

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #2021070186

Project Title: Roseville Industrial Park Project

Lead Agency: City of Roseville Contact Person: Shelby Maples, Project Manager
Mailing Address: 311 Vernon Street Phone: (916) 746-1347
City: Roseville Zip: 95678 County: Placer

Project Location: County: Placer City/Nearest Community: Roseville
Cross Streets: 6382 Phillip Road Zip Code: 95747
Longitude/Latitude (degrees, minutes and seconds): 38 ° 48 ' 9.54 " N / -121 ° 23 ' 48.15 " W Total Acres: 241
Assessor's Parcel No.: 017-101-008-000 Section: 14 Twp.: 11 North Range: 5 East Base: MDB&M
Within 2 Miles: State Hwy #: SR 65 Waterways: Pleasant Grove Creek, Kaseberg Creek
Airports: -- Railways: UPRR Schools: Multiple

Document Type:

CEQA: [ ] NOP [x] Draft EIR NEPA: [ ] NOI Other: [ ] Joint Document
[ ] Early Cons [ ] Supplement/Subsequent EIR [ ] EA [ ] Final Document
[ ] Neg Dec (Prior SCH No.) [ ] Draft EIS [ ] Other:
[ ] Mit Neg Dec Other:

Local Action Type:

[ ] General Plan Update [ ] Specific Plan [x] Rezone [ ] Annexation
[x] General Plan Amendment [ ] Master Plan [ ] Prezone [ ] Redevelopment
[ ] General Plan Element [ ] Planned Unit Development [ ] Use Permit [ ] Coastal Permit
[ ] Community Plan [x] Site Plan [ ] Land Division (Subdivision, etc.) [ ] Other:

Development Type:

[ ] Residential: Units Acres
[ ] Office: Sq.ft. Acres Employees [x] Transportation: Type Roadway improvements
[ ] Commercial: Sq.ft. Acres Employees [ ] Mining: Mineral
[x] Industrial: Sq.ft. 2.4 M Acres 241 Employees 1,938 [x] Power: Type Elec Substation MW15
[ ] Educational:
[ ] Recreational:
[ ] Water Facilities: Type MGD [ ] Waste Treatment: Type MGD
[ ] Hazardous Waste: Type
[ ] Other:

Project Issues Discussed in Document:

[x] Aesthetic/Visual [ ] Fiscal [x] Recreation/Parks [x] Vegetation
[x] Agricultural Land [x] Flood Plain/Flooding [x] Schools/Universities [x] Water Quality
[x] Air Quality [x] Forest Land/Fire Hazard [x] Septic Systems [x] Water Supply/Groundwater
[x] Archeological/Historical [x] Geologic/Seismic [x] Sewer Capacity [x] Wetland/Riparian
[x] Biological Resources [x] Minerals [x] Soil Erosion/Compaction/Grading [x] Growth Inducement
[ ] Coastal Zone [x] Noise [x] Solid Waste [x] Land Use
[x] Drainage/Absorption [x] Population/Housing Balance [x] Toxic/Hazardous [x] Cumulative Effects
[x] Economic/Jobs [x] Public Services/Facilities [x] Traffic/Circulation [ ] Other:

Present Land Use/Zoning/General Plan Designation:

Land Use: Undeveloped/Grazing / Zoning: Public/Quasi-Public (P/QP) / GP Designation: Open Space

Project Description: (please use a separate page if necessary)

Panattoni Development Company proposes to purchase and develop a property in the City of Roseville with a range of industrial uses, including light manufacturing, warehousing, and distribution uses (totaling up to 2,430,000 square feet) and a potential electrical substation south of Pleasant Grove Creek. Up to 15 buildings would be constructed and connected by a bridge across Pleasant Grove Creek. At buildout, 1,938 employees are anticipated. Construction of Phase 1 would likely begin in fall 2023 and be complete in 2024; the timing of future phases will be determined based on market readiness and tenant demand.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".  
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input checked="" type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input checked="" type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District #3	<input checked="" type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB #5
<input checked="" type="checkbox"/> Caltrans Planning	<input checked="" type="checkbox"/> Resources Agency
<input checked="" type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input checked="" type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input checked="" type="checkbox"/> SWRCB: Water Quality
<input checked="" type="checkbox"/> Energy Commission	<input checked="" type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region #2	<input type="checkbox"/> Tahoe Regional Planning Agency
<input checked="" type="checkbox"/> Food & Agriculture, Department of	<input checked="" type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input checked="" type="checkbox"/> Water Resources, Department of
<input checked="" type="checkbox"/> General Services, Department of	Other: _____
<input type="checkbox"/> Health Services, Department of	Other: _____
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

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### Local Public Review Period (to be filled in by lead agency)

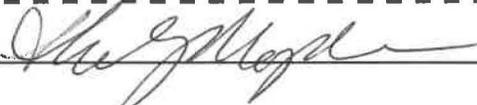
Starting Date February 2, 2023 Ending Date March 20, 2023

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### Lead Agency (Complete if applicable):

Consulting Firm: <u>Ascent Environmental</u>	Applicant: <u>Panattoni Development Company</u>
Address: <u>455 Capitol Mall, Suite 300</u>	Address: <u>8775 Folsom Blvd, Suite 200</u>
City/State/Zip: <u>Sacramento, CA 95814</u>	City/State/Zip: <u>Sacramento, CA 95826</u>
Contact: <u>Sarah Henningsen</u>	Phone: <u>(916) 379-1109</u>
Phone: <u>(916) 930-3198</u>	

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Signature of Lead Agency Representative:  Date: 2/1/2023

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.