

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2021070186

Project Title: Roseville Industrial Park Project

Lead Agency: City of Roseville

Contact Name: Shelby Maples, Project Manager

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Phone Number: (916) 746-1347

Project Location: City of Roseville, Placer County

City

County

Project Description (Proposed actions, location, and/or consequences).

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.

The project site, which is currently owned by the City, is located at 6382 Phillip Road and includes approximately 241 acres of undeveloped grazing land in the northwest corner of Roseville, in Placer County. The project site is not on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The Draft EIR identifies significant or potentially significant impacts associated with transportation and circulation; air quality; greenhouse gas emissions and climate change; noise and vibration; biological resources; cultural resources; hazardous materials, wildfire, and other hazards; and tribal cultural resources. Most of these impacts can be reduced to a less-than-significant level through mitigation.

The following impacts are identified in the Draft EIR as significant and unavoidable; that is, no feasible mitigation is available to reduce the project's impacts to a less-than-significant level:

- Transportation and Circulation: Vehicle Miles Traveled Per Service Population (project and cumulative); Conflict with Adopted Policies, Plans, or Programs Regarding Pedestrian Facilities (project); and Conflict with Adopted Policies, Plans, or Programs Regarding Transit Facilities (project)
- Air Quality: Construction Emissions (cumulative); Long-term Operational Emissions (cumulative); and TACs (cumul.)
- Greenhouse Gas Emissions and Climate Change: Generate Greenhouse Gas Emissions, Either Directly or Indirectly, That May Have a Significant Impact on the Environment (project and cumulative); and Conflict with an Applicable Plan, Policy, or Regulation Adopted for the Purpose of Reducing the Emissions of Greenhouse Gases (project and cumulative)
- Noise and Vibration: Exposure of Existing Sensitive Receptors to Excessive Traffic Noise Levels (project); and Stationary and Transportation (cumulative)
- Aesthetics: Visual Character and Quality (cumulative); and Light and Glare (cumulative)

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Based on the comments received during the NOP comment period, the major areas of controversy associated with the project are:

- potential contribution to regional air pollution and global climate change;
- potential health risk impacts to nearby residences and schools associated with project construction and operation;
- potential impacts to special-status species, including potential take of individuals and loss of habitat;
- potential safety impacts at the State Route 65/Blue Oaks interchange;
- number of trips generated by the project (by phase and at buildout);
- potential impacts to surface and groundwater quality resulting from wastewater discharges;
- need for permits, as applicable, including: construction stormwater general permit, industrial stormwater general permit, Clean Water Act Section 404 and 401 permits, and waste discharge requirements;
- potential impacts to cultural resources, including resources that may be considered tribal cultural resources; and
- need to consult with California Native American tribes in accordance with Assembly Bill 52.

Areas of controversy that fall within the scope of CEQA are addressed in the Draft EIR. Issues that fall outside the scope of CEQA are not evaluated in the Draft EIR; however, the City will continue to respond to these issues through the project planning process.

Provide a list of the responsible or trustee agencies for the project.

FEDERAL

- Federal Emergency Management Agency: Letter of Map Revision.
- US Army Corps of Engineers: Compliance with Section 404 of the Clean Water Act for discharge of fill to Waters of the US.
- US Environmental Protection Agency: Concurrence with Clean Water Act Section 404 permit.

STATE

- California Department of Fish and Wildlife, Region 2: Section 1602 streambed alteration agreement for construction activities that occur within the bed or bank of adjacent waterways.
- Central Valley Regional Water Quality Control Board: National Pollutant Discharge Elimination System construction stormwater permit (Notice of Intent to proceed under General Construction Permit) for disturbance of more than 1 acre, discharge permit for stormwater, and Clean Water Act Section 401 water quality certification or waste discharge requirements.

LOCAL

- Placer County Air Pollution Control District: Authority to Construct/Permit to Operate, and Air Quality Management Plan consistency determination.