

NOTICE OF PUBLIC HEARING

Notice is hereby given that on **July 28, 2016** 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 a **GENERAL PLAN AMENDMENT, DEVELOPMENT AGREEMENT AMENDMENT, REZONE, MAJOR PROJECT PERMIT-STAGE 1 (MASTER PLAN AMENDMENT), AND LOT LINE ADJUSTMENT – 1485 BLUE OAKS BL. – CAMPUS OAKS AMENDMENTS – FILE # PL16-0153.**

Request: The proposed project includes a General Plan Amendment, Development Agreement Amendment, Rezone, Major Project Permit-Stage 1(Master Plan Amendment), and Lot Line Adjustment to the Campus Oaks portion of the Hewlett-Packard Campus Oaks Master Plan area. The proposed project will amend portions of the approximately 234.5 acre Campus Oaks property by converting 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. The acreage and unit allocation within the Master Plan will be amended for residential parcels to accommodate the adjustments to the residential land uses. The project will transfer 38 affordable residential units from parcel CO-21 to parcels CO-22 and CO-23 and add 11 additional affordable units to the plan area (distributed between parcels CO-22 and CO-23). Amendments are proposed to the Campus Oaks Development Agreement to account for the modifications to the Master Plan, and relate to affordable housing, fees and changes in land use.

Project Title/Name: Campus Oaks Amendments

Location/Assessor's Parcel Number (APN): 1485 Blue Oaks Bl. /APNs: 017-231-016-000–017-231-047-000

Project Applicants/Property Owners: BBC Roseville Oaks, LLC

Current Zoning: Various zoning designations (RS/DS, R3/DS, BP, CC, MP/SA, PR, P/QP)

Project Planner: Gina McColl, Associate Planner

ENVIRONMENTAL DETERMINATION: The Planning Manager 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 (2nd Addendum) to the Hewlett Packard Master Plan EIR has been prepared for consideration by the Planning Commission 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 (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.

Gregory W. Bitter, AICP
Planning Manager

Dated: July 11, 2016

Published: July 15, 2016