

NOTICE OF PUBLIC HEARING

Notice is hereby given that on **July 9, 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 Public Hearing at **the City Council Chambers located at 311 Vernon Street, Roseville, CA** for the purpose of considering an application for two **DEVELOPMENT AGREEMENT AMENDMENTS – HEWLETT PACKARD DEVELOPMENT AGREEMENT AMENDMENTS (SECOND AMENDMENT) – FILE # PL14-0374.**

Request: The proposed project includes two Development Agreement (DA) Amendments to the Hewlett Packard DA (considered the Second Amendments). The existing DA currently covers the entire Hewlett Packard campus (±500 acres). The property is no longer owned and operated by a single owner and the current four property owners propose to amend the DA to address the following: 1) define the vested development rights for each of the Parcels (including infrastructure capacities for each property); 2) specify the obligations of each Parcel for Master Plan infrastructure and provide dedication and reimbursement provisions; 3) extend the term of the Development Agreements; and 4) minor updates to the existing terms and provisions for development of the properties based on the findings that the minor modifications are in substantial conformance with the intent and basic provisions of the Hewlett Packard Roseville Master Plan.

Project Title/Name: Hewlett Packard Development Agreement Amendments (Second Amendments)

Location/Assessor's Parcel Number (APN): 8000, 8800 and 9100 Foothills Bl. and 1485 Blue Oaks Bl. / APNs: 017-230-055, -056, -060, -063, -064, -065, -066, -074, -075, -076, and -077

Project Applicants/Property Owners: Hewlett Packard; Quality Investment Properties Roseville, LLC; R10 Foothill, LLC (Cokeva); and BBC Roseville Oaks, LLC

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

Project Planner: Tricia Stewart, Senior Planner

ENVIRONMENTAL DETERMINATION: This project is considered exempt from the California Environmental Quality Act (CEQA) Section 15061(b)(3) as CEQA applies only to projects that have the potential for causing a significant effect on the environment. The Development Services Director has determined that this 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) and that the Second Amendments to the DA do not result in any changes to the entitlements that would result in any physical changes to the environment or changes to environmental impacts from those previously considered in connection with the approval of the existing DA.

Following the Public Hearing, the **Planning Commission** may recommend approval of the project to the City Council. 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 22, 2015

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