

NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

Notice is hereby given that, as Lead Agency, the City of Roseville, Development Services Department, Planning Division has prepared an Initial Study leading to a Negative Declaration for the project referenced below. This Negative Declaration is available for public review and comment.

Project Title/File#: NERSP PCL 8 – Sprinter Roseville; File #PL23-0124

Project Address: 1513 Eureka Road and 1411 Rocky Ridge Drive, Roseville, Placer County, CA 95678 (APN 048-013-013-000 and 048-013-014-000)

Project Applicant: Linda Francis, Dennis J. Flynn Architects

Property Owner: Travis Batts, Pappas Gateway LP

Project Planner: Kinarik Shallow, Associate Planner

Project Description: The proposed project is an approximately 97,000-square-foot Mercedes Benz Sprinter van sales and service facility that will consist of enclosed service and detail bays and on-site vehicle parts storage. Associated site improvements include landscaping, lighting, and parking. The project entitlements include a text only amendment to the NERSP Parcel 8 Design Guidelines to allow vehicle sales in the Community Commercial zone with approval of a Conditional Use Permit (CUP), a CUP to allow the use, and a Design Review Permit to review the site design and architecture.

The project site is not identified on any list of hazardous materials sites compiled pursuant to California Government Code Section 65962.5

Document Review and Availability: The public review and comment period begins on **August 31, 2023** and ends on **September 20, 2023**. The Negative Declaration may be reviewed online at: <https://www.roseville.ca.us/environmentaldocuments> (under Private Development Projects).

Written comments on the adequacy of the Negative Declaration may be submitted to Kinarik Shallow, Associate Planner at kshallow@roseville.ca.us or in person at 311 Vernon Street, Roseville, CA 95678 (Monday—Friday, 8 a.m. to 4 p.m.), and must be received no later than 5:00 pm on September 20, 2023.

This project will be scheduled for a public hearing before the City's Planning Commission. At this hearing, the Planning Commission will consider the Negative Declaration and associated project entitlements. Separate notices will be published when the hearing is scheduled.

Mike Isom
Development Services Director

Dated: August 30, 2023

Publish: August 31, 2023