## PUBLIC HEARING NOTICE AND NOTICE OF MITIGATED NEGATIVE DECLARATION

Notice is hereby given that on May 27, 2010 at 7:00 p.m., or as soon thereafter as the matter may be heard, The Planning Commission of the City of Roseville will hold a Public Hearing at the City Council Chambers located at 311 Vernon Street, Roseville, CA for the purpose of considering an application for a <u>MAJOR PROJECT PERMIT AND TENTATIVE MAP—BLUE OAKS COMMERCE CENTER — 8950 INDUSTRIAL AVE — FILE #2007-039 (MPP-000013, SUB-000143).</u>

**Request:** The applicant requests approval of the following: 1) a Major Project Permit - Stage I for development of 49.4 acres with 17 buildings totaling 575,505 square feet, providing a mix of office, industrial and commercial uses, and grading, parking, landscaping and lighting improvements. The project also includes the removal of the Blue Oaks BI to Industrial Ave jughandle and the installation of two new roadways that would connect Blue Oaks BI to Industrial Ave and Washington BI; and 2) a Tentative Map to subdivide 49.4 acres into eight parcels.

Project Title: Blue Oaks Commerce Center

Project Address (Location): 8950 Industrial Ave, Roseville, Placer County (South of Blue

Oaks BI between Industrial Ave and Washington BI).

**Applicant:** VLMK Consulting Engineers **Owner:** Harsch Investment Properties **Current Zoning:** General Industrial (M2)

Dated: May 5, 2010

Project Planner: Gina LaTorra, Associate Planner

**Environmental Determination:** The Planning & Redevelopment Director has determined that the above project will not have a significant effect on the environment and proposes that a Mitigated Negative Declaration be adopted. This determination has been based upon an Initial Study, which has concluded that there will be no significant environmental impacts. At this meeting the Approving Authority may adopt the proposed Mitigated Negative Declaration. The Mitigated Negative Declaration will circulate for a 30-day public review period that began on April 28, 2010 and ends on May 27, 2010. The Initial Study/Mitigated Negative Declaration may be reviewed during normal business hours in the Planning Department located at 311 Vernon Street in Roseville, CA.

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, City Planning & Redevelopment Department, 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. 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 & Redevelopment Department at, or prior to the Public Hearing.

PAUL RICHARDSON

Planning & Redevelopment Director

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