

NOTICE OF INTENT TO ADOPT A MITIGATED 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 Mitigated Negative Declaration for the project referenced below. This Mitigated Negative Declaration is available for public review and comment.

Project Title/File#: NCRSP PCL 40 – Hampton Inn and Element Hotel; File #PL23-0010

Project Address: 251 Conference Center Drive, Roseville, CA 95678 (APN 363-011-014-000)

Project Applicant: Scott Pederson, Morton & Pitalo, Inc.

Project Owner: Thad Johnson, PF Portfolio 1, LP

Project Planner: Kinarik Shallow, Associate Planner

Project Description: The proposed project will subdivide the parcel into three lots, Parcel 1 (2.21 acres), Parcel 2 (2.62 acres), and Parcel 3 (1.86 acres). A 61,400-square-foot 4-story hotel will be constructed on Parcel 1 (Hampton Inn) and a 71,992-square-foot 4-story hotel will be constructed on Parcel 2 (Element Hotel), for a total of 241 rooms with associated parking, lighting, and landscaping. No development is being proposed on Parcel 3 at this time. The project entitlements include a Tentative Parcel Map to subdivide the property into three lots, a Design Review Permit to review the site design and building architecture, and an Administrative Permit for a parking reduction.

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 **June 22, 2023** and ends on **July 12, 2023**. The Mitigated Negative Declaration may be reviewed online at: <https://www.roseville.ca.us/environmentaldocuments> (under Private Development Projects).

Written comments on the adequacy of the Mitigated 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 July 12, 2023.

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

Mike Isom
Development Services Director

Dated: June 21, 2023

Publish: June 22, 2023