

NOTICE OF PREPARATION

Date: November 21, 2013

To: State Clearinghouse
Responsible Agencies
Trustee Agencies
Interested Parties

Subject: Notice of Preparation of an Environmental Impact Report
for the proposed Roseville Hotel & Conference Center
Project

Project Title/File Number: Roseville Hotel & Conference Center Project
File number: PL 13-0263

NOP Comment Period: Written comments are due no later than December 23,
2013 by 5:00 p.m.

Project Location: 310 Conference Center Drive, Roseville
APN 363-011-012-000

Project Applicant: Roseville Hotel, LLC (RHLLC)
2725 Riverside Boulevard
Sacramento, CA 95818

Property Owner: City of Roseville

Lead Agency and Contact Person: Mike Isom, AICP, Development & Operations Manager
City of Roseville, Office of the City Manager
311 Vernon Street
Roseville, CA 95678
(916) 774-5362
Fax: (916) 774-5485
Email: misom@roseville.ca.us
Website: www.roseville.ca.us

1.0 INTRODUCTION

The City of Roseville (City) will be the lead agency for the Roseville Hotel & Conference Center Project ("proposed project"). This Notice of Preparation (NOP) has been issued to notify responsible and trustee agencies and other interested parties that the City will be preparing an Environmental Impact Report (EIR) for the proposed project, and to solicit feedback on the scope and content of the analysis in the EIR. The proposed project will require the approvals listed in Section 4 below.

The proposed project description, vicinity map, and site plan are provided in this NOP.

NOP Comment Period: Due to the time limits mandated by state law, your response to this NOP must be sent no later than 30 calendar days after November 21, 2013 (the date this notice was first posted). Please submit comments to City of Roseville no later than 5 p.m. on December 23, 2013. Please provide written comments to:

Mike Isom, AICP, Development & Operations Manager
City of Roseville, Office of the City Manager
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Roseville, CA 95678
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2.0 REGULATORY BACKGROUND

This NOP provides notification that an EIR will be prepared for the proposed project. This NOP has been prepared in accordance with the California Environmental Quality Act (CEQA), Public Resources Code, 21000 et seq.), and with Section 15082 of the State “CEQA Guidelines” (Cal.Code of Regulations, Title 14, Division 6 Chapter 3). According to CEQA Guidelines Section 15064, an EIR must be prepared if there is substantial evidence in light of the whole record that the proposed project may have a significant effect on the environment.

This NOP describes the proposed project in Section 3, and describes the requested project approvals in Section 4. Section 5 identifies the probable environmental effects of the proposed project. Section 6 discusses the cumulative impacts analysis. Section 7 references previous studies and reports used in this analysis.

3.0 PROJECT DESCRIPTION

The Roseville Hotel & Conference Center Project area encompasses approximately 11 acres in the City of Roseville and is located within the boundaries of the North Central Roseville Specific Plan (NCRSP, see Figure 1, Regional Location). The proposed project includes development of a hotel and conference center, and related site improvements, including parking, lighting, and landscaping. Project details are provided below.

3.1 Project Location

As shown in Figure 2, Site Vicinity, the project site is located off of Gibson Drive north of Roseville Parkway. Residences are located northwest of the site and the Roseville Galleria is located just to the southeast of the site. An undeveloped parcel is located adjacent to the site to the west. State Route 65 (SR 65) is located on the north side of the site, as shown on Figure 2. The project site is located on Parcel 40A within the NCRSP area.

The assessor parcel number for the project site is 363-011-012-000.

3.2 Project Setting and Surrounding Land Uses

The project site is currently undeveloped and designated for Business-Professional/Commercial uses in the City's General Plan and in the NCRSP. The site is zoned Community Commercial/Special Area NC. Per the NCRSP, uses permitted in the Business-Professional/Commercial designation include retail, hotels, conference center, or cultural facilities such as a theater arts center or concert hall.

Surrounding uses within the NCRSP include the following:

Location	Zoning	General Plan Land Use	Current Use of Property
On-Site	Community Commercial/ Special Area – North Central Roseville Specific Plan (CC/SA-NC)	Business Professional/Community Commercial (BP/CC)	Vacant/Undeveloped
North	Business Professional/ Special Area – NCRSP (BP/SA-NC)	Business Professional (BP)	Shea Center Office Complex / State Route 65
South	CC/SA-NC & Open Space (OS)	BP/CC & Open Space/Floodplain (OS/FP)	Hyatt Place hotel / Open space drainage. Galleria Mall beyond
East	BP & High Density Residential (HDR)	BP & High Density Residential (HDR)	Shea Center & Condominiums across Gibson Drive
West	State Route 65 & Regional Commercial / Special Area – NCRSP (RC/SA-NC)	Regional Commercial (RC)	State Route 65 & Galleria Mall

Source: City of Roseville, 2013

The project site has been previously graded and generally slopes from a high point of 205 feet above mean sea level (MSL) in the northwest corner of the site to a low point of 186 feet above MSL in the southeast corner. Vegetation primarily consists of non-native grass and other non-native species. The site does not contain any trees, waterways, streams or wetland areas. The property was rough graded in the 1990s, at which time on-site wetlands were filled in accordance with a Clean Water Act Section 404 Permit issued for the property and wetland inoculate was removed pursuant to approved regulatory permits for off-site mitigation. Since the initial vegetation removal, the parcel has been disked for vegetation control on an annual basis.

Parcel 82 of the NCRSP is located to the east of this site and has been designated as a lower watershed and is set aside as permanent open space. This parcel is a tributary to the Pleasant Grove Creek watershed and has a fairly defined drainage swale that traverses the length of the property.

The most recent California Department of Conservation Important Farmland Map for Placer County designates the site as Grazing Land. (California Department of Conservation 2013). Grazing Land is classified as land on which the existing vegetation is suited to the grazing of livestock. Given the location of the project, using this land for grazing is neither an economically or logistically viable use.

3.3 Proposed Project Elements

The project proposes to develop a 250 room, approximately 190,000¹ square foot (sf) Hotel with an approximately 20,000 sf Conference Facility located at 310 Conference Center Drive in the NCRSP. The project also includes a 1,200-seat ballroom along with related site improvements including parking, site/building lighting, and landscaping, described in more detail below and shown in Figure 3, Site Plan. The Hotel building would be 10 stories in total height, consistent with the 10-story height limitation specified in the NCRSP.

Project Design

The project has been designed consistent with the NCRSP Design Guidelines to ensure compatibility with surrounding development. The Hotel building's exterior façade would be a large single radius curved façade that is predominantly glass. The building would be articulated with glazed balconies and metal "fins" that provide an architectural feature and divide the balconies between guest rooms and a large central elevator tower. The windows would be low "E" tinted glass while powder coated metal panels would provide relief at each end of the building and as part of the elevator tower. The west elevation (entry) would have an approximately 7,600 sf restaurant and bar that would be located near the building's main entrance. An area for outside dining would also be included adjacent to the restaurant. A large dominant entry canopy would be located at the main entry and would provide cover for the drop off zone. The hotel would also include an outdoor pool for guests.

The first floor and mezzanine level would have an exterior comprising double height curtain wall glazing at the lobby. This feature would be on both sides of the building (providing two entry points from the parking lot), from the restaurant, and from the 'connector' between the hotel and conference facility.

The approximately 20,000 sf Conference Facility would include a two-story massing that would include a large glass entry façade, a canopy that matches the hotel canopy, and a feature metal panel system to the prominent areas of the entry elevation. The remaining elevations would be of colored stucco with feature reveals that would break up the buildings mass. Rooftop equipment would be shrouded with a metal screen system that would include louvers over the equipment screening the view for guest in the hotel's upper floors. An approximately 16,000 sf expansion on the south side of the building would be included as a conceptual future project.

The project would also include a 3-story, 60,000 sf office building located on the north side of the project site. It is anticipated this project element would not be constructed with the hotel & conference facility, but at a later date.

Signage

The project would include a monument sign at the entry to the site, as well as directional signage to both the hotel and the conference facility. Each building would include wall mounted signage at the first floor level, and at the top of the building visible from the freeway and site entry. Additional digital messaging for on-site events may also be provided. This signage would likely consist of a 14-foot x 48-foot digital LED billboard format up to 35 feet in height operated

¹ The hotel also includes balconies that would account for 25,302 sf. This square footage is not included in the overall building square footage.

by the hotel entity or other third party. There may also be included way-finding signage on the site to provide routes to the adjacent Galleria retail center.

Project Access and Parking

The main entry to the site would be from Conference Center Drive with a roundabout at the terminus of Conference Center Drive (an existing public street), as shown on Figure 3. The main entry to the site would include a public two way driveway and internal vehicular circulation system that would provide access to a surface parking lot with approximately 575 spaces, as shown in Figure 3. Structured parking may be required in the future if the office building is constructed and the Conference Facility expanded. A series of drop off zones would provide access to the Hotel and Conference Facility maintaining traffic flow while passenger loading and unloading occurs.

The main public access road through the site, Conference Center Drive, would connect the main entry roundabout with a new bridge that would provide a vehicular and/or pedestrian link between the adjacent Galleria retail center and the Hotel & Conference Facility. Connection to the Galleria is proposed as either of the following: (1) pedestrian bridge with limited small vehicle (e.g., golf cart shuttles); or (2) full vehicular and pedestrian access. The vehicle bridge would not exceed 50 feet in width. This bridge would be intended as a secondary access route to/from the Galleria, providing a more direct route to patrons of the hotel.

Lighting and Landscaping

The project would provide lighting through overhead parking lot lights, low level lighting on bollards to illuminate landscaped areas and sidewalks, wall mounted building lighting and architectural lighting to illuminate key architectural features, as well as hotel signage. In addition, lighting will be provided on the road/bridge accessing the Galleria retail center.

The project includes landscaping to divide the parking lot areas into smaller zones. As many as 120 trees will be used to conceal and divide parking areas while also providing views to and from the Hotel from main entry points. Landscaping will be native and drought resistant where feasible, and will be designed to comply with the City's Water Efficient Landscape Ordinance.

A large landscaping feature would be located at the hotel entry, such as a water feature or park-like garden.

Landscaping would also be incorporated along the bridge/pedestrian route to the adjacent Galleria retail center, using a consistent palette of plants used elsewhere on the project.

Sustainability Features

The project applicant, Roseville Hotel, LLC, is proposing to include a number of potential energy conservation features to minimize greenhouse gas emissions and to promote more sustainable practices. The project's energy conservation features are listed below.

Energy conservation features proposed would include:

- High performance envelope (increased insulation and high performance glass)
- Occupancy controls of lighting and HVAC
- Chilled water from an efficient air cooled chiller
- Heating hot water from a high efficiency condensing boiler

- Outdoor air for ventilation cooled with chilled water instead of air cooled Dx refrigeration
- Operable windows for natural / mixed mode ventilation
- Balconies as solar shades
- Energy efficient lighting systems
- Solar thermal water heating
- Waste heat recovery from showers
- Water-efficient landscaping
- Site cooling islands on south frontage (landscaping, water feature, swimming pool)
- Potential use of permeable pavement
- Strategic building orientation to accommodate solar orientation and predominant wind patterns.

Public Utilities

The proposed project would require no offsite connections for utilities. The project site is served via Conference Center Drive by 12-inch water, 18-inch storm drain, and 8-inch sewer pipes. According to the City Environmental Utilities Department, adequate conveyance capacity exists.

Site drainage may be directed to one or more outfalls into the adjacent Parcel 82 open space. Outfall design and location would comply with City's approved operations and maintenance plan.

The project site is located within the Pleasant Grove Creek Watershed. The project would discharge storm water runoff into a tributary of Pleasant Grove Creek. The City has determined that the project site would not be required to mitigate peak storm water flows on-site.

Construction Timeline

Project construction is anticipated to take approximately two years to complete. Assuming the project is approved site clearing, grading and trenching for utilities would begin in fall 2014 with completion slated in late summer 2016.

4.0 PROJECT APPROVALS

The EIR for the proposed project would address the approvals and entitlements required by the City. The EIR will also serve as the environmental document for the construction of required onsite public improvements, which may include water, wastewater, recycled water, and storm drainage infrastructure; and dry utilities. The EIR will analyze construction and operation of the proposed project on a project-specific level (CEQA Guidelines Section 15161). The project-level analysis in the EIR will also provide the basis for CEQA compliance for subsequent approvals for the project, such as use permits, design review permits, and other discretionary permits issued by the City.

The following approvals may be required for the project:

- Major Project Permit;
- Approval of a Development Agreement and Financing Plan;
- Hotel management agreement, construction contract, qualified management agreement, hotel operating agreement, hotel lockbox agreement;
- Sign ordinance amendment (for digital message center)

- PCAPCD Operating Permit (to be confirmed);
- Clean Water Act Section 404 and 401 Permits from the U.S. Army Corps of Engineers and Regional Water Quality Control Board and a California Department of Fish and Wildlife 1602 Streambed Alteration Agreement for the proposed bridge crossing.

5.0 PROBABLE ENVIRONMENTAL EFFECTS AND SCOPE OF THE EIR

Prior to publishing the Draft EIR, the City will prepare an Initial Study to determine whether the EIR can be focused on a limited range of impact categories relevant to the project and its location. (See CEQA Guidelines, Sections 15063, subd. (c)(3), 15128.). Preliminarily, the City anticipates potentially significant impacts with respect to the following categories (though mitigation measures may well be available to reduce some or all of these impacts to less-than-significant levels):

- Air Quality and Greenhouse Gases (Climate Change)
- Biological Resources
- Transportation and Circulation
- Public Utilities (water, wastewater, solid waste)

Preliminarily, the City anticipates less-than-significant impacts, or no impacts at all, in the following categories:

- | | |
|-----------------------------------|----------------------|
| • Aesthetics | • Land Use/Planning |
| • Agriculture | • Mineral Resources |
| • Cultural Resources | • Noise |
| • Geology/Soils | • Population/Housing |
| • Hazards and Hazardous Materials | • Public Services |
| • Hydrology/Water Quality | • Recreation |

6.0 CUMULATIVE IMPACTS ANALYSIS

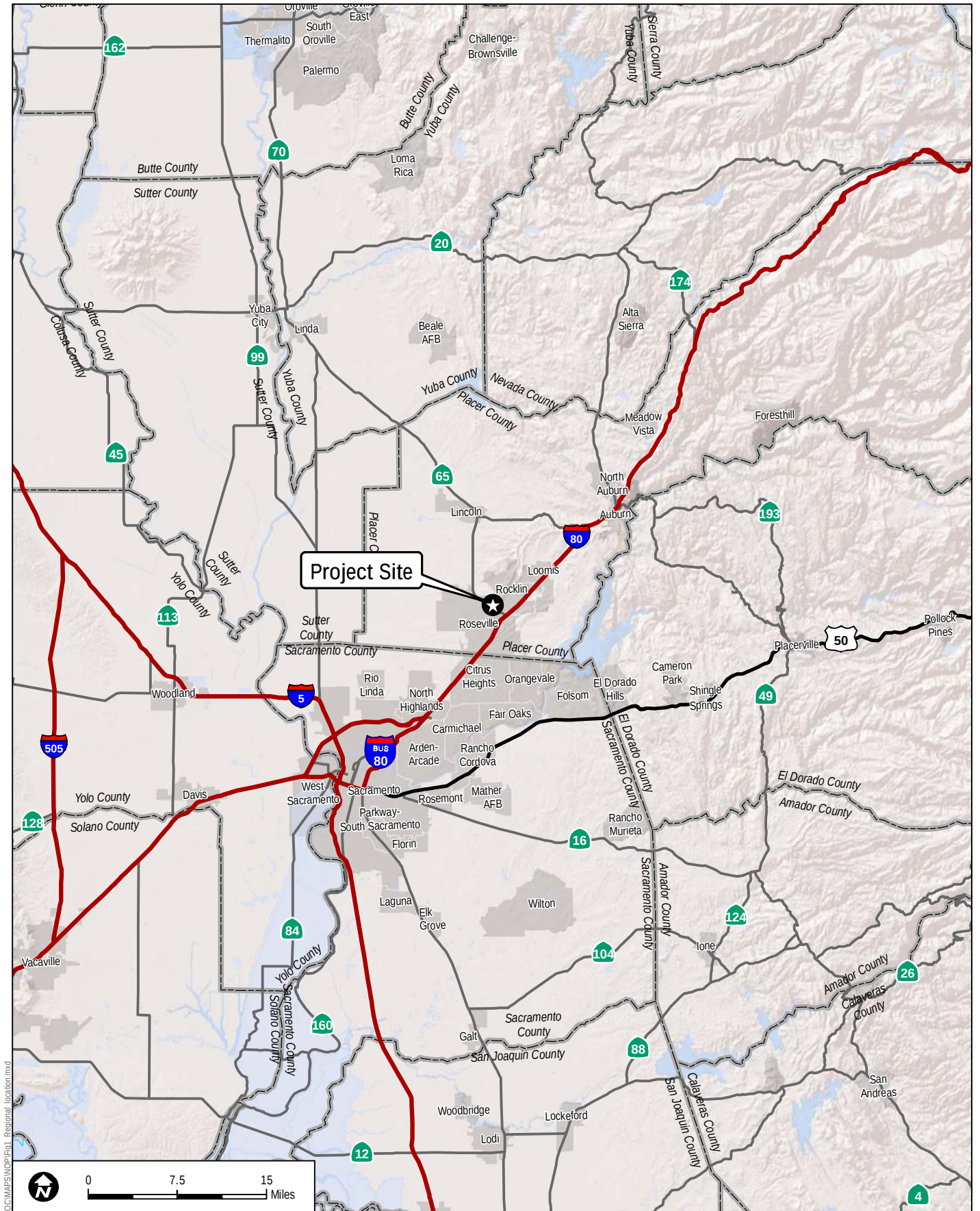
As required by CEQA, the EIR will also evaluate the cumulative impacts of the proposed project. As stated in CEQA Section 15065(a)(3), proposed projects should be evaluated to determine whether the project's impacts are "cumulatively considerable," which means that the "incremental effects of an individual project are significant when viewed in connection with the effects of past projects, the effects of current projects, and the effects of probable future projects."

7.0 REFERENCES

The following documents that relate to the project are available for review during normal business hours at the Roseville Permit Center (311 Vernon Street, Roseville, California, 95678):

1. North Central Roseville Specific Plan and Environmental Impact Report (1990); and
2. City of Roseville's 2025 General Plan and General Plan Environmental Impact Report as amended with the Creekview Specific Plan, September 2012.

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ROSEVILLE HOTEL AND CONFERENCE CENTER PROJECT

FIGURE 1
Regional Map



Path: Z:\projects\6793001\MAPDOC\MAPS\NOP\Fig2_Vicinity_Map.mxd

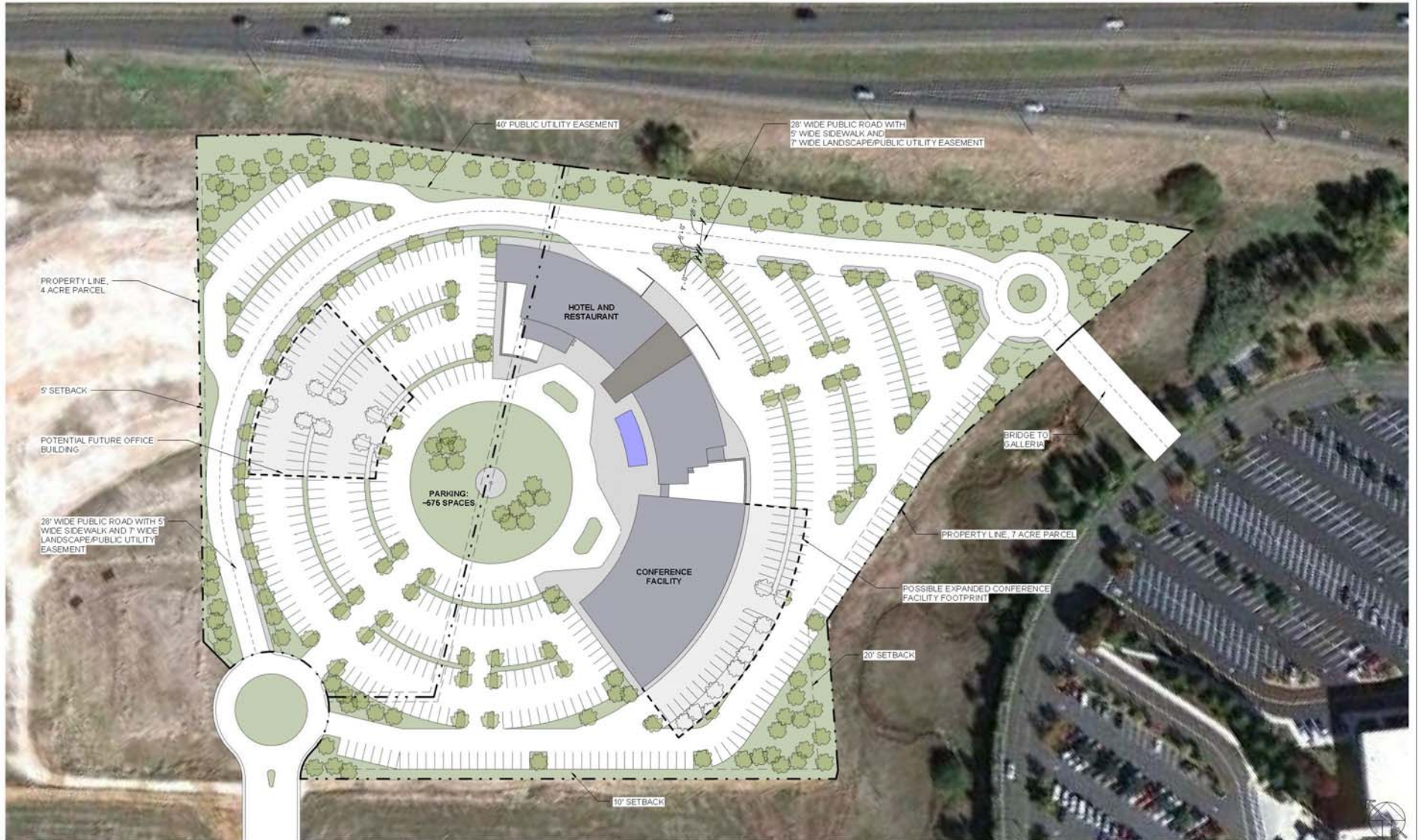
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SOURCE: ESRI 2013, Placer County 2013

ROSEVILLE HOTEL AND CONFERENCE CENTER PROJECT

FIGURE 2
Vicinity Map



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SOURCE: Bull Stockwell Allen 2013

ROSEVILLE HOTEL AND CONFERENCE CENTER PROJECT

FIGURE 3
Site Plan