

## NOTICE OF PUBLIC HEARING

**Notice** is hereby given that on **July 16, 2015** at 7 pm, or as soon thereafter as the matter may be heard, the **Planning Commission** of the City of Roseville will hold a special meeting for a Public Hearing at the **City Council Chambers located at 311 Vernon Street, Roseville, CA** for the purpose of considering an application for a **REZONE, GENERAL PLAN AMENDMENT, MASTER PLAN AMENDMENT, DEVELOPMENT AGREEMENT AMENDMENTS AND LARGE LOT TENTATIVE SUBDIVISION MAP – 1485 BLUE OAKS BL. - HEWLETT PACKARD CAMPUS OAKS PROJECT – FILE # PL14-0373.**

**Request:** The proposed project includes a Rezone, General Plan Amendment, Master Plan Amendment, Development Agreement Amendments and Large Lot Tentative Subdivision Map. The project area includes approximately 375 acres of land which includes 189 acres of undeveloped land proposed for a mixed used residential project, 45 acres of open space that will remain open space, and 140 acres of Hewlett Packard's existing property which, with the exception of 8.7 acres of the HP portion of the project proposed as a park use, no other land use changes are proposed. The 189 acres of undeveloped land proposed for a mixed use residential project would include 948 residential units, business professional, commercial, light industrial (tech/business park), parks, open space and public/quasi-public uses. The project would also include new internal roadways to support the proposed land uses.

**Project Title/Name:** Hewlett Packard Campus Oaks Project

**Location/Assessor's Parcel Number (APN):** 1485 Blue Oaks Bl. / APNs: 017-230-055, -060, -061, -063, -074, -075, -076, and -077

**Project Applicants/Property Owners:** BBC Roseville Oaks, LLC and Hewlett Packard

**Current Zoning:** Light Industrial with a Special Area Overlay (M1/SA)

**Project Planner:** Tricia Stewart, Senior Planner

**ENVIRONMENTAL DETERMINATION:** The Development Services Director has determined that the proposed project is substantially consistent with the previously certified Hewlett Packard Master Plan EIR which was certified by the City Council on June 5, 1996 (SCH#95112022). An Addendum to the Hewlett Packard Master Plan EIR has been prepared for consideration by the Planning Commission and City Council before taking action on the project. The Addendum may be reviewed during normal business hours in the Planning Division located at 311 Vernon Street in Roseville, CA and online at [www.roseville.ca.us](http://www.roseville.ca.us) (under Department/Planning/Current Projects/HP Campus Oaks).

Following the Public Hearing, the **Planning Commission** may take such action on the project as it deems appropriate. Interested persons are invited to submit written comments prior to and may testify at the Public Hearing. **Written comments may be submitted to the Project Planner, Planning Division, 311 Vernon Street, Roseville, CA 95678.** If the matter is continued for any reason to a later date, written comments and public testimony will be accepted until the close of the final Public Hearing. All comments will be considered by the Approving Authority.

The **Planning Commission's** action on the project may be appealed by any interested person to the City Council by filing a written appeal with the applicable fee with the City Clerk within 10 days following the **Planning Commission's** final action on the project. If the City Council is the final Approving Authority, or if the project is appealed to the Council, the Council's action is final.

If you challenge the action of the **Planning Commission** on this matter in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Division at, or prior to the Public Hearing.

**Kevin Payne**  
Development Services Director

Dated: June 25, 2015

Published: July 3, 2015