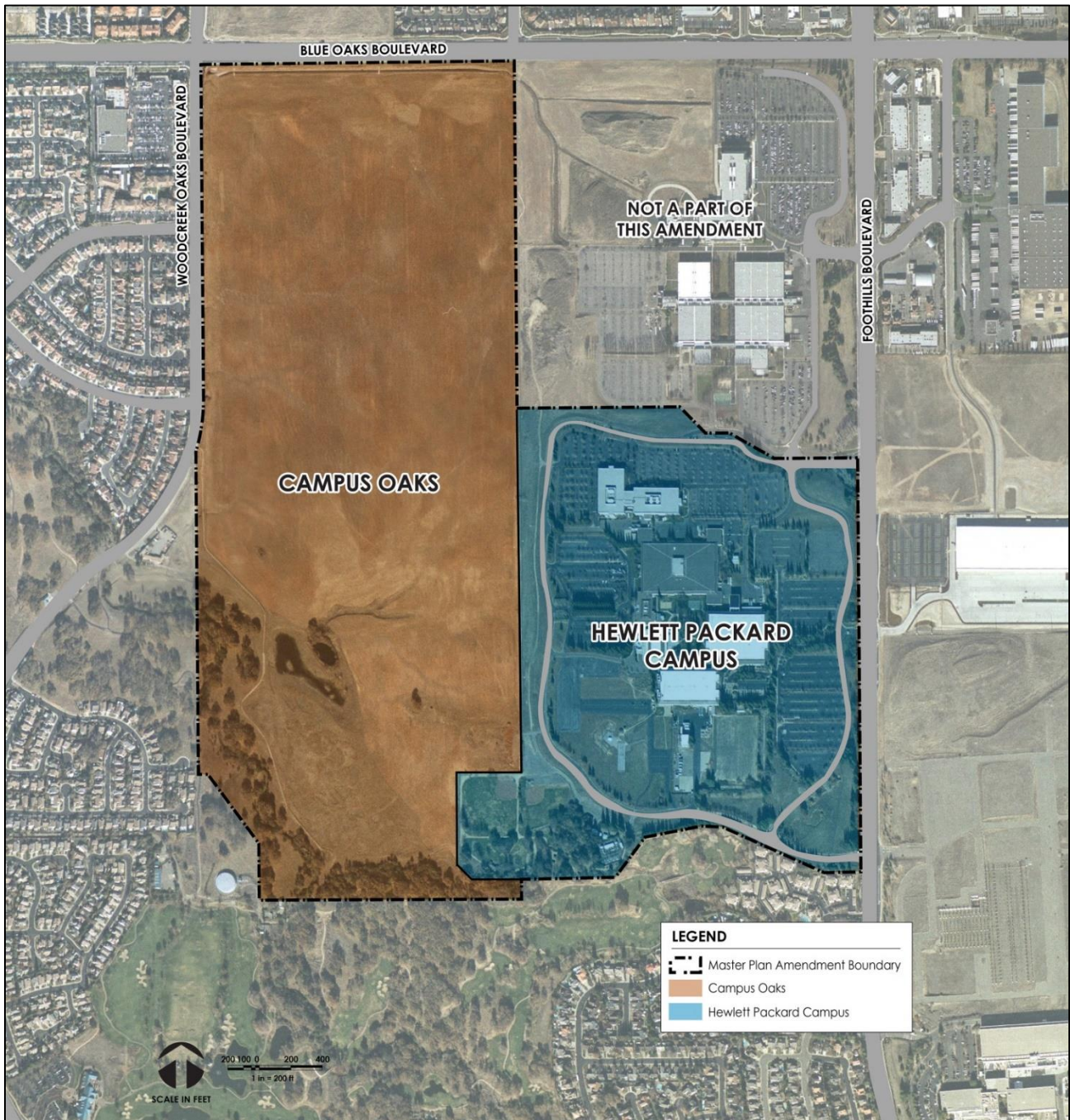


Figure 2
Hewlett-Packard Campus Oaks (HPCO) Amendment Area



Project Background

In 1996, after preparing a project-level Environmental Impact Report (EIR), the City of Roseville approved the Hewlett-Packard Master Plan to guide light industrial development in the approximately 500-acre plan area. A small amount of land was designated for commercial/retail at the intersection of Blue Oaks Boulevard and Woodcreek Oaks Boulevard, and the intersection of Blue Oaks Boulevard and Foothills Boulevard. At that time, Hewlett-Packard's existing facilities occupied approximately 200 acres of the plan area. In 1996, the City entered into a Development Agreement (DA) with Hewlett-Packard to guide development of the entire site as a single owner and operator. Since 1996, portions of the site have been sold to other parties and additional light industrial/office buildings have been constructed on the eastern half of the project site subject to the 1996 Hewlett-Packard Master Plan. In 2001, the City approved a redesignation and rezoning of the commercial/retail parcels to light industrial use.

As Hewlett-Packard shifted their business plans for the property and sold some of the land, there was an interest in amending the Hewlett-Packard Master Plan. In 2014 the Hewlett-Packard Campus Oaks Master Plan (HPCO Master Plan) Amendment was submitted, which covered a portion of the land within the Hewlett-Packard Master Plan area. Figure 2 shows the portion of property which continues to be regulated by the Hewlett-Packard Master Plan and the portion regulated by the HPCO Master Plan. The HPCO Master Plan redesignated 198 acres of industrial land to a mix of Low, Medium, and High Density Residential; Business Professional; Community Commercial; Tech/Business Park – Light Industrial; Parks and Recreation; Open Space; and Public/Quasi-Public. The HPCO Master Plan also established development standards, permitted uses, and a development plan for the area, and a tentative subdivision map to create large lots based on the land use plan.

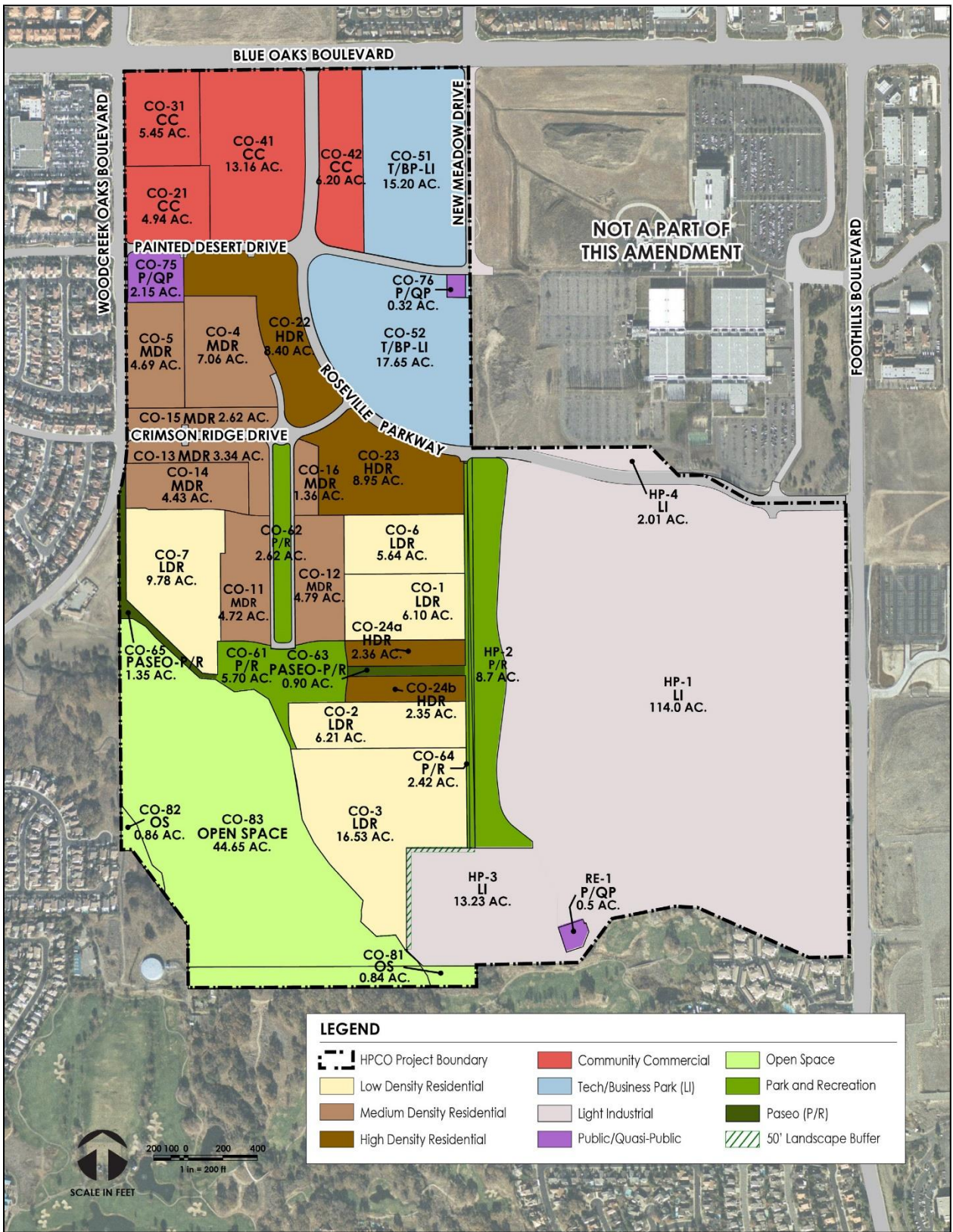
Compared to the 1996 HPMP, the HPCO Master Plan project resulted in an increase of 948 new residential units, 300,000 square feet of tech/business park, 60,000 square feet of office, and 170,000 square feet of commercial and a reduction of approximately 1,517,000 square feet of light industrial uses within the plan area. To assess the impacts of this change in uses, an Addendum to the Hewlett-Packard Master Plan EIR (2015 Addendum) was prepared and considered. The project received final approval in August of 2015.

The first amendment to the HPCO Master Plan was approved in 2016. This amendment reconfigured residential and office land uses within the plan area, resulting in a reduction in the number of low-density and medium-density residential uses and an increase in the number of high-density uses. The 2016 project also changed Parcel CO-21 from High Density Residential to the designation of Business Professional but did not increase the square footage of office uses allocated to the plan area. To assess the impacts of this change in uses, a second Addendum to the Hewlett-Packard Master Plan EIR (2016 Addendum) was prepared and considered. The project received final approval in September of 2016.

The second amendment to the HPCO Master Plan was approved in 2018. This amendment redesignated Parcels CO-21 and CO-31 within the Campus Oaks portion of the HPCO Master Plan area from Business Professional to Community Commercial. To assess the impacts of this change in uses, a third Addendum to the Hewlett-Packard Master Plan EIR (2018 Addendum) was prepared and considered. The project received final approval in December of 2018. **Figure 3** shows the HPCO Master Plan land use diagram as approved under the second amendment in 2018.

Following the approval of the second amendment of the HPCO Master Plan, several projects were approved that resulted in Administrative Density Transfers. These projects included Campus Oaks Residential on Parcels CO-4, 5, and 15 (File # PL18-0147); Campus Oaks Residential 2 on Parcels CO-11, 13, 14, and 16 (File # PL18-0175); and Phase 1 of Parcel CO-12 (File # PL19-0177). These Administrative Density Transfers complied with the requirements of the HPCO Master Plan and were found to be consistent with the prior Addenda. The current project application was submitted prior to approval of the Administrative Density Transfers, and the analysis in this document will rely upon the unit allocation evaluated by the previous Addendum as the baseline for comparison.

Figure 3
Approved 2018 HPCO Land Use Diagram



The current proposal (hereafter referred to as the “project” or “proposed project”) would modify existing residential lotting/density and park areas within the Campus Oaks portion of the HPCO Master Plan area. The proposed changes comprise land use modifications, residential unit transfers, and density adjustments. While the density and distribution of residential uses would be modified under the proposed project, there would be no net change in the number of residential units proposed. Refer to the “Proposed Project” section below for a detailed project description.

Campus Oaks – 2018 Approved Residential and Parks and Open Space Land Uses

Table 1 below shows residential and parks and open space uses for the Campus Oaks portion of the HPCO Master Plan area as approved in 2018.

**TABLE 1
CAMPUS OAKS DEVELOPMENT
APPROVED 2018 RESIDENTIAL AND PARKS AND OPEN SPACE USES**

Parcel	Land Use	Zoning	Gross Area (acres)	Dwelling Units (du)	
				Density (du/ac)	DU's (units)
RESIDENTIAL					
LOW DENSITY RESIDENTIAL (0.5-6.9 du/ac)					
CO-1	LDR	RS/DS	6.10	5.9	36
CO-2	LDR	RS/DS	6.21	5.8	36
CO-3	LDR	R1/DS	16.53	3.9	64
CO-6	LDR	RS/DS	5.64	6.4	36
CO-7	LDR	RS/DS	9.78	5.9	58
Sub-Total:			44.26	5.2	230
MEDIUM DENSITY RESIDENTIAL (7.0-12.9 du/ac)					
CO-4	MDR	RS/DS	7.06	8.5	60
CO-5	MDR	RS/DS	4.69	9.8	46
CO-11	MDR	RS/DS	4.72	7.2	34
CO-12	MDR	RS/DS	4.79	7.1	34
CO-13	MDR	RS/DS	3.34	7.2	24
CO-14	MDR	RS/DS	4.43	7.7	34
CO-15	MDR	RS/DS	2.62	7.3	19
CO-16	MDR	RS/DS	1.36	7.4	10
Sub-Total:			33.01	7.9	261
HIGH DENSITY RESIDENTIAL (13.0 and above, Attached or Detached du/ac)					
CO-22	HDR	R3/DS	8.40	25.0	210
CO-23	HDR	R3/DS	8.95	20.7	185
CO-24a	HDR	R3/DS	2.35	13.1	31
CO-24b	HDR	R3/DS	2.35	13.2	31
Sub-Total:			22.06	20.7	457
Residential Total:			99.33	9.5	948

TABLE 1
CAMPUS OAKS DEVELOPMENT
APPROVED 2018 RESIDENTIAL AND PARKS AND OPEN SPACE USES

Parcel	Land Use	Zoning	Gross Area (acres)	Dwelling Units (du)	
				Density (du/ac)	DU's (units)
PARKS AND OPEN SPACE					
CO-61	P/R	PR	5.70		
CO-62	P/R	PR	2.62		
CO-63	P/R (Paseo)	PR (Paseo)	0.9		
CO-64	P/R	PR	2.42		
CO-65	P/R (Paseo)	PR (Paseo)	1.35		
HP-2	P/R	PR	8.7		
CO-81	OS	OS	0.84		
CO-82	OS	OS	0.86		
CO-83	OS	OS	44.65		
Parks and Open Space Total:			68.04		

SOURCE: Morton & Pitalo, Inc., 2020.

Proposed Project

The proposed project would modify existing residential lotting/density and park areas within the Campus Oaks portion of the HPCO Master Plan area. The proposed changes comprise land use modifications, residential unit transfers, and density adjustments. While the density and distribution of residential uses would be modified under the proposed amendment, there would be no net change in the number of residential units proposed in comparison to the initially adopted 2015 HPCO Master Plan. In summary, the proposed changes include the following:

- Low Density Residential: Increase of 3 units (from 230 to 233)
- Medium Density Residential: Increase of 58 units (from 261 to 319)
- High Density Residential: Decrease of 61 units (from 457 to 396)
- Parks: There would be a net increase in park area of 1.8 acres

Table 2 below shows residential and parks and open space uses for the Campus Oaks portion of the HPCO Master Plan area as proposed under the current project.

**TABLE 2
CAMPUS OAKS DEVELOPMENT
PROPOSED RESIDENTIAL AND PARKS AND OPEN SPACE USES**

Parcel	Land Use	Zoning	Gross Area (Acres)	Dwelling Units (du)	
				Density (Du/Ac)	DU's (Units)
RESIDENTIAL					
LOW DENSITY RESIDENTIAL (0.5-6.9 du/ac)					
CO-1	LDR	RS/DS	0.00	0.0	0
CO-2	LDR	RS/DS	9.52	6.2	59
CO-3	LDR	R1/DS	16.53	3.8	62
CO-6	LDR	RS/DS	0.00	0.0	0
CO-7	LDR	RS/DS	10.33	6.8	70
CO-12	LDR	RS/DS	6.26	6.7	42
Sub-Total:			42.64	5.5	233
MEDIUM DENSITY RESIDENTIAL (7.0-12.9 du/ac)					
CO-4	MDR	RS/DS	13.79	9.6	132
CO-5	MDR	RS/DS	0.00	0.0	0
CO-6	MDR	RS/DS	10.40	8.3	86
CO-11	MDR	RS/DS	4.29	8.9	38
CO-12	MDR	RS/DS	0.00	0.0	0
CO-13	MDR	RS/DS	6.09	8.4	51
CO-14	MDR	RS/DS	0.00	0.0	0
CO-15	MDR	RS/DS	0.00	0.0	0
CO-16	MDR	RS/DS	1.44	0.0	12
Sub-Total:			36.01	8.9	319
HIGH DENSITY RESIDENTIAL (13.0 and above, Attached or Detached du/ac)					
CO-21	HDR	R3/DS	0.00	0.0	0
CO-22	HDR	R3/DS	8.89	23.6	210
CO-23	HDR	R3/DS	8.95	20.8	186
CO-24a	HDR	R3/DS	0.00	0.0	0
CO-24b	HDR	R3/DS	0.00	0.0	0
Sub-Total:			17.84	22.2	396
Residential Total:			96.49	9.8	948
PARKS AND OPEN SPACE					
CO-61	P/R	PR	6.27		
CO-62	P/R	PR	2.39		
CO-63	P/R (Paseo)	PR (Paseo)	0.94		
CO-64	P/R	PR	2.46		
CO-65	P/R (Paseo)	PR (Paseo)	2.73		
HP-2	P/R	PR	8.7		
CO-81	OS	OS	0.84		
CO-82	OS	OS	0.86		
CO-83	OS	OS	44.65		
Parks and Open Space Total:			69.84		

Requested Entitlements

In order to process these proposed changes to the approved land use plan, the applicant requests the following entitlements:

General Plan Amendment and Rezone: to modify land use and zoning designations for 48.91 acres within the Campus Oaks Master Plan area for Parcels CO-1, 2, 6, 7, 12, 14, 24a, 24b, 61, 63, 64, and 65. As proposed, the land use designations will be modified from 27.36 acres Low Density Residential (LDR), 6.52 acres Medium Density Residential (MDR), 4.7 acres High Density Residential (HDR), and 10.33 acres Parks and Recreation (PR) to 26.11 acres LDR, 10.40 acres MDR, and 12.4 acres PR. The zoning designations will be modified from 33.88 acres Residential Small Lot/Development Standards (RS/DS), 4.7 acres Attached Housing/Development Standards (R3/DS), and 10.33 acres Parks and Recreation (PR) to 36.51 acres RS/DS and 12.4 acres PR.

Development Agreement Amendment: The ninth amendment to the Development Agreement By and Between the City of Roseville and BBC Roseville Oaks, LLC Relative to the Campus Oaks Property (South Campus) within the Hewlett-Packard Campus Oaks Master Plan to reflect the land use changes.

Major Project Permit Stage 1 Modification: To amend the HPCO Master Plan text and figures consistent with the proposed land use changes.

Major Project Permit Stage 2 Modification: To evaluate residential design on Parcel CO-6.

Large Lot Tentative Subdivision Map: To create four large lots, Lots A and B for future parks, and a remainder (Lot 5) for the future development of Parcel CO-3.

Small Lot Tentative Subdivision Map: To allow the phased development of 242 residential lots, including 70 lots on Parcel CO-7 (Phase A), 27 lots on Parcel CO-12 (Phase B), 86 lots on Parcel CO-6 (Phase C), and 59 lots on Parcel CO-2 (Phase D), as well as Lots A-D and right-of-way lots.

In addition to the above, the Campus Oaks Design Guidelines will be revised to be consistent with the amendment to the HPCO Master Plan.

PURPOSE AND SCOPE OF ADDENDUM

This Addendum has been prepared to identify and assess the anticipated environmental impacts of the above-described project. The document relies on previous environmental documents and site-specific studies prepared to address in detail the effects or impacts associated with the project as well as updated technical analyses, prepared by qualified consultants. This document has been prepared to satisfy the California Environmental Quality Act (CEQA), (Public Resources Code, Section 21000 et seq.) and the State CEQA Guidelines (14 CCR 15000 et seq.). CEQA requires that all state and local government agencies consider the environmental consequences of projects over which they have discretionary authority before acting on those projects.

Where, as here, an EIR addressing an earlier version of the project has been previously prepared and certified, the lead agency considers the relevance of that prior EIR in light of the current modified version of the project and changed circumstances since the time of the preparation of the prior EIR. Pursuant to CEQA Guidelines Sections 15162-15163, if the lead agency determines, based on substantial evidence, that new information of substantial importance, or changes to the project or surrounding circumstances will require major revisions to the previous EIR due either to a new significant effect or a substantial increase in the severity of a previously identified significant effect on the environment, the lead agency is required to prepare a Subsequent EIR or an EIR Supplement to analyze the project at hand. Pursuant to CEQA Guidelines Section 15164, if the agency finds no basis for requiring the preparation of either a Subsequent EIR or an EIR Supplement, but some changes or additions are necessary, an Addendum shall be prepared.

As described above, buildout of the project site was planned and entitled in the Hewlett-Packard Roseville Campus Master Plan (HPMP). The HPMP and its accompanying EIR were approved by the City of Roseville in 1996. The EIR evaluated the HPMP, which allows for a mix of land uses such as commercial, industrial, and open space. Subsequently, the HPCO Master Plan was approved in August 2015 and subsequent revisions to the HPCO Master Plan were approved in 2016 and 2018, each of which included an Addendum to the 1996 EIR. The 2015, 2016, and 2018 Addendums were considered by the City of Roseville's City Council as part of the approval actions for the HPCO Master Plan and its first amendment, and are now a part of the 1996 EIR which this current Addendum relies upon. The 1996 EIR and the 2015, 2016, and 2018 Addendums are available online at: <https://www.roseville.ca.us/cms/One.aspx?portalId=7964922&pageId=8775121>. The EIR and Addendums are also available for review during normal weekday business hours at the City of Roseville Development Services Department, 311 Vernon Street, Roseville, CA.

In accordance with CEQA, it was determined that the 1996 Hewlett Packard Master Plan had the potential to have a significant adverse impact on the environment, and the Final EIR (SCH No. 95112022) was prepared for the project. A Notice of Completion was filed with the State of California Office of Planning and Research. The Final Environmental Impact Report (FEIR) was certified by the City Council in June of 1996. The 2015 Addendum to the EIR was considered by City Council and the HPCO Master Plan was approved on August 5, 2015. The 2016 Addendum was considered by City Council and the first HPCO Master Plan amendment approved on September 7, 2016. The 2018 Addendum was considered by City Council and the second HPCO Master Plan was amendment approved on December 19, 2018.

The 1996 EIR and its Addendums are referenced and utilized in the evaluation of the currently proposed project, which covers part of the project site analyzed in the 1996 Hewlett Packard Master Plan FEIR. Importantly, the 1996 EIR included project-level, rather than programmatic, analysis of all of the land uses set forth in the Hewlett Packard Master Plan, as did the subsequent Addendums. The changes to the portion of the plan area contemplated by the current project relate to areas for which project-level review was conducted.¹

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 federal 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.

¹ Importantly, the California Court of Appeal has reinforced that the question of the adequacy of prior CEQA documentation is based on the substance of the analysis contained therein and not on the particular type of EIR that is prepared. In the 2014 case of *Citizens for a Sustainable Treasure Island v. City and County of San Francisco* (July 7, 2014) 227 Cal.App.4th 1036, the California Court of Appeal, First Appellate District, stated that "The obligation to conduct supplemental review under section 21166 applies regardless of whether the project under consideration has undergone previous, project-specific environmental review, or is being carried out under a plan for which the agency has previously certified a program EIR." The Court went on to reiterate this point, citing a recent case from the Third Appellate District, when it stated that "Conversely, "[i]f a program EIR is sufficiently comprehensive, the lead agency may dispense with further environmental review for later activities within the program that are adequately covered in the program EIR." (*California Clean Energy Committee v. City of Woodland* (2014) 225 Cal.App.4th 173, 200.).

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

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

In the case of the proposed project, the development footprint, roadway networks, and other major supporting infrastructure remain unchanged from the current approved HPCO Master Plan. The project consists of land use modifications, residential unit transfers, and density adjustments.

ENVIRONMENTAL CHECKLIST FOR ADDENDUM ENVIRONMENTAL REVIEW

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

EXPLANATION OF CHECKLIST EVALUATION CATEGORIES

Where Impact was Analyzed

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

Do Proposed Changes Involve New Significant Impacts?

Pursuant to Section 15162(a)(1) of the CEQA Guidelines, this column indicates whether the changes represented by the current project will result in new significant impacts that have not already been considered and mitigated by the prior environmental review documents and related approvals, or will result in a substantial increase in the severity of previously identified impacts.

Any new Circumstances Involving New Impacts?

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

Any new Information Requiring New Analysis or Verification?

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

Mitigation Measures Implemented or Addressing Impacts

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

DISCUSSION AND MITIGATION SECTIONS**Discussion**

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

Mitigation Measures

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

Conclusions

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

CHECKLIST

I. Aesthetics

	Where Impact Was Analyzed in Prior Environmental Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a. Have a substantial adverse effect on a scenic vista?	1996 EIR pp 4.7-4 to 4.7-10 2015 Addendum pp 35-43 2016 Addendum pp 15-16	No	No	No	Yes
b. Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	1996 EIR pp 4.7-1 to 4.7-7 2015 Addendum pp 35-43 2016 Addendum pp 15-16 2018 Addendum pp 9-10	No	No	No	Yes
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	1996 EIR pp 4.7-10 to 4.7-12 2015 Addendum pp 35-43 2016 Addendum pp 15-16 2018 Addendum pp 9-10	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 to 4.7-13 2015 Addendum pp 35-43 2016 Addendum pp 15-16 2018 Addendum pp 9-10	No	No	No	Yes

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

The 2016 Addendum reached the same conclusion as the 2015 Addendum. The 2016 project involved changing five acres of high density residential uses to business professional uses, as well as reducing the number of single-family units and increasing the number of multi-family units. The analysis noted that there could be slightly more multi-story housing options constructed as a result, but that the overall development footprint and character of development would remain unchanged.

	Where Impact Was Analyzed in Prior Environmental Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
<p>The 2018 Addendum reached the same conclusion as the 2016 Addendum. The 2018 project involved conversion of approximately 10 acres of business professional uses to commercial uses, and an increase in square footage by 10,000 square feet. The analysis noted that, in terms of visual impacts, commercial buildings and office buildings have similar visual impacts, but commercial buildings are often single story while office buildings are more likely to be multi-story. Therefore, the change in land use would not alter the overall development footprint or character of site development, but may result in shorter building heights. In addition, the proposed project included detailed elevations and site planning, which allowed review of the elevations for conformity with the Design Guidelines. The elevations were reviewed by City staff and were found to conform to the City of Roseville Community Design Guidelines and the HPCO Master Plan; all future buildings on the site would be required to conform to the same design theme, per the City of Roseville Community Design Guidelines and the HPCO Master Plan. The analysis concluded that the proposed commercial uses would be consistent and compatible with the existing surrounding development, which is commercial and high density residential. The analysis concluded that the lighting and photometric plan prepared for the project demonstrated that there would be no off-site spill-over of lighting.</p> <p>The proposed project would modify previously approved residential lotting/density and park areas within the Campus Oaks portion of the HPCO Master Plan area. The proposed changes comprise land use modifications, residential unit transfers, and density adjustments. While the density and distribution of residential uses would be modified under the proposed amendment, there would be no net change in the number of residential units proposed. There would be a net increase in park area of 1.8 acres.</p> <p>In terms of visual impacts, the proposed land use modifications, residential unit transfers, and density adjustments would not alter the overall development footprint or character of site development. All future buildings on the site would be required to conform to the same design theme, per the City of Roseville Community Design Guidelines and the HPCO Master Plan. Consequently, the proposed project would not result in impacts to visual character not previously analyzed and disclosed. The proposed land use modifications, residential unit transfers, and density adjustments would not result in new or substantially more severe light or glare impacts than were previously analyzed and disclosed.</p> <p>As described above, changes introduced by the project and/or new circumstances relevant to the project would not, as compared to the 1996 EIR and its Addendums, result in a new significant impact or significant impacts that are substantially more severe than significant impacts previously disclosed. In addition, there is no new information of substantial importance showing that the project would have one or more significant effects not previously discussed or that any previously examined significant effects would be substantially more severe than significant effects shown in the previous EIR or Addendums. Nor is there new information of substantial importance showing (i) 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 (ii) that mitigation measures or alternatives considerably different from those analyzed in the previous EIR or Addendums would substantially reduce one or more significant effects, but the proponents decline to adopt the mitigation measure or alternative.</p>					

II. Agricultural & Forestry Resources

	Where Impact Was Analyzed in Prior Environmental Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	1996 EIR pp 4.1-2 to 4.1-5 2015 Addendum pp 44-46 2016 Addendum pp 16-17 2018 Addendum pp 11-12	No	No	No	Yes
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	1996 EIR p 4.1-5 2015 Addendum pp 44-46 2016 Addendum pp 16-17 2018 Addendum pp 11-12	No	No	No	Yes
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	2015 Addendum pp 44-46 2016 Addendum pp 16-17 2018 Addendum pp 11-12	No	No	No	None
d) Result in the loss of forest land or conversion of forest land to non-forest use?	2015 Addendum pp 44-46 2016 Addendum pp 16-17 2018 Addendum pp 11-12	No	No	No	None
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 to 4.1-5 2015 Addendum pp 44-46 2016 Addendum pp 16-17 2018 Addendum pp 11-12	No	No	No	Yes

	Where Impact Was Analyzed in Prior Environmental Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
<p>Discussion: When the 1996 EIR was prepared, the plan area was largely surrounded by open grassland with outbuildings that had historically been used for grazing or other agricultural purposes, but no prime or farmland of local importance was located in the plan area. 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. The 2015 Addendum noted that the latest data from the California Department of Conservation’s Important Farmland Map for Placer County designated the HPCO Master Plan area as Farmland of Local Importance, but that the site is not zoned or used for agriculture, has not been used for agricultural purposes since 1996, and that the surrounding urbanization would make the resumption of agriculture economically infeasible. The 2015 Addendum also noted there were no forestry resources in the plan area. The 2016 and 2018 Addendums stated that the proposed land use changes had no effect on prior analysis.</p> <p>The proposed project would modify previously approved residential lotting/density and park areas within the Campus Oaks portion of the HPCO Master Plan area. The proposed project does not change the development footprint previously analyzed in the 1996 EIR or its subsequent Addendums. The proposed project would not result in previously unidentified or more severe impacts to agricultural resources and would result in no impacts to forestry resources.</p> <p>As described above, changes introduced by the project and/or new circumstances relevant to the project would not, as compared to the 1996 EIR and its Addendums, result in a new significant impact or significant impacts that are substantially more severe than significant impacts previously disclosed. In addition, there is no new information of substantial importance showing that the project would have one or more significant effects not previously discussed or that any previously examined significant effects would be substantially more severe than significant effects shown in the previous EIR or Addendums. Nor is there new information of substantial importance showing (i) 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 (ii) that mitigation measures or alternatives considerably different from those analyzed in the previous EIR or Addendums would substantially reduce one or more significant effects, but the proponents decline to adopt the mitigation measure or alternative.</p>					

III. Air Quality

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Conflict with or obstruct implementation of the applicable air quality plan?	1996 EIR pp 4.10-12 to 4.10-13 2015 Addendum pp 48-68 2016 Addendum pp 18-20 2018 Addendum pp 13-15	No	No	No	Yes
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	1996 EIR pp 4.10-3 to 4.10-9 2015 Addendum pp 48-68 2016 Addendum pp 18-20 2018 Addendum pp 13-15	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 to 4.10-13 2015 Addendum pp 48-68 2016 Addendum pp 18-20 2018 Addendum pp 13-15	No	No	No	Yes
d) Expose sensitive receptors to substantial pollutant concentrations?	1996 EIR p 4.10-2 2015 Addendum pp 48-68 2016 Addendum pp 18-20 2018 Addendum pp 13-15	No	No	No	Yes
e) Create objectionable odors affecting a substantial number of people?	1996 EIR p 4.10-22 2015 Addendum pp 48-68 2016 Addendum pp 18-20 2018 Addendum pp 13-15	No	No	No	Yes

Discussion: The air quality section of the 1996 EIR contained a qualitative impact analysis concluding 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 were quantitatively modeled, and were found to be significant and unavoidable despite mitigation. The 2015 Addendum updated the air quality analysis for the HPCO Master Plan area, and included quantitative modeling for both construction and operational emissions, for both the 1996 and 2015 plans. The Addendum concluded that some pollutant emissions would increase compared to the 1996 plan, and some would decrease, but that the primary difference between the analyses was the availability of additional regulatory mechanisms and mitigation which could reduce impacts.

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
<p>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 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. 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).</p> <p>The 1996 EIR determined that implementation of the 1996 Hewlett Packard Master Plan 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 2016 and 2018 Addendums reached the same conclusion, indicating that the project changes would result in no changes to prior analyses.</p> <p>The proposed project would modify previously approved residential lotting/density and park areas within the Campus Oaks portion of the HPCO Master Plan area. The proposed changes comprise land use modifications, residential unit transfers, and density adjustments. While the density and distribution of residential uses would be modified under the proposed amendment, there would be no net change in the number of residential units proposed. The proposed project does not change the development footprint of the project area or any of the major infrastructure—much of which has already been constructed within the adjacent roadways—or the overall character of development. There is a 1.8-acre net increase in park acreage to be constructed, but this increase is minor and has no effect on the construction impact analysis. Construction analyses and significance conclusions are a maximum daily rate of emissions, based on the amount of construction that could reasonably be expected to occur on any given day. Increasing the amount park acreage by 1.8 would not extend the duration of construction and will not increase the maximum daily emissions. As discussed later in this Addendum, in the Transportation/Traffic section, the project would not result in an increase in vehicular trips or vehicle miles traveled, nor will it affect intersection levels of service as compared to prior analyses. The project would therefore not result in any significant increase in operational air quality impacts.</p> <p>As described above, changes introduced by the project and/or new circumstances relevant to the project would not, as compared to the 1996 EIR and its Addendums, result in a new significant impact or significant impacts that are substantially more severe than significant impacts previously disclosed. In addition, there is no new information of substantial importance showing that the project would have one or more significant effects not previously discussed or that any previously examined significant effects would be substantially more severe than significant effects shown in the previous EIR or Addendums. Nor is there new information of substantial importance showing (i) 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 (ii) that mitigation measures or alternatives considerably different from those analyzed in the previous EIR or Addendums would substantially reduce one or more significant effects, but the proponents decline to adopt the mitigation measure or alternative.</p>					

IV. Biological Resources

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
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 to 4.5-12 2015 Addendum pp 69-81 2016 Addendum pp 20-22 2018 Addendum pp 15-17	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 Wildlife or U.S. Fish and Wildlife Service?	1996 EIR pp 4.5-3 to 4.5-4 2015 Addendum pp 69-81 2016 Addendum pp 20-22 2018 Addendum pp 15-17	No	No	No	Yes
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 to 4.5-6 2015 Addendum pp 69-81 2016 Addendum pp 20-22 2018 Addendum pp 15-17	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 to 4.5-12 2015 Addendum pp 69-81 2016 Addendum pp 20-22 2018 Addendum pp 15-17	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 to 4.5-4 2015 Addendum pp 69-81 2016 Addendum pp 20-22 2018 Addendum pp 15-17	No	No	No	Yes

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
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 pp 79 2016 Addendum pp 20-22 2018 Addendum pp 15-17	No	No	No	None

Discussion: The 1996 EIR anticipated the conversion of the majority of the Hewlett Packard Master Plan site from annual grassland to urbanized light industrial uses, and included an assessment of and mitigation for wetland impacts. By the time of the 2015 Addendum, the wetlands on the site had all been filled and mitigation for them had been provided pursuant to an effectuated Clean Water Act Section 404 permit. Subsequently, the entire area was regularly disced and maintained on an annual basis. The 1996 EIR acknowledged the loss of grassland and wetland habitat would impact species dependent on those habitats. Mitigation was required to offset all biological resources impacts. The 2015 Addendum noted that the footprint of the HPCO Master Plan did not include any new impact areas compared to the 1996 EIR analysis, and in fact included less impact area. In addition, the Woodcreek Oaks Preserve/open space area anticipated in the 1996 Plan has been established and dedicated to the City of Roseville. The 2015 Addendum reviewed the potential biological resources impacts and concluded that several of the mitigation measures adopted as part of the 1996 EIR were no longer required because of mitigation action taken or changed circumstances between the 1996 EIR and 2015 Addendum, such as the completion of wetland mitigation. The 2016 and 2018 Addendums indicated that no changes to prior analyses were needed, because the proposed changes had no effect on the impact area for biological resources.

The proposed project would modify previously approved residential lotting/density and park areas within the Campus Oaks portion of the HPCO Master Plan area. There would be a net increase in park area of 1.8 acres. The proposed project does not change the development footprint or impact area for biological resources previously analyzed in the 1996 EIR or its subsequent Addendums. Therefore, the proposed project would not result in impacts to biological resources not previously addressed in the 1996 EIR or its subsequent Addendums.

As described above, changes introduced by the project and/or new circumstances relevant to the project would not, as compared to the 1996 EIR and its Addendums, result in a new significant impact or significant impacts that are substantially more severe than significant impacts previously disclosed. In addition, there is no new information of substantial importance showing that the project would have one or more significant effects not previously discussed or that any previously examined significant effects would be substantially more severe than significant effects shown in the previous EIR or Addendums. Nor is there new information of substantial importance showing (i) 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 (ii) that mitigation measures or alternatives considerably different from those analyzed in the previous EIR or Addendums would substantially reduce one or more significant effects, but the proponents decline to adopt the mitigation measure or alternative.

V. Cultural, Archeological, or Paleontological Resources

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Cause a substantial adverse change in the significance of an historic resource as defined in Section 15064.5?	1996 EIR pp 4.6-5 to 4.6-6 2015 Addendum pp 82-86 2016 Addendum pp 22-23 2018 Addendum pp 18-19	No	No	No	Yes
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	1996 EIR pp 4.6-5 to 4.6-6 2015 Addendum pp 82-86 2016 Addendum pp 22-23 2018 Addendum pp 18-19	No	No	No	Yes
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	1996 EIR pp 4.3-2 to 4.3-3 2015 Addendum pp 82-86 2016 Addendum pp 22-23 2018 Addendum pp 18-19	No	No	No	Yes
d) Disturb any human remains, including those interred outside of dedicated cemeteries?	1996 EIR pp 4.6-5 to 4.6-6 2015 Addendum pp 82-86 2016 Addendum pp 22-23 2018 Addendum pp 18-19	No	No	No	Yes

Discussion: The 1996 EIR anticipated conversion of the majority of the plan area from annual grassland to urbanized light industrial uses. The 1996 EIR concluded that while there were identified cultural resources within the Master Plan site, mitigation would reduce impacts to a less-than-significant level. The 2015 Addendum discussed the various field surveys and records searches that had been documented since the 1996 EIR. A 2015 field survey confirmed that previously-identified 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 Mitigation Measure 5-1 to mitigate impacts on any previously-unknown paleontological resources. This was not added due to new information about likelihood of presence, but instead was added to reflect current standard practice. The incorporation of Mitigation Measure 5-1, in conjunction with Mitigation Measure 4.6-1, was found to result in a less-than-significant impact to unknown cultural resources. The 2016 and 2018 Addendums noted that the development footprint would be unchanged, and that therefore the previous analysis and mitigation measures would continue to apply.

The proposed project would modify previously approved residential lotting/density and park areas within the Campus Oaks portion of the HPCO Master Plan area. There would be a net increase in park area of 1.8 acres. The proposed project does not change the development footprint or impact area for cultural, archeological, or paleontological resources previously analyzed in the 1996 EIR or its subsequent Addendums. Previous

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
<p>analysis and mitigation measures would continue to apply to the proposed project. Therefore, the proposed project would not result in impacts to cultural, archeological, or paleontological resources not previously addressed in the 1996 EIR or its subsequent Addendums.</p> <p>As described above, changes introduced by the project and/or new circumstances relevant to the project would not, as compared to the 1996 EIR and its Addendums, result in a new significant impact or significant impacts that are substantially more severe than significant impacts previously disclosed. In addition, there is no new information of substantial importance showing that the project would have one or more significant effects not previously discussed or that any previously examined significant effects would be substantially more severe than significant effects shown in the previous EIR or Addendums. Nor is there new information of substantial importance showing (i) 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 (ii) that mitigation measures or alternatives considerably different from those analyzed in the previous EIR or Addendums would substantially reduce one or more significant effects, but the proponents decline to adopt the mitigation measure or alternative.</p>					

VI. Energy

	Where Impact Was Analyzed in Prior Environmental Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	N/A	No	No	No	Yes
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	N/A	No	No	No	Yes

	Where Impact Was Analyzed in Prior Environmental Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
<p>Discussion: The 1996 EIR and its subsequent Addendums did not include an analysis of energy impacts, as recommended under the current CEQA Guidelines. While the 1996 EIR and its subsequent Addendums did not evaluate impacts related to energy, the potential environmental impact of energy usage was known or could have been known at the time of the certification of the 1996 EIR.</p> <p>The proposed project would modify previously approved residential lotting/density and park areas within the Campus Oaks portion of the HPCO Master Plan area, and there would be a net increase in park area of 1.8 acres.</p> <p>The approved HPCO Master Plan project does not include uses or construction plans that would be more energy-intensive than is normal for typical mixed-use developments. The approved HPCO Master Plan would be developed under currently applicable California Building Code (CBC) energy efficiency standards, which include an increasingly more stringent array of energy efficiency requirements with each successive iteration. The current CBC energy efficiency standards implement a more stringent set of energy efficiency design standards than were in place when the HPCO Master Plan project was originally approved in 2015. For this reason, the HPCO Master Plan would have greater energy efficiency than was anticipated to have been included in when the HPCO Master Plan project was originally approved in 2015.</p> <p>Roseville Electric supplies electricity to the HPCO Master Plan area. Additional electricity resources needed to serve the plan area, including state and federal mandated renewable electricity resources, would be purchased from outside sources or generated by City-owned facilities at the Roseville Energy Park. As required by State regulations, Roseville Electric uses cost-efficient energy efficiency, load management and renewable resources programs to meet electricity demand before acquiring new electricity sources. As articulated in the Campus Oaks Master Plan, it is a goal within the Campus Oaks development that a minimum of 50 percent of all homes be solar powered, that electric vehicle charging stations be included at all homes, and that LEED or similar green building standards be encouraged.</p> <p>Consequently, the HPCO Master Plan project and the currently proposed modifications to the project would not be anticipated to result in the wasteful, inefficient, or unnecessary consumption of energy resources.</p> <p>The HPCO Master Plan builds upon the City’s planning documents including the General Plan, Blueprint Implementation Strategies, Communitywide Sustainability Action Plan, Pedestrian Master Plan and Bicycle Master Plan. Consequently, the HPCO Master Plan project is largely consistent with SACOG’s Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS), which achieves California Air Resources Board targets for GHG reductions. Therefore, the HPCO Master Plan and the currently proposed project’s modifications to the plan would have a less-than-significant impact related to the implementation of energy efficiency plans.</p>					

VII. Geology and Soils

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	1996 EIR pp 4.3-4 to 4.3-7 2015 Addendum pp 87-89 2016 Addendum pp 24-25 2018 Addendum pp 19-20	No	No	No	Yes
i) Ruptures of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)					
ii) Strong seismic ground shaking?					
iii) Seismic-related ground failure, including liquefaction?					
iv) Landslides?					
b) Result in substantial soil erosion or the loss of topsoil?	1996 EIR pp 4.3-7 to 4.3-11 2015 Addendum pp 87-89 2016 Addendum pp 24-25 2018 Addendum pp 19-20	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 to 4.3-11 2015 Addendum pp 87-89 2016 Addendum pp 24-25 2018 Addendum pp 19-20	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 to 4.3-11 2015 Addendum pp 87-89 2016 Addendum pp 24-25 2018 Addendum pp 19-20	No	No	No	Yes

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
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 87-89 2016 Addendum pp 24-25 2018 Addendum pp 19-20	No	No	No	None

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

The proposed project would modify previously approved residential lotting/density and park areas within the Campus Oaks portion of the HPCO Master Plan area. There would be a net increase in park area of 1.8 acres. The proposed project does not change the development footprint previously analyzed in the 1996 EIR or its subsequent Addendums, does not change the conclusions of the geotechnical work already completed, and does not propose septic or alternative wastewater systems. Development of the project site will be required to conform to the City’s ordinances and standards regarding grading, including requirements for stormwater quality and erosion controls during and after construction.

As described above, changes introduced by the project and/or new circumstances relevant to the project would not, as compared to the 1996 EIR and its Addendums, result in a new significant impact or significant impacts that are substantially more severe than significant impacts previously disclosed. In addition, there is no new information of substantial importance showing that the project would have one or more significant effects not previously discussed or that any previously examined significant effects would be substantially more severe than significant effects shown in the previous EIR or Addendums. Nor is there new information of substantial importance showing (i) 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 (ii) that mitigation measures or alternatives considerably different from those analyzed in the previous EIR or Addendums would substantially reduce one or more significant effects, but the proponents decline to adopt the mitigation measure or alternative.

VIII. Greenhouse Gases

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

Discussion: As discussed in the 2015 Addendum, while the 1996 EIR did not evaluate impacts related to greenhouse gas (GHG) emissions, 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 HPCO Master Plan development would compare to the Hewlett-Packard Master Plan development, the 2015 Addendum included a GHG analysis which quantified the impacts of both plans. 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 analysis in the 2015 Addendum demonstrated that the implementation of the amendments associated with the HPCO Master Plan would result in 21.7 percent lower emissions as compared with those that would have been emitted under the 1996 Hewlett-Packard Master Plan. The analysis concluded that there were standard measures required by PCAPCD which would offset emissions, and did not include any mitigation measures.

The 2016 Addendum concluded that this prior analysis covered the proposed revisions, because the total residential units and non-residential square footage remained unchanged, and a technical memorandum prepared by a qualified transportation consultant indicated the revision would reduce overall HPCO Master Plan trips.

The 2018 project involved conversion of approximately 10 acres of business professional uses to commercial uses and increases in square footage by 10,000 square feet. The 2018 Addendum determined, based on the traffic study prepared to support the Addendum, that the project would not result in a substantial increase in daily or peak hour trips. The Addendum determined that the proposed additional 10,000 square feet of building

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
					<p>area did not contribute significant additional emissions, as it represented a less than 1 percent increase in non-residential square footage in the HPCO Master Plan area. Additionally, as discussed in the Utilities and Service Systems section of the 2018 Addendum, utility planning—including electricity demand—is based on acreage of land use, not anticipated square footage of building area. The 2018 Addendum determined that the project analyzed in Addendum fell within the scope of the 2015 Addendum analysis, which found the HPCO Master Plan would reduce overall emissions by nearly 22 percent compared to the 1996 Hewlett Packard plan and that no further analysis was required.</p> <p>The proposed project would modify previously approved residential lotting/density and park areas within the Campus Oaks portion of the HPCO Master Plan area. The proposed changes comprise land use modifications, residential unit transfers, and density adjustments. While the density and distribution of residential uses would be modified under the proposed amendment, there would be no net change in the number of residential units proposed. The proposed project does not change the development footprint of the project area or any of the major infrastructure—much of which has already been constructed within the adjacent roadways—or the overall character of development. There is a 1.8-acre net increase in park acreage to be constructed, but this increase is minor and has no effect on construction emissions. Construction analyses and significance conclusions are a maximum daily rate of emissions, based on the amount of construction that could reasonably be expected to occur on any given day. Increasing the amount park acreage by 1.8 acres would not extend the duration of construction and will not increase the maximum daily GHG emissions. As discussed later in this Addendum, in the Transportation/Traffic section, the project would not result in an increase in vehicular trips or vehicle miles traveled, nor will it affect intersection levels of service as compared to prior analyses. The project would therefore not result in any significant increase in operational GHG emissions.</p> <p>As described above, changes introduced by the project and/or new circumstances relevant to the project would not, as compared to the 1996 EIR and its Addendums, result in a new significant impact or significant impacts that are substantially more severe than significant impacts previously disclosed. In addition, there is no new information of substantial importance showing that the project would have one or more significant effects not previously discussed or that any previously examined significant effects would be substantially more severe than significant effects shown in the previous EIR or Addendums. Nor is there new information of substantial importance showing (i) 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 (ii) that mitigation measures or alternatives considerably different from those analyzed in the previous EIR or Addendums would substantially reduce one or more significant effects, but the proponents decline to adopt the mitigation measure or alternative.</p>

IX. Hazards and Hazardous Materials

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	1996 EIR pp 4.8-2 to 4.8-6 2015 Addendum pp 97-104 2016 Addendum pp 27-29 2018 Addendum pp 23-24	No	No	No	None
b) Create a significant hazard to the public or the environment though reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	1996 EIR pp 4.8-2 to 4.8-6 2015 Addendum pp 97-104 2016 Addendum pp 27-29 2018 Addendum pp 23-24	No	No	No	None
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within on-quarter mile of an existing or proposed school?	2015 Addendum pp 97-104 2016 Addendum pp 27-29 2018 Addendum pp 23-24	No	No	No	None
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 to 4.8-3 2015 Addendum pp 97-104 2016 Addendum pp 27-29 2018 Addendum pp 23-25	No	No	No	None
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 97-104 2016 Addendum pp 27-29 2018 Addendum pp 23-25	No	No	No	None
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 97-104 2016 Addendum pp 27-29 2018 Addendum pp 23-25	No	No	No	None

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	1996 EIR pp 4.8-6 to 4.8-7 2015 Addendum pp 97-104 2016 Addendum pp 27-29 2018 Addendum pp 23-25	No	No	No	None
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	2015 Addendum pp 97-104 2016 Addendum pp 27-29 2018 Addendum pp 23-25	No	No	No	None

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

As with the projects examined in the 2015, 2016, and 2018 Addendums, the proposed project does not involve new development areas or new uses which had not previously been anticipated. None of the project uses are known to use, store, generate, or transport large amounts or unusual types of hazardous materials, and existing regulations are sufficient to address the common materials—such as cleaners—which will be used in the project area. The project is not on a list of hazardous materials sites, and is not within an airport land use plan, is not located within two miles of a public or public use airport, and is not within the vicinity of a private airstrip. The project area has been proposed for development since 1996, and has been taken into account in the City’s emergency preparedness planning since that time. As part of the 2015 HPCO Master Plan, a new fire station was identified in the Campus Oaks portion of the HPCO Master Plan area to serve the plan area. The project is not located adjacent to any wildlands or wildland fire hazard areas, according to CalFire mapping of wildland fire hazard areas. The project does not introduce any new impacts related to this topic, and impacts would remain less than significant.

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
<p>As described above, changes introduced by the project and/or new circumstances relevant to the project would not, as compared to the 1996 EIR and its Addendums, result in a new significant impact or significant impacts that are substantially more severe than significant impacts previously disclosed. In addition, there is no new information of substantial importance showing that the project would have one or more significant effects not previously discussed or that any previously examined significant effects would be substantially more severe than significant effects shown in the previous EIR or Addendums. Nor is there new information of substantial importance showing (i) 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 (ii) that mitigation measures or alternatives considerably different from those analyzed in the previous EIR or Addendums would substantially reduce one or more significant effects, but the proponents decline to adopt the mitigation measure or alternative.</p>					

X. Hydrology and Water Quality

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Violate any water quality standards or waste discharge requirements?	1996 EIR pp 4.4-7 2015 Addendum pp 105-111 2016 Addendum pp 30-32 2018 Addendum pp 26-28	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)?	1996 EIR pp 4.4-7 2015 Addendum pp 105-111 2016 Addendum pp 30-32 2018 Addendum pp 26-28	No	No	No	None

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
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 to 4.4-7 2015 Addendum pp 105-111 2016 Addendum pp 30-32 2018 Addendum pp 26-28	No	No	No	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 to 4.4-7 2015 Addendum pp 105-111 2016 Addendum pp 30-32 2018 Addendum pp 26-28	No	No	No	Yes
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 to 4.4-7 2015 Addendum pp 105-111 2016 Addendum pp 30-32 2018 Addendum pp 26-28	No	No	No	Yes
f) Otherwise substantially degrade water quality?	1996 EIR pp 4.4-7 2015 Addendum pp 105-111 2016 Addendum pp 30-32 2018 Addendum pp 26-28	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 to 4.4-6 2015 Addendum pp 105-111 2016 Addendum pp 30-32 2018 Addendum pp 26-28	No	No	No	None
h) Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?	1996 EIR pp 4.4-1 to 4.4-6 2015 Addendum pp 105-111 2016 Addendum pp 30-32 2018 Addendum pp 26-28	No	No	No	None

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	2015 Addendum pp 105-111 2016 Addendum pp 30-32 2018 Addendum pp 26-28	No	No	No	None
j) Inundation by seiche, tsunami, or mudflow?	2015 Addendum pp 105-111 2016 Addendum pp 30-32 2018 Addendum pp 26-28	No	No	No	None

Discussion: The 1996 EIR anticipated that the Master Plan site would be converted from mostly-vacant grassland underlain by hardpan to mostly impervious surfaces as part of planned light industrial and commercial uses. The hardpan under the site grassland meant that infiltration was low, with a resulting higher rate of runoff and very little potential for groundwater recharge in the plan area. To ensure that impacts related to hydrology and water quality would be less than significant, the 1996 EIR included mitigation measures requiring adequate detention facilities, payment of fair share fees toward regional facilities, and implementation of an erosion control plan. By the time of the 2015 Addendum, the regulatory environment had shifted, and some steps required by mitigation were now already required by City regulations. Nonetheless, the 1996 mitigation was deemed still applicable. The plan area included floodplain, but these floodplain areas were placed within open space.

Since the original 1996 approval, the overall area being impacted by development has remained unchanged, but the impacts of development—already found to be less than significant with mitigation—have been further reduced by increasingly stringent stormwater regulations. The City's current Stormwater Quality Design Manual requires on-site treatment and detention to ensure no net increase in stormwater runoff from the site, which was not required in previous editions. Furthermore, the requirement to prepare a construction erosion control plan applies for construction projects of one acre or less.

The proposed project would modify previously approved residential lotting/density and park areas within the Campus Oaks portion of the HPCO Master Plan area. The proposed changes comprise land use modifications, residential unit transfers, and density adjustments. While the density and distribution of residential uses would be modified under the proposed amendment, there would be no net change in the number of residential units proposed.

As noted in the drainage analysis included in the technical memorandum prepared for the proposed project (see page 10 of Attachment 1 to this Addendum) no significant change to the previously determined drainage flows are anticipated with the proposed project. A slightly higher impervious residential lot percentage is calculated for High Density Residential over Medium Density Residential and Low Density Residential lotting. With the decrease in High Density Residential units, the impervious residential lot percentage would decrease. As there would be only minor changes to the generated drainage flows, the technical memorandum concludes that the Hewlett-Packard/Campus Oaks Master Plan Drainage Report, dated May 4, 2016, is still valid.

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
<p>The proposed project does not involve new or unanticipated development areas, is still subject to previously-adopted mitigation, and is required to conform to current and more stringent stormwater quality and control requirements. The project site is not located within a 100-year floodplain area, and has been reviewed by City Engineering and found to conform to City design standards.</p> <p>As described above, changes introduced by the project and/or new circumstances relevant to the project would not, as compared to the 1996 EIR and its Addendums, result in a new significant impact or significant impacts that are substantially more severe than significant impacts previously disclosed. In addition, there is no new information of substantial importance showing that the project would have one or more significant effects not previously discussed or that any previously examined significant effects would be substantially more severe than significant effects shown in the previous EIR or Addendums. Nor is there new information of substantial importance showing (i) 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 (ii) that mitigation measures or alternatives considerably different from those analyzed in the previous EIR or Addendums would substantially reduce one or more significant effects, but the proponents decline to adopt the mitigation measure or alternative.</p>					

XI. Land Use and Planning

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Physically divide an established community?	2015 Addendum pp 112-117 2016 Addendum pp 32-33 2018 Addendum pp 29-30	No	No	No	None
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 to 4.1-3, 4.1-7, 4.1-11 and App. C 2015 Addendum pp 112-117 2016 Addendum pp 32-33 2018 Addendum pp 29-30	No	No	No	None

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	2015 Addendum pp 112-117 2016 Addendum pp 32-33 2018 Addendum pp 29-30	No	No	No	None

Discussion: The 1996 EIR analyzed the impacts of converting seasonal grazing land surrounded by open space to light industrial uses. However, the EIR also noted that the entire site was previously designated for light industrial uses in the General Plan, and concluded that the development of the plan area would not represent a significant physical change to existing and planned land uses. The EIR also discussed the potential for conflict with adjacent land uses, as well as internal land use conflicts within the plan area. Though at the time there was little surrounding development, nearby land was designated for future commercial and residential use. The EIR concluded that compliance with General Plan policy and the City's design guidelines would ensure impacts were less than significant.

The 2015, 2016, and 2018 Addendums found that since the amount of land to be developed with urban uses would not change and was consistent with the General Plan, impacts related to land use conversion would be unchanged from the 1996 EIR. The 2015, 2016, and 2018 Addendums found conflicts with adjacent uses would remain less than significant. Internal inconsistencies were likewise found to remain less than significant, because the HPCO Master Plan was designed to include buffers between potential incompatible uses such as light industrial and residential and because proposed Special Area zoning would limit uses in certain non-residential sites. The Addendums also found that development of the plan area would not physically divide an established community, because the plans included roadway and pedestrian networks that created connection and did not include physical barriers to movement. There is no Habitat Conservation Plan or other conservation plan in the area.

The proposed project would modify previously approved residential lotting/density and park areas within the Campus Oaks portion of the HPCO Master Plan area. The proposed changes comprise land use modifications, residential unit transfers, and density adjustments. While the density and distribution of residential uses would be modified under the proposed amendment, there would be no net change in the number of residential units proposed. The proposed project does not involve new or unanticipated development areas or new uses not previously analyzed. The proposed project would not result in placement of incompatible uses adjacent to one another (such as light industrial and residential) or modify HPCO Master Plan buffers between potential incompatible uses. No new land use impacts would result from the proposed project, and impacts remain less than significant.

As described above, changes introduced by the project and/or new circumstances relevant to the project would not, as compared to the 1996 EIR and its Addendums, result in a new significant impact or significant impacts that are substantially more severe than significant impacts previously disclosed. In addition, there is no new information of substantial importance showing that the project would have one or more significant effects not previously discussed or that any previously examined significant effects would be substantially more severe than significant effects shown in the previous EIR or Addendums. Nor is there new information of substantial importance showing (i) 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 (ii) that mitigation measures or alternatives considerably different from those analyzed in the previous EIR or Addendums would substantially reduce one or more significant effects, but the proponents decline to adopt the mitigation measure or alternative.

XII. Mineral Resources

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	1996 EIR pp 4.3-2 2015 Addendum pp 118-119 2016 Addendum p 33 2018 Addendum p 31	No	No	No	None
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 pp 4.3-2 2015 Addendum pp 118-119 2016 Addendum p 33 2018 Addendum p 31	No	No	No	None

Discussion: According to the 1996 EIR there were no known mineral resources in the plan area, and development would not have a significant effect on mineral resources. The 2015, 2016, and 2018 Addendums reiterated that conclusion. The conclusion remains appropriate for the proposed project.

As described above, changes introduced by the project and/or new circumstances relevant to the project would not, as compared to the 1996 EIR and its Addendums, result in a new significant impact or significant impacts that are substantially more severe than significant impacts previously disclosed. In addition, there is no new information of substantial importance showing that the project would have one or more significant effects not previously discussed or that any previously examined significant effects would be substantially more severe than significant effects shown in the previous EIR or Addendums. Nor is there new information of substantial importance showing (i) 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 (ii) that mitigation measures or alternatives considerably different from those analyzed in the previous EIR or Addendums would substantially reduce one or more significant effects, but the proponents decline to adopt the mitigation measure or alternative.

XIII. Noise

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Exposer 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 to 4.11-7 & 4.11-9 to 4.11-11 2015 Addendum pp 120-134 2016 Addendum pp 34-35 2018 Addendum pp 32-35	No	No	No	Yes
b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?	2015 Addendum pp 120-134 2016 Addendum pp 34-35 2018 Addendum pp 32-35	No	No	No	None
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 to 4.11-7 2015 Addendum pp 120-134 2016 Addendum pp 34-35 2018 Addendum pp 32-35	No	No	No	None
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 to 4.11-7 2015 Addendum pp 120-134 2016 Addendum pp 34-35 2018 Addendum pp 32-35	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 120-134 2016 Addendum pp 34-35 2018 Addendum pp 32-35	No	No	No	None
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 120-134 2016 Addendum pp 34-35 2018 Addendum pp 32-35	No	No	No	None

Discussion: The 1996 EIR evaluated potential increases in noise due to construction, traffic, and operations associated with build out of the Hewlett Packard Master Plan. At the time the project was evaluated, the plan area was surrounded by undeveloped lands and traffic volumes on nearby roadways were lower than they are today. As a result, ambient noise measurements were approximately 48 dBA L_{eq} (L_{eq} is essentially an average sound measurement). The nearest sensitive noise receptor was a residence approximately 1,000 feet away. Construction noise impacts were found to be less than significant because there were no proximate sensitive receptors to be affected by noise, and because construction would adhere to

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
					<p>the City Noise Ordinance as it related to construction noise. For operational noise, the EIR concluded that impacts would be less than significant because development would be required to adhere to City policy requiring new fixed noise sources (pumps, machinery, etc.) to meet the City's noise standards. Lastly, the EIR also considered railway noise. Noise from railways was found to be less than significant, because the distance from the tracks was such that noise volumes in the plan area would be within General Plan noise standards.</p> <p>By the time of the 2015 Addendum, the surrounding areas had developed and traffic volumes had increased, which resulted in an ambient noise increase of 11 to 12 dBA. The nearest sensitive receptors were located in the residential area approximately 150 feet away, across Woodcreek Oaks Boulevard. To address this closer proximity, mitigation was added to the Addendum to ensure impacts would remain less than significant. Likewise, the noise analysis of the 2015 Addendum addressed the greater mix of uses and the potential for operational noise impacts to affect the residential areas which would be constructed in the plan area. The analysis addressed mechanical equipment noise, loading docks, and the proposed fire station. Mitigation was proposed and adopted to ensure compliance of non-residential uses with the City's noise standards, and the conclusion was reached that the impact would remain less than significant. Railway noise impacts had not changed since the original analysis, so the conclusion remained that noise volumes would not exceed City standards in the Plan area. The analysis of roadway traffic concluded that mitigation was required to protect noise-sensitive uses from traffic noise, and that mitigation would ensure impacts remained less than significant. It was further found that construction of the plan area would not involve activities associated with groundborne vibration, and that the plan area is not within an identified noise contour of any airport or airstrip. The 2016 Addendum found that the 2015 Addendum analysis remained applicable.</p> <p>The 2018 Addendum determined that the proposed changes from business professional to community commercial did not change the analysis of the EIR and its Addendums, because both are non-residential uses, which was the basis of the noise analysis; no distinction was made between the commercial and office uses. These uses have similar noise sensitivities and generation sources. Project impacts remained less than significant.</p> <p>The proposed project would modify previously approved residential lotting/density and park areas within the Campus Oaks portion of the HPCO Master Plan area. The proposed changes comprise land use modifications, residential unit transfers, and density adjustments. While the density and distribution of residential uses would be modified under the proposed amendment, there would be no net change in the number of residential units proposed. The proposed project does not involve new or unanticipated development areas or new uses not previously analyzed. Construction would continue to adhere to the City Noise Ordinance as it relates to construction noise. As discussed later in this Addendum, in the Transportation/Traffic section, the project would not result in an increase in vehicular trips and would therefore not result in any significant increase in operational vehicular noise impacts. Development under the proposed project would continue to be required to adhere previously adopted mitigation measures and City noise standards. No new noise or vibration impacts would result from the proposed project, and impacts remain less than significant.</p> <p>As described above, changes introduced by the project and/or new circumstances relevant to the project would not, as compared to the 1996 EIR and its Addendums, result in a new significant impact or significant impacts that are substantially more severe than significant impacts previously disclosed. In addition, there is no new information of substantial importance showing that the project would have one or more significant effects not previously discussed or that any previously examined significant effects would be substantially more severe than significant effects shown in the previous EIR or Addendums. Nor is there new information of substantial importance showing (i) that mitigation measures or alternatives previously</p>

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
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 (ii) that mitigation measures or alternatives considerably different from those analyzed in the previous EIR or Addendums would substantially reduce one or more significant effects, but the proponents decline to adopt the mitigation measure or alternative.					

XIV. Population and Housing

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, though extension of roads or other infrastructure)?	1996 EIR pp 4.2-1 to 4.2-6 2015 Addendum pp 135-141 2016 Addendum pp 36-37 2018 Addendum pp 35-36	No	No	No	None
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	2015 Addendum pp 135-141 2016 Addendum pp 36-37 2018 Addendum pp 35-36	No	No	No	None
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	2015 Addendum pp 135-141 2016 Addendum pp 36-37 2018 Addendum pp 35-36	No	No	No	None

Discussion: The Hewlett-Packard Master Plan did not include any residential development, nor did it include the demolition or displacement of existing housing or people, since the Plan area was largely undeveloped. While the Hewlett-Packard Master Plan would produce jobs, it was not found to induce substantial population growth, but was instead responding to anticipated demand. The 2015 and 2016 Addendums included the introduction of new housing units and a reduction in anticipated employment uses, but since the area remained undeveloped, did not displace existing housing or people. The increase in residential units and decrease in employment was not found to result in significant impacts due to inducement of substantial population growth. The 2018 Addendum determined that the conclusions of the 2015 and 2016 Addendums remained valid for the proposed redesignation of Parcels CO-21 and CO-31 within the Campus Oaks portion of the HPCO Master Plan area from Business Professional to Community Commercial.

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
<p>The proposed project would modify previously approved residential lotting/density and park areas within the Campus Oaks portion of the HPCO Master Plan area. The proposed changes comprise land use modifications, residential unit transfers, and density adjustments. While the density and distribution of residential uses would be modified under the proposed amendment, there would be no net change in the number of residential units proposed. Consequently, the proposed project would not result in new impacts related to population and housing.</p> <p>As described above, changes introduced by the project and/or new circumstances relevant to the project would not, as compared to the 1996 EIR and its Addendums, result in a new significant impact or significant impacts that are substantially more severe than significant impacts previously disclosed. In addition, there is no new information of substantial importance showing that the project would have one or more significant effects not previously discussed or that any previously examined significant effects would be substantially more severe than significant effects shown in the previous EIR or Addendums. Nor is there new information of substantial importance showing (i) 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 (ii) that mitigation measures or alternatives considerably different from those analyzed in the previous EIR or Addendums would substantially reduce one or more significant effects, but the proponents decline to adopt the mitigation measure or alternative.</p>					

XV. Public Services

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any the public services:					
a) Fire protection?	1996 EIR pp 4.12-9 to 4.12-10 and 4.12-16 2015 Addendum pp 142-151 2016 Addendum pp 37-38 2018 Addendum pp 37-38	No	No	No	None
b) Police protection?	1996 EIR pp 4.12-8 to 4.12-9 and 4.12-16 to 4.12-17 2015 Addendum pp 142-151 2016 Addendum pp 37-38 2018 Addendum pp 37-38	No	No	No	None
c) Schools?	1996 EIR pp 4.12-14 to 4.12-15 and 4.12-17 2015 Addendum pp 142-151 2016 Addendum pp 37-38 2018 Addendum pp 37-38	No	No	No	None
d) Parks?	2015 Addendum pp 142-151 2016 Addendum pp 37-38 2018 Addendum pp 37-38	No	No	No	None
e) Other public facilities?	1996 EIR p 4.12-15 2015 Addendum pp 142-151 2016 Addendum pp 37-38 2018 Addendum pp 37-38	No	No	No	None

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
<p>Discussion: The 1996 EIR examined fire services, police services, schools, and libraries. Because the Hewlett-Packard Master Plan did not include residential uses, the analyses did not anticipate an on-site residential population, but they did account for residents (employees within the Master Plan site) who were expected to live in the City near the Master Plan site. The EIR concluded impacts would be less than significant. The 2015 Addendum evaluated the increased demands for fire services, police services, schools, and libraries as a result of the new residential population. Based on the development of 948 residential units and an increase in residential population of 2,745, the 2015 Addendum analyzed the environmental impacts of supplying these services to accommodate the HPCO Master Plan development and determined that policies from the City’s General Plan would ensure adequate public services. A new fire station within the HPCO Master Plan was also identified, along with sufficient parkland to meet the City’s park dedication requirements.</p> <p>The 2016 and 2018 Addendums found that the proposed project would not generate a demand for additional public services beyond that previously analyzed.</p> <p>The proposed project would modify previously approved residential lotting/density and park areas within the Campus Oaks portion of the HPCO Master Plan area. While the density and distribution of residential uses would be modified under the proposed amendment, there would be no net change in the number of residential units proposed. Consequently, the proposed project would not be expected to generate a demand for additional public services beyond that previously analyzed.</p> <p>As described above, changes introduced by the project and/or new circumstances relevant to the project would not, as compared to the 1996 EIR and its Addendums, result in a new significant impact or significant impacts that are substantially more severe than significant impacts previously disclosed. In addition, there is no new information of substantial importance showing that the project would have one or more significant effects not previously discussed or that any previously examined significant effects would be substantially more severe than significant effects shown in the previous EIR or Addendums. Nor is there new information of substantial importance showing (i) 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 (ii) that mitigation measures or alternatives considerably different from those analyzed in the previous EIR or Addendums would substantially reduce one or more significant effects, but the proponents decline to adopt the mitigation measure or alternative.</p>					

XVI. Recreation

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that physical deterioration of the facility would occur or be accelerated?	2015 Addendum pp 152-154 2016 Addendum p 39 2018 Addendum p 39	No	No	No	None
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	2015 Addendum pp 152-154 2016 Addendum p 39 2018 Addendum p 39	No	No	No	None

Discussion: The 1996 EIR did not analyze recreation impacts, because the Hewlett-Packard Master Plan did not include residential uses. 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 avoid impacts to recreational facilities. Because the City of Roseville utilizes a population generation rate based on dwelling units, and the 2016 and 2018 revisions did not change the total dwelling units, the 2016 and 2018 Addendums also concluded impacts would be less than significant. The proposed project would not change in the number of residential units proposed and therefore would not generate additional demand for park and recreation facilities. The proposed project would increase the amount of park acreage approved in 2018 by 1.8 acres, which would result in additional park acreage for the community.

As described above, changes introduced by the project and/or new circumstances relevant to the project would not, as compared to the 1996 EIR and its Addendums, result in a new significant impact or significant impacts that are substantially more severe than significant impacts previously disclosed. In addition, there is no new information of substantial importance showing that the project would have one or more significant effects not previously discussed or that any previously examined significant effects would be substantially more severe than significant effects shown in the previous EIR or Addendums. Nor is there new information of substantial importance showing (i) 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 (ii) that mitigation measures or alternatives considerably different from those analyzed in the previous EIR or Addendums would substantially reduce one or more significant effects, but the proponents decline to adopt the mitigation measure or alternative.

XVII. Transportation/Traffic

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	1996 EIR pp 4.9-2 to 4.9-20, and 4.9-22 to 4.9-23 2015 Addendum pp 155-182 2016 Addendum pp 40-42 2018 Addendum pp 40-42	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 to 4.9-12 and 4.9-22 to 4.9-23 2015 Addendum pp 155-182 2016 Addendum pp 40-42 2018 Addendum pp 40-42	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?	Addendum pp 155-182 2016 Addendum pp 40-42 2018 Addendum pp 40-42	No	No	No	None
d) Substantially increase hazards due to a design feature(s) (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	Addendum pp 155-182 2016 Addendum pp 40-42 2018 Addendum pp 40-42	No	No	No	None
e) Result in inadequate emergency access?	Addendum pp 155-182 2016 Addendum pp 40-42 2018 Addendum pp 40-42	No	No	No	None

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
f) Conflict with adopted policies, plans, or programs supporting public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	1996 EIR pp 4.9-12 to 4.9-20 and 4.9-22 2015 Addendum pp 155-182 2016 Addendum pp 40-42 2018 Addendum pp 40-42	No	No	No	None

Discussion: The 1996 EIR analyzed the impacts of urban development in a non-urbanized area, including numerous new and extended roadways. The EIR found significant impacts resulting from the development of the Hewlett-Packard plan area, and identified mitigation measures to widen existing roadways. By the time of the 2015 Addendum, the project site was within an urban environment with complete roadway systems in the surrounding vicinity. Fehr & Peers completed a traffic impact study for the HPCO Master Plan, to assess the change in uses. The study found that total trip generation would be reduced compared to the 1996 EIR analysis, but the analysis was needed to assess the proposed changes to the plan area circulation pattern and to account for updated regional traffic circumstances. The study found traffic and circulation impacts, but all could be mitigated to a less than significant level through the implementation of mitigation. A technical memorandum was prepared by Fehr and Peers for the 2016 HPCO Master Plan Amendment and Addendum, which concluded that the change in land uses would reduce daily and peak hour trips, and would therefore not affect the conclusions of the 2015 Addendum.

A traffic and circulation technical memorandum was prepared by Kittelson & Associates to support the 2018 Addendum. The memorandum analyzed the proposed change in land uses and found little to no increase in net new peak hour trips relative to the approved land use plan and determined that none of the conclusions of the prior environmental analysis would change. While the Kittelson & Associates technical memorandum focused on potential impacts to roadway networks and level of service policies, a second technical memorandum focused on local access and circulation was prepared by Fehr & Peers. The purpose of this technical memorandum was to ensure the proposed access and driveway designs for the project conformed to City standards and could accommodate projected volumes. The study found issues with several areas of the proposed design, so the applicant worked with City Engineering to redesign the project access. City Engineering determined that the final design plans conformed to City standards and addressed the issues identified in the Fehr & Peers technical memorandum.

As described in the transportation analysis included in the technical memorandum prepared for the proposed project (see page 3 of Attachment 1 to this Addendum) no changes to the HPCO Master Plan circulation patterns are proposed, and the proposed project would result in no net change in the number of residential units. The proposed residential changes include the following:

- Low Density Residential: Increase of 3 units (from 230 to 233)
- Medium Density Residential: Increase of 58 units (from 261 to 319)
- High Density Residential: Decrease of 61 units (from 457 to 396)

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
<p>The daily trip and PM peak hour generation rates for Low Density Residential and Medium Density Residential are the same (9.52 trips per day and 1.0 PM peak hour trips per dwelling unit). The daily trip and PM peak hour generation rates for High Density Residential is 6.65 trips per day and 0.62 PM peak hour trips per dwelling unit. With the increase of 61 Low Density Residential and Medium Density Residential units from High Density Residential, there would be an increase of 175 average daily trips and 23 peak hour trips traffic with implementation of proposed project. However, the original project approvals consisted of 396 HDR units, so there would be no additional trips compared to the original approval. Consequently, the proposed project would not result in new or more severe impacts than were previously analyzed and disclosed.</p> <p>As described above, changes introduced by the project and/or new circumstances relevant to the project would not, as compared to the 1996 EIR and its Addendums, result in a new significant impact or significant impacts that are substantially more severe than significant impacts previously disclosed. In addition, there is no new information of substantial importance showing that the project would have one or more significant effects not previously discussed or that any previously examined significant effects would be substantially more severe than significant effects shown in the previous EIR or Addendums. Nor is there new information of substantial importance showing (i) 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 (ii) that mitigation measures or alternatives considerably different from those analyzed in the previous EIR or Addendums would substantially reduce one or more significant effects, but the proponents decline to adopt the mitigation measure or alternative.</p>					

XVIII. Tribal Cultural Resources

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource as defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:					
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?	1996 EIR pp 4.6-5 to 4.6-6 2015 Addendum pp 82-86 2016 Addendum pp 22-23 2018 Addendum pp 42-44	No	No	No	Yes
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1 the lead agency shall consider the significance of the resource to a California Native American tribe.	N/A	No	No	No	None

Discussion: Since the 1996 EIR and its subsequent Addendums, Assembly Bill 52 was adopted into law, which gives specific treatment to Tribal Cultural Resources as a separate category, rather than including it as a part of the Cultural Resources analysis. Tribal cultural resources are defined in Public Resources Code Section 21074, as either 1) a site, feature, place, geographically-defined cultural landscape, sacred place, or object with cultural value to a California Native American Tribe, that is listed or eligible for listing on the California Register or Historical Resources, or on a local register of historical resources or as 2) a resource determined by the lead agency, supported by substantial evidence, to be significant according to the historical register criteria in Public Resources Code section 5024.1(c), and considering the significance of the resource to a California Native American Tribe. This section was added to the CEQA Guidelines after the publication of the prior environmental document to

which this Addendum is attached, but cultural resources were addressed in that document. Furthermore, all projects received by the City are sent to tribes who have requested such notice; a notice that this application was received was sent to tribes on the City’s public notice mailing list. Therefore, it is concluded that the Project does not result in any new impacts not previously discussed in prior analyses of cultural resources.

As described above, changes introduced by the Project and/or new circumstances relevant to the project would not, as compared to the 1996 EIR and its Addendums, result in a new significant impact or significant impacts that are substantially more severe than significant impacts previously disclosed. In addition, there is no new information of substantial importance showing that the project would have one or more significant effects not previously discussed or that any previously examined significant effects would be substantially more severe than significant effects shown in the previous EIR or Addendums. Nor is there new information of substantial importance showing (i) 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 (ii) that mitigation measures or alternatives considerably different from those analyzed in the previous EIR or Addendums would substantially reduce one or more significant effects, but the proponents decline to adopt the mitigation measure or alternative.

XIX. Utilities and Service Systems

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	1996 EIR pp 4.12-7 to 4.12-8 and 4.12-16 2015 Addendum pp 183-198 2016 Addendum pp 42-45 2018 Addendum pp 44-46	No	No	No	None
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 to 4.12-8 and 4.12-15 to 4.12-16 2015 Addendum pp 183-198 2016 Addendum pp 42-45 2018 Addendum pp 44-46	No	No	No	None
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 4.6-6 2015 Addendum pp 183-198 2016 Addendum pp 42-45 2018 Addendum pp 44-46	No	No	No	Yes

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
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 to 4.12-7 and 4.12-15 to 4.12-16 2015 Addendum pp 183-198 2016 Addendum pp 42-45 2018 Addendum pp 44-46	No	No	No	None
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 to 4.12-8 and 4.12-16 2015 Addendum pp 183-198 2016 Addendum pp 42-45 2018 Addendum pp 44-46	No	No	No	None
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 to 4.12-11 and 4.12-17 2015 Addendum pp 183-198 2016 Addendum pp 42-45 2018 Addendum pp 44-46	No	No	No	None
g) Comply with federal, state, and local statutes and regulations related to solid waste?	2015 Addendum pp 183-198 2016 Addendum pp 42-45	No	No	No	None
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 to 4.12-14 2015 Addendum pp 183-198 2016 Addendum pp 42-45 2018 Addendum pp 44-46	No	No	No	None
h) Result in the need for new, or substantial alteration to, electricity, natural gas, or communications systems?	1996 EIR pp 4.12-11 to 4.12-14 2015 Addendum pp 183-198 2016 Addendum pp 42-45 2018 Addendum pp 44-46	No	No	No	None

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

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
<p>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 Master Plan would result in a 13.7 percent reduction in water demand as compared to the 1996 EIR analysis. 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 and could be accommodated by the City’s system. 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. Electricity demand was projected to decrease by 4,144 megawatt hours compared to the Hewlett Packard Master Plan, and natural gas was projected to decrease by 39,804 Therms. The 2016 HPCO Master Plan revisions were not found to increase demands compared to the 2015 HPCO Master Plan, so the 2016 Addendum concluded that impacts would remain less than significant.</p> <p>The 2018 Addendum determined that the proposed changes from business professional to community commercial did not change any of the calculations used by the City to anticipate utility service demands, because utility calculations are the same for the business professional and commercial land uses. Nor did an additional 10,000 square feet of non-residential uses in the plan area (a less than 1 percent increase) have any substantive effect on utility planning, because the City’s utility planning is based on acreage of land use, not anticipated square footage of building area.</p> <p>The proposed project would modify previously approved residential lotting/density and park areas within the Campus Oaks portion of the HPCO Master Plan area. While the density and distribution of residential uses would be modified under the proposed amendment, there would be no net change in the number of residential units proposed.</p> <p>As described in the utilities and services analysis included in the technical memorandum prepared for the proposed project and summarized below (see page 3 through 10 of Attachment 1 to this Addendum), the proposed project would not result in new or substantially more severe significant impacts to utilities and Service Systems previously analyzed and disclosed</p> <p><i>Wastewater</i></p> <p>The analysis conducted in the technical memorandum prepared for the proposed project determined that there would not be a substantial change in the estimated sewer demand generated by the proposed project. The current approval estimated 0.306 million gallons per day of maximum daily flow (MGD), while the proposed project would result in an estimated 0.313 MGD. This represents a 2 percent increase in the anticipated sewer demand.</p> <p><i>Solid Waste</i></p> <p>In 2015 Municipal Consulting Group, LLP completed a <i>Solid Waste Generation and Impact Analysis on Western Placer Waste Management Facilities</i> as it relates to the Hewlett-Packard Campus Oaks Master Plan. The analysis found that under current (2015) conditions, the Western</p>					

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
<p>Regional Sanitary Landfill (WRSL) has a projected useful life of 2058 and the waste generated from the HPCO Master Plan would not reduce the life of the landfill because the Master Plan is an infill project included in the current 2025 General Plan. While the density and distribution of residential uses would be modified under the proposed amendment, there would be no net change in the number of residential units proposed, no net impacts to the WRSL operation are anticipated with the proposed changes.</p> <p><i>Water Supply</i></p> <p>The analysis conducted in the technical memorandum concluded that, based on the land use and density changes proposed under the proposed project, there would be a net decrease the annual water demand from 420.14 acre feet per year (AFY) to 396.58 AFY. This represents a 5.6 percent decrease in the anticipated residential water demand.</p> <p>The proposed project assumes utilization of recycled water provided by the City of Roseville for irrigating non-residential landscaping, as well as publicly landscaped areas (including roadway landscape corridors and medians). While there would be changes to the lotting layout based on the proposed modifications, changes to the overall frontage areas within the residential project area is anticipated to remain relatively unchanged. Accordingly, no significant changes to the recycled water use within the residential project areas are anticipated.</p> <p><i>Other Utilities</i></p> <p>Because there would be no net change in the number of residential units proposed, the proposed project would not result in a substantial increase in demand upon existing sources of energy or require the development of new sources of energy or result in an increased need for new, or substantial alteration to, electricity, natural gas, or communications systems beyond what was previously analyzed.</p> <p>As described above, changes introduced by the project and/or new circumstances relevant to the project would not, as compared to the 1996 EIR and its Addendums, result in a new significant impact or significant impacts that are substantially more severe than significant impacts previously disclosed. In addition, there is no new information of substantial importance showing that the project would have one or more significant effects not previously discussed or that any previously examined significant effects would be substantially more severe than significant effects shown in the previous EIR or Addendums. Nor is there new information of substantial importance showing (i) 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 (ii) that mitigation measures or alternatives considerably different from those analyzed in the previous EIR or Addendums would substantially reduce one or more significant effects, but the proponents decline to adopt the mitigation measure or alternative.</p>					

XX. Mandatory Findings of Significance

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of an endangered, threatened or rare species, or eliminate important examples of the major periods of California history or prehistory?	1996 EIR pp 4.5-3 to 4.5-12 and 4.6-5 to 4.6-6 2015 Addendum pp 199-206 2016 Addendum pp 45-47 2018 Addendum pp 47-49	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 to 6-19 2015 Addendum pp 199-206 2016 Addendum pp 45-47 2018 Addendum pp 47-49	No	No	No	Yes
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	1996 EIR pp 4.8-2 to 4.8-6, 4.10-2 to 4.10-13, 4.11-5 to 4.11-7, and 4.11-9 to 4.11-11 2015 Addendum pp 199-206 2016 Addendum pp 45-47 2018 Addendum pp 47-49	No	No	No	Yes

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
<p>Discussion: Checklist item a), above, concerns impacts to biological and cultural resources. Impacts on these resource areas were fully analyzed in the 1996 EIR. The Addendums noted that impacts to biological and cultural resources were reviewed in their respective sections, and that the HPCO would not result in any new significant impacts, nor a substantial increase in the severity of previously-identified significant impacts. The 1996 EIR Addendums evaluated the potential for project-specific and cumulative impacts, consistent with checklist item b), above. The proposed project includes a change from business professional to commercial and a less than 1% increase in square footage, but does not change the development area. Buildout under the proposed project would be substantially consistent with the development assumptions in the previous CEQA documents; therefore, as discussed throughout this Addendum, the project would not substantially increase the severity of the identified significant cumulative impacts. 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 and its Addendums include evaluation of impacts, both direct and indirect, on human beings. Overall, as supported by the analyses in each environmental topic, the proposed project would not result in any new significant impacts, nor a substantial increase in the severity of previously-identified significant impacts.</p>					

ENVIRONMENTAL DETERMINATION:

In reviewing the site specific information provided for this project and acting as Lead Agency, the City of Roseville, Development Services Department, Planning Division has analyzed the potential environmental impacts created by this project and determined that the findings of CEQA Section 15162 concerning the decision not to prepare a subsequent EIR or negative declaration and the findings of CEQA Section 15164 concerning the decision to prepare an Addendum can be made. As supported by substantial evidence within the Addendum to the HEWLETT PACKARD MASTER PLAN ENVIRONMENTAL IMPACT REPORT/INITIAL STUDY (SCH #95112022, CERTIFIED ON JUNE 5, 1996), the Lead Agency makes the following findings:

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

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

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

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

Addendum Prepared by:

Shelby Vockel, Associate Planner
City of Roseville, Development Services–Planning Division

Attachments:

1. Morton & Pitalo, Inc., HPCO Master Plan- General Plan Amendment #3 (Traffic, Water, Recycled Water, Sewer, Drainage, and Solid Waste Technical Memo

Attachment 1

Morton & Pitalo, Inc., HPCO Master Plan-
General Plan Amendment #3 (Traffic, Water,
Recycled Water, Sewer, Drainage, and Solid
Waste) Technical Memo



mortonpitalo

Civil Engineering
Land Surveying
Land Planning
Landscape Architecture
Traffic Engineering

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Memorandum

Date: March 11, 2020

To: City of Roseville, Planning Department

Cc: Stephen L. Des Jardins

From: Scott Pedersen

RE: HPCO Master plan- General Plan Amendment #3 (Traffic, Water, Recycled Water, Sewer, Drainage and Solid Waste)

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 residential development on the approximately 500 acre site. Residential lotting was established to provide a balance of Low/Medium/High density units.

On August 5, 2015 the Roseville City Council approved the 2015 HPCO Master Plan which would construct 948 dwelling units for an anticipated population of 2,475 new residents. The approved 2015 HPCO also included 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; 1,200 square feet of light industrial on 129.24 acres; and, 71.01 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.

On August 17, 2016 the Roseville City Council approved a General Plan Amendment (text and Land Use), Rezone, Master Plan Amendment and Lot Line Adjustment to the Campus Oaks portion of the Hewlett-Packard Campus Oaks Master Plan area to convert the five (5) acre CO-21 parcel from High Density Residential (HDR) to Business Professional (BP) land use, increasing the number of HDR units by 61, decreasing the number of Medium Density Residential (MDR) units by 49, and decreasing the number of Low Density Residential (LDR) units by 12.

In 2018 BBC Roseville, LLC proposed a General Plan Amendment, Rezone and revisions to the 2016 HPCO Master Plan for the purpose of facilitating the development of 245,775 SF of commercial uses on the Campus Oaks portion of the Master Plan area. The result was a change in land use on parcels CO-21 & CO 31 from Business Profession (BP) to Community Commercial.

The current GPA#3 proposes modification to existing residential lotting/density and park areas within the Campus Oaks Master Plan Area. The proposed changes address land use modifications, residential unit transfers and density adjustments.

This memorandum analyzes the proposed changes in residential lotting and parks. A summary of the residential and park land use changes are shown in the Tables below.

HEWLETT-PACKARD CAMPUS OAKS MASTER PLAN AMENDMENT					
LAND USE SUMMARY - Up to GPA#2					
PARCEL	LAND USE	ZONING	GROSS AREA (acres)	DENSITY (du/ac)	Dwelling Units (du) DU's (units)
RESIDENTIAL					
LOW DENSITY RESIDENTIAL (0.5-6.9 du/ac)					
CO-1	LDR	RS/DS	6.10	5.9	36
CO-2	LDR	RS/DS	6.21	5.8	36
CO-3	LDR	R1/DS	16.53	3.9	64
CO-6	LDR	RS/DS	5.64	6.4	36
CO-7	LDR	RS/DS	9.78	5.9	58
Sub-Total:			44.26	5.2	230
MEDIUM DENSITY RESIDENTIAL (7.0-12.9 du/ac)					
CO-4	MDR	RS/DS	7.06	8.5	60
CO-5	MDR	RS/DS	4.69	9.8	46
CO-11	MDR	RS/DS	4.72	7.2	34
CO-12	MDR	RS/DS	4.79	7.1	34
CO-13	MDR	RS/DS	3.34	7.2	24
CO-14	MDR	RS/DS	4.43	7.7	34
CO-15	MDR	RS/DS	2.62	7.3	19
CO-16	MDR	RS/DS	1.36	7.4	10
Sub-Total:			33.01	7.9	261
HIGH DENSITY RESIDENTIAL (13.0 and above, Attached or Detached du/ac)					
CO-22	HDR	R3/DS	8.40	25.0	210
CO-23	HDR	R3/DS	8.95	20.7	185
CO-24a	HDR	R3/DS	2.36	13.1	31
CO-24b	HDR	R3/DS	2.35	13.2	31
Sub-Total:			22.06	20.7	457
Residential Total:			99.33	9.5	948
PARKS AND OPEN SPACE					
CO-61	P/R	PR	5.70		
CO-62	P/R	PR	2.62		
CO-63	P/R (Paseo)	PR (Paseo)	0.9		
CO-64	P/R	PR	2.42		
CO-65	P/R (Paseo)	PR (Paseo)	1.35		
HP-2	P/R	PR	8.7		
CO-81	OS	OS	0.84		
CO-82	OS	OS	0.86		
CO-83	OS	OS	44.65		
Parks and Open Space Total:			68.04		

HEWLETT-PACKARD CAMPUS OAKS MASTER PLAN AMENDMENT					
LAND USE SUMMARY - GPA #3					
PARCEL	LAND USE	ZONING	GROSS AREA (acres)	DENSITY (du/ac)	Dwelling Units (du) DU's (units)
RESIDENTIAL					
LOW DENSITY RESIDENTIAL (0.5-6.9 du/ac)					
CO-1	LDR	RS/DS	0.00	0.0	0
CO-2	LDR	RS/DS	9.52	6.2	59
CO-3	LDR	R1/DS	16.53	3.8	62
CO-6	LDR	RS/DS	0.00	0.0	0
CO-7	LDR	RS/DS	10.33	6.8	70
CO-12	LDR	RS/DS	6.26	6.7	42
Sub-Total:			42.64	5.5	233
MEDIUM DENSITY RESIDENTIAL (7.0-12.9 du/ac)					
CO-4	MDR	RS/DS	13.79	9.6	132
CO-5	MDR	RS/DS	0.00	0.0	0
CO-6	MDR	RS/DS	10.40	8.3	86
CO-11	MDR	RS/DS	4.29	8.9	38
CO-12	MDR	RS/DS	0.00	0.0	0
CO-13	MDR	RS/DS	6.09	8.4	51
CO-14	MDR	RS/DS	0.00	0.0	0
CO-15	MDR	RS/DS	0.00	0.0	0
CO-16	MDR	RS/DS	1.44	0.0	12
Sub-Total:			36.01	8.9	319
HIGH DENSITY RESIDENTIAL (13.0 and above, Attached or Detached du/ac)					
CO-21	HDR	R3/DS	0.00	0.0	0
CO-22	HDR	R3/DS	8.89	23.6	210
CO-23	HDR	R3/DS	8.95	20.8	186
CO-24a	HDR	R3/DS	0.00	0.0	0
CO-24b	HDR	R3/DS	0.00	0.0	0
Sub-Total:			17.84	22.2	396
Residential Total:			96.49	9.8	948
PARKS AND OPEN SPACE					
CO-61	P/R	PR	6.27		
CO-62	P/R	PR	2.39		
CO-63	P/R (Paseo)	PR (Paseo)	0.94		
CO-64	P/R	PR	2.46		
CO-65	P/R (Paseo)	PR (Paseo)	2.73		
HP-2	P/R	PR	8.7		
CO-81	OS	OS	0.84		
CO-82	OS	OS	0.86		
CO-83	OS	OS	44.65		
Parks and Open Space Total:			69.84		

While the density and distribution has changed, there is no net change in the number of residential units proposed. In general, the proposed changes include:

- LDR: Increase of 3 units (from 230 to 233)
- MDR: Increase of 58 units (from 261 to 319)
- HDR: Decrease of 61 units (from 457 to 396)
- Parks: There is a net increase in park are of 1.80 acres

Traffic Impacts

No changes to the HPCO Master Plan Circulation patterns are proposed with this Amendment.

As stated previously there is no net change in the number of residential units proposed. The proposed residential changes are:

- LDR: Increase of 3 units (from 230 to 233)
- MDR: Increase of 58 units (from 261 to 319)
- HDR: Decrease of 61 units (from 457 to 396)

The Daily Trip and PM Peak Hour generation rates are the same for LDR and MDR at 9.52 trips per day and 1.0 PM peak hour trips per dwelling unit, respectively. The Daily Trip and PM Peak Hour generation rates for HDR is 6.65 trips per day and 0.62 PM peak hour trips per dwelling unit. With the increase of 61 LDR/MDR units from HDR, there would be an increase of 175 Average Daily Trips and 23 Peak Hour traffic generation by the proposed project. The original project approvals consisted of 396 HDR units, so there is no additional trips compared to the original approval. The trip rate is based on Trip Generation, 9th Edition (Institute of Transportation Engineers, 2012) and as shown on Table 16-2 of the Addendum to the EIR for the Hewlett-Packard Campus Oaks Master Plan.

Water Demand

Per the City of Roseville 2019 Design Standards Section 8-6, the Average Day Unit Water Demand Factors (ADUWDF) for residential lotting are as follows:

- LDR (6.0-8.0 DU/ac): 430 gpd/DU
- MDR (8.0-12.0 DU/ac): 323 gpd/DU
- HDR (>12.0 DU/ac): 288 gpd/DU
- HDR (>16.0 DU/ac): 177 gpd/DU
- Park/Recreation: 2,988 gpd/ac

Land Use Category		Average Day Unit Water Demand Factors
Residential	LDR (<3.5 DU's/Ac)	728 gpd/DU
	LDR (3.5 to 5.0 DU's/Ac)	600 gpd/DU
	LMDR (>5.0 to 6.0 DU's/Ac)	521 gpd/DU
	LMDR (>6.0 to 8.0 DU's/Ac)	430 gpd/DU
	MDR (>8.0 to 12.0 DU's/Ac)	323 gpd/DU
	HDR (>12.0 to 16.0 DU's/Ac)	288 gpd/DU
	HDR (>16.0 DU's/Ac)	177 gpd/DU
Commercial/Other	Commercial/Retail	2,598 gpd/ac
	Business Professional	2,598 gpd/ac
	Light Industrial	2,598 gpd/ac
	Industrial	2,562 gpd/ac
	Railroad Yard	109 gpd/ac
	Elementary Schools	3,454 gpd/ac
	High Schools	4,068 gpd/ac
	Public (Fire Station, etc)	1,780 gpd/ac
	Park/Recreation	2,988 gpd/ac
	Open Space/Major ROW	-
	Vacant/Unassigned	-

City of Roseville Design Standards- Domestic Water Supply System Design
gpd/ DU = Gallons per day per dwelling unit
gpd / AC -Gallons per day per acre

The proposed project water demands were reviewed against the existing Master Plan residential lotting based on the table above. The results are as follows:

Water demands current approval:

HEWLETT-PACKARD CAMPUS OAKS MASTER PLAN AMENDMENT									
LAND USE SUMMARY - Up to GPA#2						Water Demands			
PARCEL	LAND USE	ZONING	GROSS AREA (acres)	Dwelling Units (du)		Water Demands Rates	Ave. Daily Water Demands (gpd)	Max. Daily Water Demands (mgd) 2 x ADF	Annual Demand (AFY)
				DENSITY (du/ac)	DU's (units)				
RESIDENTIAL									
LOW DENSITY RESIDENTIAL (0.5-6.9 du/ac)									
CO-1	LDR	RS/DS	6.10	5.9	36	521	18,756	0.038	
CO-2	LDR	RS/DS	6.21	5.8	36	521	18,756	0.038	
CO-3	LDR	R1/DS	16.53	3.9	64	600	38,400	0.077	
CO-6	LDR	RS/DS	5.64	6.4	36	430	15,480	0.031	
CO-7	LDR	RS/DS	9.78	5.9	58	521	30,218	0.060	
Sub-Total:			44.26	5.2	230		121,610	0.243	136.22
MEDIUM DENSITY RESIDENTIAL (7.0-12.9 du/ac)									
CO-4	MDR	RS/DS	7.06	8.5	60	323	19,380	0.039	
CO-5	MDR	RS/DS	4.69	9.8	46	323	14,858	0.030	
CO-11	MDR	RS/DS	4.72	7.2	34	430	14,620	0.029	
CO-12	MDR	RS/DS	4.79	7.1	34	430	14,620	0.029	
CO-13	MDR	RS/DS	3.34	7.2	24	430	10,320	0.021	
CO-14	MDR	RS/DS	4.43	7.7	34	430	14,620	0.029	
CO-15	MDR	RS/DS	2.62	7.3	19	430	8,170	0.016	
CO-16	MDR	RS/DS	1.36	7.4	10	430	4,300	0.009	
Sub-Total:			33.01	7.9	261		100,888	0.202	113.01
HIGH DENSITY RESIDENTIAL (13.0 and above, Attached or Detached du/ac)									
CO-22	HDR	R3/DS	8.40	25.0	210	177	37,170	0.074	
CO-23	HDR	R3/DS	8.95	20.7	185	177	32,745	0.065	
CO-24a	HDR	R3/DS	2.36	13.1	31	288	8,928	0.018	
CO-24b	HDR	R3/DS	2.35	13.2	31	288	8,928	0.018	
Sub-Total:			22.06	20.7	457		87,771	0.176	98.32
Residential Total:			99.33	9.5	948				347.55
PARKS AND OPEN SPACE									
CO-61	P/R	PR	5.70			2988	17,032	0.034	
CO-62	P/R	PR	2.62			2988	7,829	0.016	
CO-63	P/R (Paseo)	PR (Paseo)	0.9			2988	2,689	0.005	
CO-64	P/R	PR	2.42			2988	7,231	0.014	
CO-65	P/R (Paseo)	PR (Paseo)	1.35			2988	4,034	0.008	
HP-2	P/R	PR	8.7			2988	25,996	0.052	
CO-81	OS	OS	0.84			0			
CO-82	OS	OS	0.86			0			
CO-83	OS	OS	44.65			0			
Parks and Open Space Total:			68.04				64,810	0.130	72.60
									420.14

Based on the current approvals, water demand for residential and park areas was identified at 420.14 AFY.

Water demands proposed with GPA #3:

HEWLETT-PACKARD CAMPUS OAKS MASTER PLAN AMENDMENT									
LAND USE SUMMARY - GPA #3						Water Demands			
PARCEL	LAND USE	ZONING	GROSS AREA (acres)	Dwelling Units (du)		Water Demands Rates	Ave. Daily Water Demands (gpd)	Max. Daily Water Demands (mgd) 2 x ADF	Annual Demand (AFY)
				DENSITY (du/ac)	DU's (units)				
RESIDENTIAL									
LOW DENSITY RESIDENTIAL (0.5-6.9 du/ac)									
CO-1	LDR	RS/DS	0.00	0.0	0	0	-	0.000	
CO-2	LDR	RS/DS	9.52	6.2	59	430	25,370	0.051	
CO-3	LDR	R1/DS	16.53	3.8	62	600	37,200	0.074	
CO-6	LDR	RS/DS	0.00	0.0	0	0	-	0.000	
CO-7	LDR	RS/DS	10.33	6.8	70	430	30,100	0.060	
CO-12	LDR	RS/DS	6.26	6.7	42	430	18,060	0.036	
Sub-Total:			42.64	5.5	233		110,730	0.221	124.03
MEDIUM DENSITY RESIDENTIAL (7.0-12.9 du/ac)									
CO-4	MDR	RS/DS	13.79	9.6	132	323	42,636	0.085	
CO-5	MDR	RS/DS	0.00	0.0	0	0	-	0.000	
CO-6	MDR	RS/DS	10.40	8.3	86	323	27,778	0.056	
CO-11	MDR	RS/DS	4.29	8.9	38	323	12,274	0.025	
CO-12	MDR	RS/DS	0.00	0.0	0	0	-	0.000	
CO-13	MDR	RS/DS	6.09	8.4	51	323	16,473	0.033	
CO-14	MDR	RS/DS	0.00	0.0	0	0	-	0.000	
CO-15	MDR	RS/DS	0.00	0.0	0	0	-	0.000	
CO-16	MDR	RS/DS	1.44	0.0	12	323	3,876	0.008	
Sub-Total:			36.01	8.9	319		103,037	0.206	115.42
HIGH DENSITY RESIDENTIAL (13.0 and above, Attached or Detached du/ac)									
CO-21	HDR	R3/DS	0.00	0.0	0	0	-	0.000	
CO-22	HDR	R3/DS	8.89	23.6	210	177	37,170	0.074	
CO-23	HDR	R3/DS	8.95	20.8	186	177	32,922	0.066	
CO-24a	HDR	R3/DS	0.00	0.0	0	0	-	0.000	
CO-24b	HDR	R3/DS	0.00	0.0	0	0	-	0.000	
Sub-Total:			17.84	22.2	396		70,092	0.140	78.51
Residential Total:			96.49	9.8	948				317.96
PARKS AND OPEN SPACE									
CO-61	P/R	PR	6.27			2988	18,735	0.037	
CO-62	P/R	PR	2.39			2988	7,141	0.014	
CO-63	P/R (Paseo)	PR (Paseo)	0.94			2988	2,809	0.006	
CO-64	P/R	PR	2.46			2988	7,350	0.015	
CO-65	P/R (Paseo)	PR (Paseo)	2.73			2988	8,157	0.016	
HP-2	P/R	PR	8.7			2988	25,996	0.052	
CO-81	OS	OS	0.84			0			
CO-82	OS	OS	0.86			0			
CO-83	OS	OS	44.65			0			
Parks and Open Space Total:			69.84				70,188	0.140	78.62
									396.58

Per the proposed GPA #3 modifications, water demand for residential and park areas was identified at 396.58 AFY.

Based on the land use and density changes proposed with GPA#3 there is a net decrease the Annual Water Demand from 420.14 AFY to 396.58 AFY. This represents a 5.6% decrease in the anticipated residential water demand.

Sewer Demand

Per the City of Roseville 2019 Design Standards Section 9-2, the Average Dry Weather Flow (ADWF) for residential land use is as follows:

- LDR (6.0-8.0 DU/ac): 190 gpd/unit
- MDR (8.0-12.0 DU/ac): 190 gpd/unit
- HDR (>12.0 DU/ac): 130 gpd/unit
- Parks (> 10 ac): 10 gpd/ac

Table 1 – Average Dry Weather Unit Flow Factors

Land Use Designation	Units	Flow Factor (gpd/unit) ^{1,3}
Commercial	gpd per acre	850
Heavy Industrial	gpd per acre	850
Light Industrial	gpd per acre	850
Mixed Use	gpd per acre	2,300
Public/Quasi-Public	gpd per acre	660
Schools	gpd per acre	170
Residential 1 DU	gpd per DU	190
Residential 2 DU	gpd per DU	190
Residential 3 DU	gpd per DU	190
Residential Multiple DU ²	gpd per acre Or gpd per DU	2,040 Or 130
Open Space	gpd per acre	0
Parks > 10 Acres	gpd per acre	10
Vacant	gpd per acre	0

¹Includes allowances for dry season groundwater infiltration (GWI)

²Future development projects should use the factor that results in the highest flow.

³factor flow assumes a 30% F.A.R. 50% for senior living

The proposed project sewer demands were reviewed against the existing Master Plan residential lotting based on the table above. Results are shown on the following tables:

Sewer demands per current approvals:

HEWLETT-PACKARD CAMPUS OAKS MASTER PLAN AMENDMENT									
LAND USE SUMMARY - Up to GPA#2						Sewer Demands			
						Sewer Demands Rates	Ave. Daily Sewer Demands (gpd)	Max. Daily Flow (mgd) 2.3 x ADF	
PARCEL	LAND USE	ZONING	GROSS AREA (acres)	DENSITY (du/ac)	DU's (units)				
RESIDENTIAL									
LOW DENSITY RESIDENTIAL (0.5-6.9 du/ac)									
CO-1	LDR	RS/DS	6.10	5.9	36	190	6840	0.014	
CO-2	LDR	RS/DS	6.21	5.8	36	190	6840	0.014	
CO-3	LDR	R1/DS	16.53	3.9	64	190	12160	0.024	
CO-6	LDR	RS/DS	5.64	6.4	36	190	6840	0.014	
CO-7	LDR	RS/DS	9.78	5.9	58	190	11020	0.022	
Sub-Total:			44.26	5.2	230		43,700	0.087	
MEDIUM DENSITY RESIDENTIAL (7.0-12.9 du/ac)									
CO-4	MDR	RS/DS	7.06	8.5	60	190	11400	0.023	
CO-5	MDR	RS/DS	4.69	9.8	46	190	8740	0.017	
CO-11	MDR	RS/DS	4.72	7.2	34	190	6460	0.013	
CO-12	MDR	RS/DS	4.79	7.1	34	190	6460	0.013	
CO-13	MDR	RS/DS	3.34	7.2	24	190	4560	0.009	
CO-14	MDR	RS/DS	4.43	7.7	34	190	6460	0.013	
CO-15	MDR	RS/DS	2.62	7.3	19	190	3610	0.007	
CO-16	MDR	RS/DS	1.36	7.4	10	190	1900	0.004	
Sub-Total:			33.01	7.9	261		49,590	0.099	
HIGH DENSITY RESIDENTIAL (13.0 and above, Attached or Detached du/ac)									
CO-22	HDR	R3/DS	8.40	25.0	210	130	27300	0.055	
CO-23	HDR	R3/DS	8.95	20.7	185	130	24050	0.048	
CO-24a	HDR	R3/DS	2.36	13.1	31	130	4030	0.008	
CO-24b	HDR	R3/DS	2.35	13.2	31	130	4030	0.008	
Sub-Total:			22.06	20.7	457		59,410	0.119	
Residential Total:			99.33	9.5	948			0.305	
PARKS AND OPEN SPACE									
CO-61	P/R	PR	5.70			10	57	0.000	
CO-62	P/R	PR	2.62			10	26.2	0.000	
CO-63	P/R (Paseo)	PR (Paseo)	0.9			10	9	0.000	
CO-64	P/R	PR	2.42			10	24.2	0.000	
CO-65	P/R (Paseo)	PR (Paseo)	1.35			10	13.5	0.000	
HP-2	P/R	PR	8.7			10	87	0.000	
CO-81	OS	OS	0.84						
CO-82	OS	OS	0.86						
CO-83	OS	OS	44.65						
Parks and Open Space Total:			68.04				216.9	0.0004	
								0.3058	