

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 #: 2019049085

Project Title: NIPA PCL 56 – Recess Self-Storage and Washington Crossing Flex Industrial

Lead Agency: City of Roseville

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Project Location: 8405 and 8433 Washington Boulevard, Roseville, Placer County

City

County

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

The project site is an infill property located in an urbanized setting. The site includes frontage on Washington Boulevard, which is a four-lane arterial roadway with a center turning lane, and includes sidewalk and landscaping on both sides of the street. The entire site is surrounded by a two-way access road. The project site is relatively flat on the northern portion, and includes a large flattened mound on the southern portion. The only vegetation on the site is non-native grasses and small, herbaceous annual plants. There are no structures on the property. The Project evaluated in the Initial Study consists of two separate applications to the City, which are described below.

- Recess Self-Storage (File Number PL17-0105): The applicant proposes to construct a 115,065-square-foot self-storage facility consisting of one three-story building (a portion of which would be climate controlled), two 2-story buildings, five parking spaces, and the associated landscaping, lighting, and drive aisles. The existing area includes thirteen parcels which will be merged and resubdivided into three parcels, one of which will be for Recess Self-Storage, and the other two parcels will be for the Washington Crossing project (below). The entire project area will be graded.
- Washington Crossing (File Number PL18-0409): The applicant proposes to construct a 47,060 square-foot industrial flex facility consisting of two single-story buildings with roll-up doors, 86 parking spaces, a loading dock, and the associated lighting, landscaping, and drive aisles. The entire project area will be graded.

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

Four mitigation measures are included, as described below.

Hazards and Hazardous Materials: The project site is listed as a hazardous materials site by the Department of Toxic Substances Control (DTSC), due to lead contamination of the soil on a portion of the project area. The Olean Tile Company occupied a building to the west of this site, and as part of the production process, water used to create the tiles was drained to evaporation ponds on the project site. In 1992, lead contamination was discovered on the site. The majority of the area was remediated, but approximately 2.6 acres remained unremediated. Deed restrictions require a Soil Management Plan and Health and Safety Plan prior to any soil disturbance. The applicant has prepared and DTSC has approved the required plans. A mitigation measure requiring compliance with the approved DTSC plans has been included.

Cultural Resources and Tribal Cultural Resources: There are no known listed or significant resources on the site. The heavy modification of the site described above for the Hazards and Hazardous Materials section makes it unlikely that any subsurface resources remain. However, it is standard practice for the City to include an unanticipated discoveries measure, requiring work stoppage and appropriate actions should any resources be unearthed. In addition, the United Auburn Indian Community requested a standard City measure which provides the tribe with the opportunity to examine the site for unanticipated subsurface resources after earthmoving.

Noise: A noise evaluation found that use of machinery or other equipment within the industrial spaces facing the residential areas across Washington Boulevard could exceed the City's nighttime noise standards, if the roll-up doors are open. Mitigation is included which prohibits the use of such equipment while roll-up doors are open, during nighttime hours.

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

There are no known areas of controversy associated with this proposal. A neighborhood meeting was held to solicit feedback in December 2018; no negative feedback was received.

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

Department of Toxic Substances Control