

## NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT

The Draft Environmental Impact Report (Draft EIR) (State Clearinghouse # 2021070186) for the proposed Roseville Industrial Park Project is now available for review. Public review and comment on this document is invited for a 45-day period from February 2, 2023 to March 20, 2023.

**Proposed Project:** Roseville Industrial Park Project, City File # PL21-0193

**Project Location:** 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.

**Project Description:** Panattoni Development Company (Panattoni or project applicant) proposes to 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). Up to 15 buildings would be constructed and would be connected by a bridge across Pleasant Grove Creek and Pleasant Grove Creek Bypass Channel. The project also includes an electrical substation. At buildout, it is assumed that there would be 1,938 employees. Construction of Phase 1 would likely begin in late fall 2023 and be complete in 2024; the timing of future phases will be determined based on market readiness and tenant demand.

**Significant Environmental Effects Anticipated:** 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 were 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 Toxic Air Contaminants (cumulative)
- ▶ **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)

**Alternatives:** The State CEQA Guidelines require that an EIR evaluate a range of reasonable alternatives to the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project. Consideration of a “no project” alternative is also required. The Draft EIR evaluates the following alternatives:

- ▶ **Alternative 1: No Project Alternative** assumes no development occurs on the project site. The project site would remain in its current condition (undeveloped grazing land).
- ▶ **Alternative 2: Innovation Mixed-Use Alternative** would decrease the amount of light industrial floor area proposed and would replace that floor area with uses that are less truck-intensive, including innovation/research and development (R&D) and office uses. In addition, this alternative would place the office and R&D uses on the eastern side of the project site, which would provide additional distance and shielding between the existing residential uses to the east of the site and the proposed light industrial uses (including associated loading docks and truck staging areas).
- ▶ **Alternative 3: Reduced Footprint and Floor Area Alternative** would eliminate proposed development on the north parcel, which eliminates the need for the bridge across Pleasant Grove Creek and the Pleasant Grove Creek Bypass Channel. This alternative also results in a reduction of light industrial floor area, compared to the proposed project.

**Hazardous Materials/Waste Disclosure:** The project site is not on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

**Document Review and Availability:** The Draft EIR is available for review during normal business hours at the City of Roseville Development Services – Planning (311 Vernon Street, Roseville). The Draft EIR is also available online at: [https://www.roseville.ca.us/government/departments/development\\_services/planning](https://www.roseville.ca.us/government/departments/development_services/planning).

In accordance with the State CEQA Guidelines Section 15105, the Draft EIR is being circulated for public review and comment for a period of 45 days, from February 2, 2023 to March 20, 2023.

Written comments (including via email) on the Draft EIR’s accuracy and completeness may be submitted to the City and must be received by 5:00 p.m. on March 20, 2023. Written comments should be addressed to: Shelby Maples, Associate Planner, City of Roseville Development Services – Planning, 311 Vernon Street, Roseville, CA 95678; or via email to [smaples@roseville.ca.us](mailto:smaples@roseville.ca.us).

**Public Meeting:** A public meeting will be held on March 1, 2023 to receive comments on the Draft EIR. The meeting will be held at 5:00 p.m. at 311 Vernon Street, Roseville, CA in Civic Meeting Rooms 1 & 2.

For more information on the project, please contact Shelby Maples at (916) 746-1347.