

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 # 2025060240

Project Title: Phillip Road Project

Lead Agency: City of Roseville Contact Person: Eric Singer, Associate Planner
Mailing Address: 311 Vernon Street Phone: (916) 774-5536
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: 176
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: --

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:

[x] Residential: Units 664 Acres 100
[x] Office: Sq.ft. 20,925 Acres 4 Employees
[x] Commercial: Sq.ft. 30,084 Acres 4 Employees
[] Industrial: Sq.ft. Acres Employees
[] Educational:
[x] Recreational: parks, open space, bike trails
[] Water Facilities: Type MGD
[x] Transportation: Type Roadway improvements
[] Mining: Mineral
[x] Power: Type Elec Substation MW44.6
[] Waste Treatment: Type MGD
[] Hazardous Waste: Type
[x] Other: Innovation center: 1,011,032 sq. ft.

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: Planned Development (PD) / GP Designation: Public/Quasi-Public (P/QP)

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

The project applicant proposes to purchase and develop a property in the City of Roseville with an approximately 176-acre mixed-use development. Proposed uses include up to 664 residential units, 30,084 square feet (sf) of retail, 20,925 sf of medical offices, and 1,011,032 sf of innovation center uses, as well as parks, open space, and trails. The residential uses would be separated from the other proposed uses by a new north-south public roadway, which would connect to the north by a bridge across Pleasant Grove Creek and Pleasant Grove Creek Bypass Channel. The project also includes a new electrical substation, utility extensions, and improvements to Blue Oaks Boulevard and Phillip Road. The project would generate 910-980 jobs and provide housing for 1,550-1,650 residents at buildout.

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 and "X".
If you have already sent your document to the agency please denote that with an "S".

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| <input checked="" type="checkbox"/> Air Resources Board | <input 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 checked="" 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 | |
| <input type="checkbox"/> Health Services, Department of | Other: _____ |
| <input type="checkbox"/> Housing & Community Development | Other: _____ |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

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

Starting Date February 3, 2026 Ending Date April 30, 2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>Ascent</u>	Applicant: <u>Panattoni Development Company</u>
Address: <u>455 Capitol Mall, Suite 300</u>	Address: <u>400 Capitol Mall, Suite 2040</u>
City/State/Zip: <u>Sacramento, CA 95814</u>	City/State/Zip: <u>Sacramento, CA 95814</u>
Contact: <u>Sarah Henningsen</u>	Phone: <u>(916) 379-1109</u>
Phone: <u>(916) 930-3198</u>	

Signature of Lead Agency Representative:  **Date:** 3-16-26

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