

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 #: 2025060240

Project Title: Phillip Road Project

Lead Agency: City of Roseville

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Phone Number: (916) 774-1348

Project Location: City of Roseville, Placer County

City

County

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

Panattoni Development Company (Panattoni or 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 uses, 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.

The project would be located at 6382 Phillip Road on approximately 241 acres of undeveloped grazing land in the northwest corner of Roseville, in Placer County. The project site's Assessor's Parcel Number (APN) is 017-101-008-000. 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 biological resources; cultural resources; hazardous materials, wildfire, and other hazards; hydrology and water quality; and tribal cultural resources. 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: 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 of Criteria Air Pollutants and Ozone Precursors (project and cumulative); 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)
- Noise and Vibration: Exposure of Existing Sensitive Receptors to Excessive Traffic Noise Levels (project)
- Utilities and Service Systems: New or Expanded Utility Infrastructure or Determination of Inadequate Capacity (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:

- concern about allowable uses within the new Innovation Tech Park (ITP) zone;
- concern about allowing potentially hazardous uses on the project site (e.g., Biosafety level 3);
- potential for soil contamination due to past agricultural use of the project site, and recommendation to test imported soil and fill material for potential contaminants of concern;
- concern about traffic safety (e.g., speed) along Blue Oaks Boulevard given the inconsistent roadway width;
- concern about continued growth in Roseville and roadway safety;
- relationship of the project to the planned widening of Blue Oaks Boulevard;
- relationship of the project to the planned Placer Parkway project;
- suggestion to add a masonry wall separating the existing Creekview neighborhood from project construction to reduce construction noise, dust, and rodents;
- potential impacts to biological resources along the Pleasant Grove Creek corridor, as well as potential degradation of water quality in the creek;
- potential impacts to cultural resources and Tribal cultural resources; and
- water supply source and availability to serve the project.

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 Fish and Wildlife Service: Compliance with the US Endangered Species Act.

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.
- Central Valley Flood Protection Board: US Clean Water Act, Section 408 Approval/California Encroachment permit for bridge construction.

LOCAL

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