

**NOTICE OF DETERMINATION
for a MITIGATED NEGATIVE DECLARATION**

TO: County Clerk
County of Placer
2954 Richardson Drive
Auburn, CA 95603

FROM: CITY OF ROSEVILLE
Kinarik Shallow, Associate Planner
311 Vernon Street
Roseville, CA 95678

DATE: July 21, 2023

SUBJECT: NOD FILING, AS REQUIRED BY CEQA (Public Resources Code Section 21152)

PROJECT TITLE: NCRSP PCL 40 – Hampton Inn and Element Hotel; File #PL23-0010

PROJECT APPROVAL DATE: July 20, 2023

CONTACT PERSON: Kinarik Shallow, Associate Planner, City of Roseville

APPLICANT; OWNER; DEVELOPER: Scott Pederson, Morton & Pitalo, Inc. (Applicant); Thad Johnson, PF Portfolio 1 LP (Owner); Darpan Bhakta, Insignia Hospitality Group (Developer)

PROJECT LOCATION: 251 Conference Center Drive, Roseville, Placer County, CA 95678 (APN 363-011-014-000)

SUMMARY 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.

DETERMINATIONS FOR MITIGATED NEGATIVE DECLARATION

This notice is to advise interested parties that the City of Roseville (Lead Agency) has approved and made the following determinations regarding the above-described project:

- An *Initial Study/Mitigated Negative Declaration* was prepared and adopted by the City of Roseville pursuant to the provisions of CEQA.
- As approved, the project will not have significant effects on the environment.
- Mitigation measures were made a Condition of Approval of the project and a Mitigation Monitoring and Reporting Program was adopted for this project.
- Findings and a Statement of Overriding Considerations were not adopted for the proposed project since significant and unavoidable impacts were not identified.

The environmental documentation and record of project approval may be examined at the City of Roseville, Office of the City Clerk, 311 Vernon Street, Roseville, CA 95678; Monday–Friday, 8 a.m. to 5 p.m. (916-774-5263).

July 21, 2023

DATE

Kinarik Shallow

Kinarik Shallow, Associate Planner