



NOTICE OF PREPARATION

Date: July 12, 2021

To: State Clearinghouse
Responsible Agencies
Trustee Agencies
Interested Parties

Subject: Notice of Preparation of an Environmental Impact Report for the proposed Roseville Industrial Park Project and Notice of Public Scoping Meeting

Project Title/File Number: Roseville Industrial Park Project

NOP Comment Period: Written comments are due to the City’s Development Services – Planning Department no later than 5:00 p.m. on August 11, 2021

Public Scoping Meeting: In accordance with Public Resources Code Section 21083.9, notice is hereby given that the City of Roseville will conduct a public scoping meeting on July 28, 2021 at 5:00 p.m. at 311 Vernon Street, Roseville, CA in Civic Meeting Rooms 1 & 2

Project Location: The project would be located at 6382 Phillip Road on approximately 236 acres of largely undeveloped/grazing land in the northwest corner of Roseville, in Placer County

Lead Agency and Contact Person: City of Roseville Development Services – Planning
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1 INTRODUCTION

This Notice of Preparation (NOP) has been issued to notify interested parties that an environmental impact report (EIR) will be prepared, and to solicit feedback on the scope and content of the analysis in the EIR. The City of Roseville will be the lead agency and will prepare an EIR for the Roseville Industrial Park Project, which includes the project approvals listed in Section 4 of this NOP. The project description and vicinity and location maps are provided in this NOP.

NOP Comment Period: Due to the time limits mandated by state law, your response to this NOP must be sent at the earliest possible date and submitted to the City, but not later than 30 calendar days after July 12, 2021 (the date this notice was first posted). Please submit comments to the City of Roseville no later than 5 p.m. on August 11, 2021. Please provide written comments to:

City of Roseville Development Services – Planning
Shelby Maples, Associate Planner
311 Vernon Street
Roseville, CA 95678
Phone: (916) 746-1347
Fax: (916) 774-5129
Email: smaples@roseville.ca.us

Public Scoping Meeting: A public scoping meeting will be held on July 28, 2021 to receive comments from interested parties regarding the issues that should be addressed in the EIR. The time and location of the public scoping meeting is provided on the first page of this NOP.

2 REGULATORY BACKGROUND

This NOP provides notification that an EIR will be prepared for the project, and has been prepared in accordance with the California Environmental Quality Act (CEQA), Public Resources Code Division 13 Section 21000 et seq., and the State CEQA Guidelines, Title 14 California Code of Regulations Section 15000 et seq. According to the State CEQA Guidelines Section 15064, an EIR must be prepared if there is substantial evidence in light of the whole record that the proposed project may have a significant effect on the environment.

3 PROJECT DESCRIPTION

Panattoni Development Company (Panattoni or project applicant) 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 [sf]) and a potential electrical substation south of Pleasant Grove Creek. Up to 15 buildings would be constructed, ranging in size from approximately 80,000 sf to approximately 300,500 sf and connected by a bridge across Pleasant Grove Creek. At buildout, there would be approximately 1,938 employees. Construction of Phase 1 would likely begin in spring/summer 2023 and be complete by early 2024; the timing of future phases will be determined based on market readiness and tenant demand. The project may be served by solar and/or alternative energy sources, where economically feasible to do so.

3.1 PROJECT LOCATION AND SETTING

The project would be located at 6382 Phillip Road on approximately 236 acres of undeveloped grazing land in the northwest corner of Roseville, in Placer County. The project site (see Figures 1 and 2), which is currently owned by the City, is predominantly flat with some sparsely vegetated, low hills. Pleasant Grove Creek traverses the property in an east–west direction, bisecting the site into a north and south parcel. Due to previous farming activities at the project site, the original hydrology/drainage has been modified over 70+ years. The southern portion of the site was used more recently for flood control purposes (a detention basin and constructed channel).

Of the total 236 acres, 191 acres are considered developable. The remaining 45 acres comprise the Pleasant Grove Creek Floodplain, a retention basin bypass channel, and the planned Placer Parkway alignment. (The future Placer Parkway, a planned regional facility, would connect Highway 65 in Placer County to Highway 99 in Sutter County, providing an alternate highway to Interstate 80.)

The project site’s Assessor’s Parcel Number (APN) is 017-101-008-000. The existing General Plan land use designation is Open Space. The project site is zoned Public/Quasi-Public (P/QP), which establishes areas for municipal, governmental, or public facilities. As part of the project, the site would be rezoned and the General Plan would be amended to allow for a range of industrial uses.

The Al Johnson Wildlife Area is located to the northwest of the site and is part of a 1,700-acre site planned to accommodate the City’s stormwater Regional Retention facility and potential recreation uses. Agricultural uses are located to the west along the southern portion of the site. To the east, immediately adjacent to the project site, is the Creekview Specific Plan area (adopted by the City in 2011), which is planned to accommodate approximately 2,000 residential units. To the south, along the southern edge of the project site, is the future extension of Blue Oaks Boulevard and the West Roseville Specific Plan area (adopted by the City in 2004), which is 65 percent built out, and includes 10,479 residential units, parks, open space, and commercial uses.

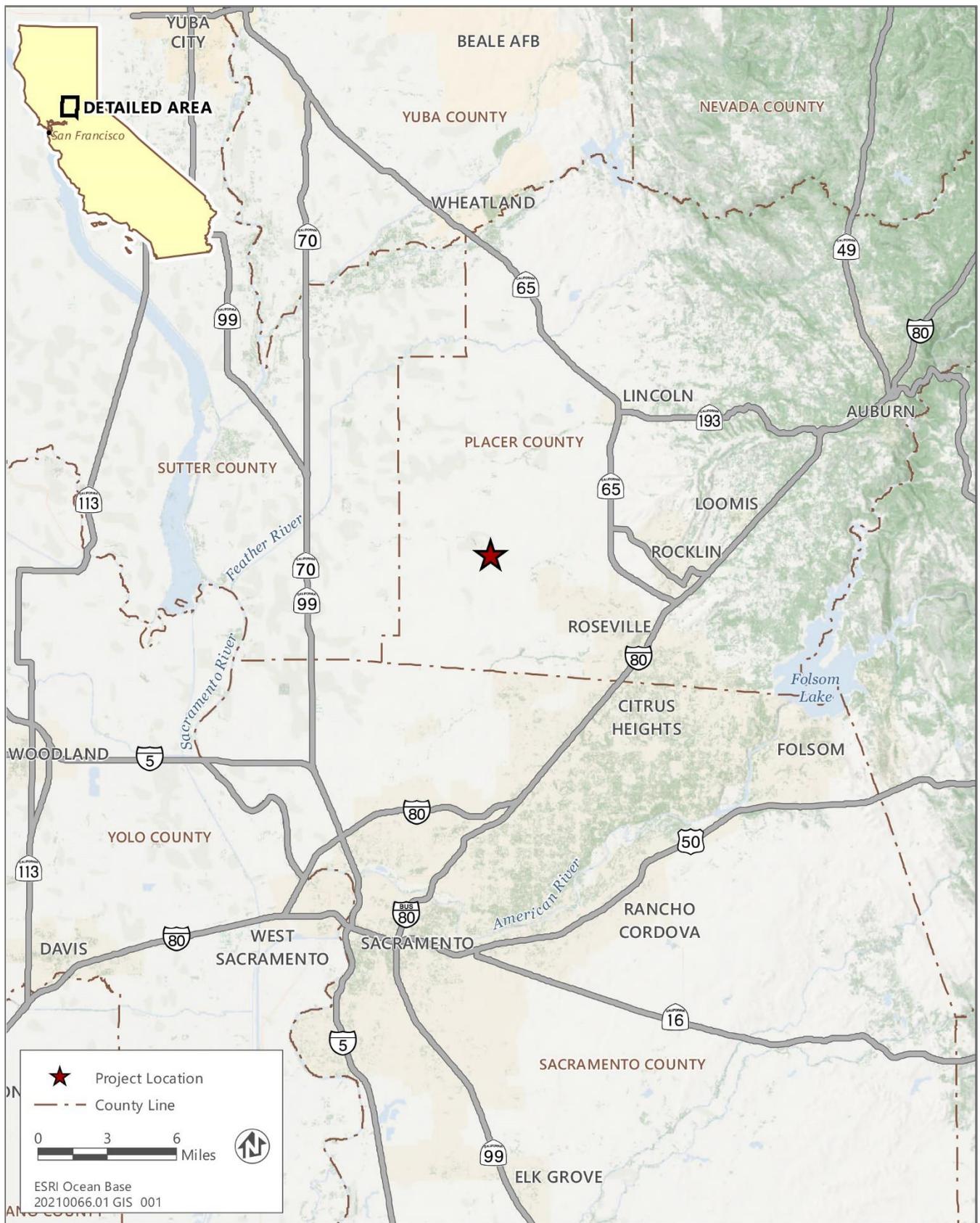
3.2 PROJECT BACKGROUND

The project site is part of the City-owned property known as Reason Farms, which totals approximately 1,500 acres. The City purchased the property in 2003 for a retention basin project. The project was originally known as the Reason Farms Retention Basin Facility and was later renamed to the Pleasant Grove Retention Facility. The City is the project proponent for the facility, which is already designed and approved but not yet constructed. The EIR (SCH# 2002072084) for the retention facility was certified in 2003. The project site is located in an area that is no longer needed for the retention basin project (which, as noted above, would be located within the 1,700-acre Al Johnson Wildlife Area to the northwest of the project site). The City has identified this property for development for at least the past 10 years.

A feasibility analysis of the site was done in 2006 by the City of Roseville for a potential job center, which assumed 18 buildings totaling 1,080,000 sf.

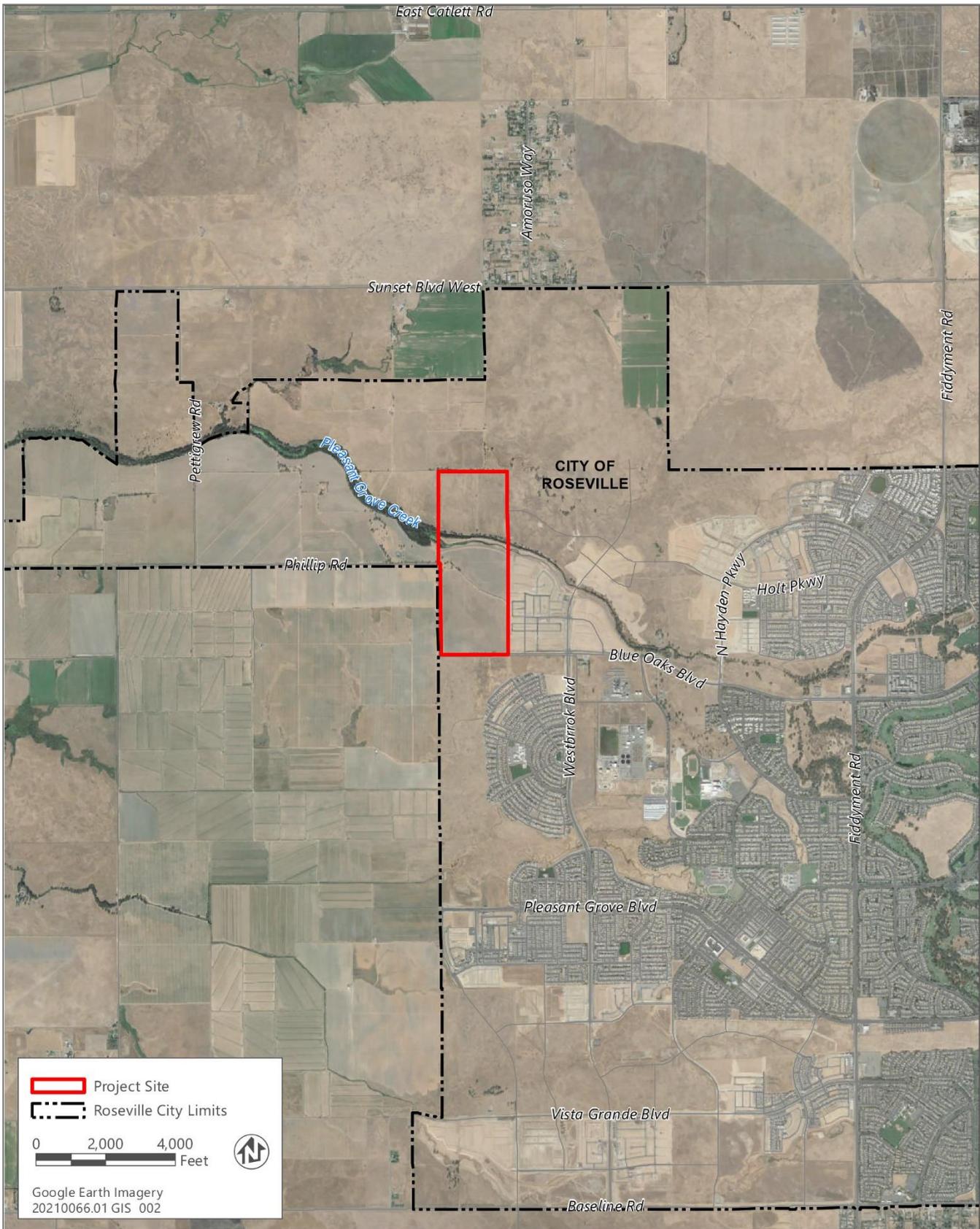
On November 20, 2019, the City Council declared the property as surplus because there are no identified future City needs for the parcel, and the property is underutilized. As required by the Surplus Land Act, letters offering to sell or lease the property were sent to local public and affordable housing developers; park, recreation, and open space agencies; and school districts. None of these agencies expressed an interest in leasing or purchasing the property. The City has complied with the Surplus Land Act and may dispose of the property pursuant to its own real property disposition procedures.

On March 3, 2021, the City Council determined that the disposition of the property was in the City’s best interest and executed an Option and Purchase and Sale Agreement to Panattoni (project applicant).



Source: adapted by Ascent in 2021

Figure 1 Regional Location



Source: adapted by Ascent in 2021

Figure 2 Project Location

3.3 PROJECT OBJECTIVES

The applicant has developed the following objectives for the project:

- ▲ Construct a high-quality industrial park capable of serving modern warehouse, distribution, and light manufacturing users;
- ▲ Create substantial, permanent employment opportunities for residents of Roseville and surrounding areas;
- ▲ Support City of Roseville’s desire to create a job-housing balance, and provide employment generating uses in western Roseville;
- ▲ Utilize, wherever feasible, alternative energy sources, including solar panels when possible;
- ▲ Locate the project as near as possible to existing utility infrastructure with anticipated capacity;
- ▲ Locate the project to be accessible from existing roads and minimize the need for construction of major new roadway improvements;
- ▲ Phase project construction to be responsive to market demands; and
- ▲ Minimize environmental impacts to surrounding areas, including residential communities and other sensitive land uses.

3.4 PROPOSED PROJECT

LAND USE PLAN AND PROPOSED USES

Roseville Industrial Park is envisioned to be an industrial district comprised of two distinct sections: the south parcel and the north parcel (see Figure 3 and Table 1). The project would support a range of industrial uses, including light manufacturing, warehousing, and distribution.

Table 1. Proposed Buildings in Roseville Industrial Park

Building	Dimensions (feet)	Height (feet)	Floor Area (square feet)
South Parcel			
A	300 X 450	42.5	135,456
B	500 X 300	42.5	150,456
C	500 X 300	42.5	150,456
D	850 X 300	42.5	255,564
E	300 X 900	42.5	270,564
F	500 X 600	53	300,456
G	500 X 600	53	300,456
H	500 X 600	53	300,456
I	450 X 300	42.5	135,456
Subtotal			1,999,320
North Parcel			
J	200 X 400	38.5	80,456

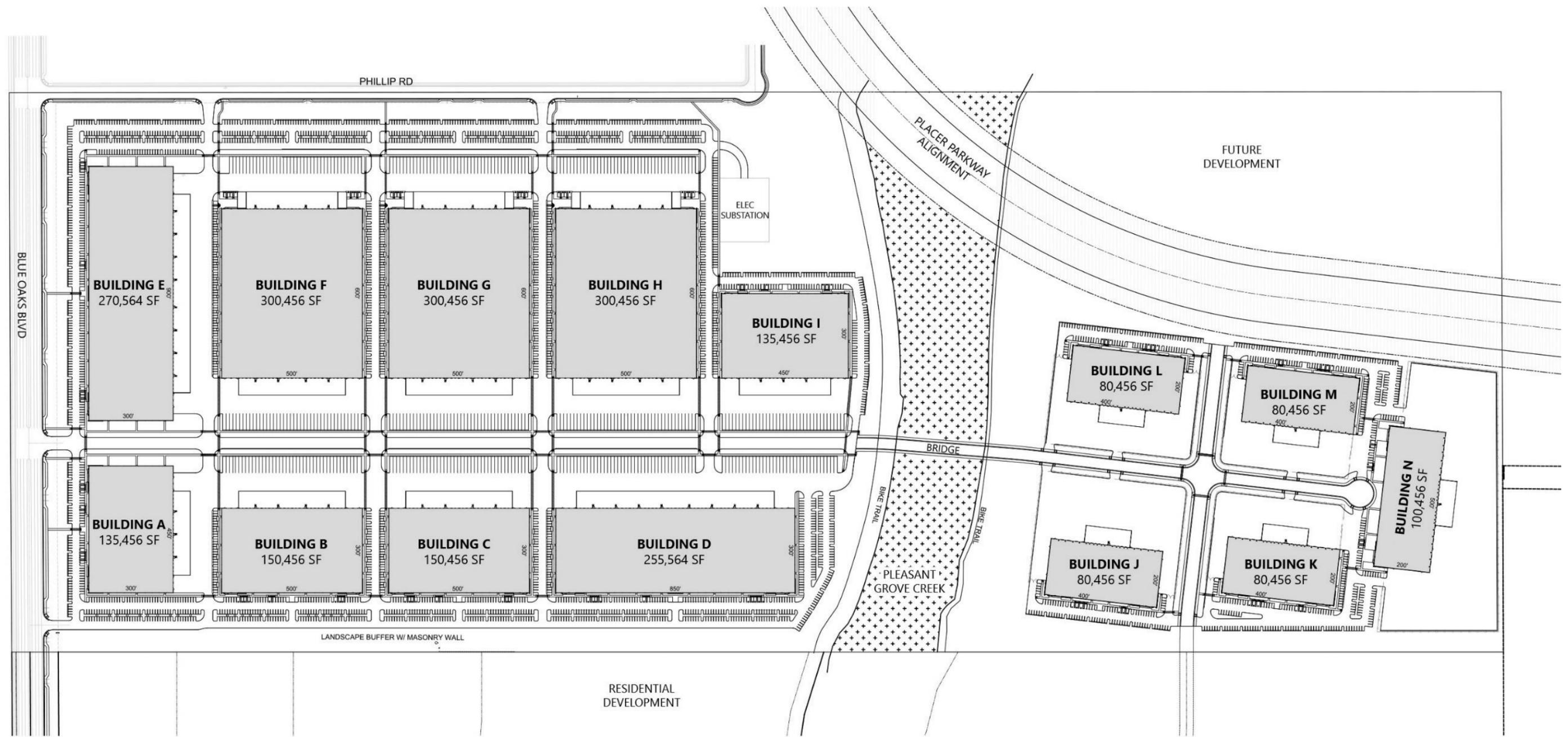
Building	Dimensions (feet)	Height (feet)	Floor Area (square feet)
K	200 X 400	38.5	80,456
L	200 X 400	38.5	80,456
M	200 X 400	38.5	80,456
N	200 X 500	38.5	100,456
Subtotal			422,280
Total			2,421,600

The south parcel is proposed as a 127-acre development of large warehouse buildings designed for warehousing, distribution, and light manufacturing. Nine buildings would comprise just under 2,000,000 sf in three planned phases at a floor area ratio of 0.36.

The north parcel includes a proposed 47.5-acre development of industrial buildings designed for warehousing, light manufacturing, and materials and storage yards. Five buildings would comprise just under 430,000 sf in two planned phases at a floor area ratio of 0.2.

It is anticipated that an additional building type may be constructed on the project site. That building type would have a footprint of 650,000 sf and be 140 feet tall. Mezzanines would divide the space inside into multiple floors. If developed, that building type would be built in lieu of Buildings F, G, and H on the south parcel.

Landscape setbacks are provided around the perimeter of the site as a buffer along the streets, Pleasant Grove Creek, and the neighboring residential development. The buildings are organized around a center circulation spine designed for large truck circulation, while pedestrian and vehicular paths circle the site perimeter. The buildings are proposed as site cast concrete with embellishments of corrugated metal, glass, aluminum window systems, and steel canopies.



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Figure 3 Site Plan

PROPOSED ZONING

The project includes rezoning the site for industrial uses (M1 and M2). M1 zoning with a special area overlay would be applied to the eastern portion of the project site (buildings A, B, C, D, J, and K), east of the center circulation spine, and M2 zoning with a special area overlay would be applied to the western portion of the project site (buildings E, F, G, H, I, L, M, and N).

Additionally, a General Plan amendment would be required to allow for industrial use of the site.

ELECTRICAL SUBSTATION

Roseville Electric has determined that there is 5 megawatts (MW) of power available for the project; however, at final buildout, the project is anticipated to need 20 MW of power. Therefore, the project includes construction of an electrical substation to provide the additional 15 MW of power needed. The substation would be 225 feet by 175 feet. Although substation design is not completed yet, the substation would likely be a steel structure, approximately 40 feet tall with 65 feet tall steel poles.

PROJECT ACCESS AND PARKING

The main entry to the project site would be from Blue Oaks Boulevard, as shown in Figure 3. The main Phillip Road entry would include a public two-way driveway and an internal vehicular circulation system that would provide access to a surface parking lot as shown in Figure 3. The project would include 3,016 total parking stalls, with 2,480 parking stalls on the south parcel and 536 parking stalls on the north parcel, which is more parking than is required per City code.

UTILITIES

Utility service is not currently available at the project site. Thus, the project will require the extension of nearby water, wastewater, stormwater, and electrical infrastructure to serve the future development of the site.

Water and wastewater service will be provided by the City of Roseville Environmental Utilities. Water and wastewater infrastructure are anticipated to serve the southern portion of the site (south of Pleasant Grove Creek) via the Blue Oaks extension along Phillip Road west. The northern portion is intended to be served via the northern water and wastewater pipelines extending north on Phillip Road to Pleasant Grove Creek.

The project would be designed to include an onsite drainage retention system to collect any increased amounts in surface runoff resulting from project implementation. The system would be designed to adequately serve the project.

Electrical service will be provided by Roseville Electric, as noted above, and by an onsite electrical substation that will be constructed as part of the project.

Solid waste collection services would be provided by the City of Roseville.

OFF-SITE IMPROVEMENTS

Off-site improvements would include the extension of Blue Oaks Boulevard along the southern frontage of the project. Improvements would also be made to Phillip Road along the western frontage of the project. Additionally, off-site improvements would also include the extension of water, wastewater, stormwater, and electrical infrastructure to the site, as described above.

PROJECT PHASING

Depending on market demand, the project is anticipated to be developed in four phases (see Table 2). Phase 1 is anticipated to start construction in spring/summer 2023 and be complete in early 2024. Full occupancy for Phase 1 is projected to occur in early 2025. The timing of future phases will be determined based on market readiness and tenant demand.

Table 2. Proposed Phasing Plan

Phase	Buildings	Timing
1	A, B, C	Construction: spring/summer 2023 through early 2024 Occupancy: early 2025
2	D, E	To be determined based on market readiness and tenant demand
3	F, G, H, I	To be determined based on market readiness and tenant demand
4	J, K, L, M, N	To be determined based on market readiness and tenant demand

The electrical substation would be constructed during either Phase 2 or 3 depending on demand.

CONSTRUCTION ACTIVITIES

Construction hours would be 7:00 a.m. to 7:00 p.m. Monday through Friday. Construction could also occur 8:00 a.m. to 8:00 p.m. on Saturdays and Sundays on an as-needed basis. Additionally, nighttime construction would likely be required for large concrete pours, on an as-needed basis, starting as early as 11:00 p.m. and continuing through the following day. Per the City’s noise ordinance, all construction equipment would be fitted with factory installed muffling devices and all construction equipment will be maintained in good working order.

As noted above, construction would be conducted over multiple phases of development. For any given phase, there would be a range of 250-950 construction workers for a given shift. Access during construction would be from Blue Oaks Boulevard.

Construction activities and general sequencing would be as follows: installation of Stormwater Pollution Prevention Plan (SWPPP) best management practices (BMPs); clear and grub; mass grading and soil stabilization; installation of footings, slab, wall panels, roof structure; installation of mechanical, electrical, and plumbing infrastructure and building envelope and finishes; installation of underground wet and dry utilities, hardscape/paving, and irrigation and landscaping.

The type and quantity of equipment would fluctuate throughout construction, but would generally include earthmoving equipment (scrapers, dozers, excavators); concrete mix trucks and concrete pumps; a crane for erection of panels; semi-trucks and other trucks for deliveries; and a variety of crew trucks, gradealls, boom lifts, scissor lifts, trenchers, generators, and personal autos.

Building materials and equipment would be staged in various locations on the project site throughout the duration of construction and would vary as the phases are constructed.

Based on the current soils analysis, it is anticipated that the southern parcel will balance and the northern parcel would be an export site with soils remaining. However, given the amount of uncertainty surrounding the Placer Parkway development, it is unknown whether there would be soil to export and in what quantity.

PROJECT OPERATION

Though actual tenants are not known yet, it is assumed that 80 percent of uses will be warehousing and distribution, 10 percent will be light manufacturing, and 10 percent will be equipment and materials storage yards. At full buildout, it is assumed that there would be 1 employee per 1,250 sf or 1,600 employees in the south parcel and 338 employees in the north parcel, for a total of approximately 1,938 employees.

Operational hours would vary based on the actual tenants but typical operational hours would be 6:00 a.m. to 8:00 p.m. Some businesses may need to operate 24 hours per day.

4 PROJECT APPROVALS

Elements of the project could be subject to permitting and/or approval authority of other agencies. As the lead agency pursuant to CEQA, the City is responsible for considering the adequacy of the EIR and determining if the project should be approved. The City will be the permitting agency for the project with regards to the General Plan Amendment, Rezone, Major Project Permit, and Development Agreement. Other potential permits required from other agencies could include:

Federal

- ▲ Federal Emergency Management Agency: Letter of Map Revision.

State

- ▲ California Department of Fish and Wildlife: Section 1602 streambed alteration agreement if any construction activities occur within the bed or bank of adjacent waterways.
- ▲ Central Valley Regional Water Quality Control Board: National Pollutant Discharge Elimination System (NPDES) 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 (PCAPCD): Authority to Construct/Permit to Operate, and Air Quality Management Plan consistency determination.

5 PROBABLE ENVIRONMENTAL EFFECTS AND SCOPE OF THE EIR

The EIR will describe the significant direct and indirect environmental impacts of the project. The EIR also will evaluate the cumulative impacts of the project, defined as impacts that could be exacerbated when considered in conjunction with other related past, present, and reasonably foreseeable future projects (as explained in Section 7, below, of this NOP). The City anticipates that the project could potentially result in significant environmental impacts in the following resource areas, which will be further evaluated in the EIR:

- ▲ Land Use Planning and Agricultural Resources
- ▲ Population, Employment, and Housing
- ▲ Transportation and Circulation
- ▲ Air Quality

- ▲ Greenhouse Gas Emissions
- ▲ Noise and Vibration
- ▲ Biological Resources
- ▲ Cultural and Tribal Cultural Resources
- ▲ Hazards and Hazardous Materials
- ▲ Public Services
- ▲ Utilities and Service Systems
- ▲ Hydrology and Water Quality
- ▲ Aesthetics
- ▲ Energy
- ▲ Wildfire

These potential impacts will be assessed and discussed in detail in the EIR, and feasible and practicable mitigation measures will be recommended to reduce any identified significant or potentially significant impacts.

The City anticipates that the project will not result in significant environmental impacts in the following resource areas, which will not be further evaluated in the EIR: geology and soils, mineral resources, and recreation. The EIR will include brief explanations as to why significant impacts to these resources are not anticipated.

6 PROJECT ALTERNATIVES ANALYSIS

As required by CEQA, the EIR will evaluate alternatives to the project. As stated in the State CEQA Guidelines Section 15126.6(c), the primary intent of the alternatives evaluation in an EIR is to evaluate a range of alternatives to the project that “could feasibly accomplish most of the basic objectives of the project and could avoid or substantially lessen one or more of the significant effects.” CEQA also requires that the project alternatives analysis include consideration of the “no project” alternative.

7 CUMULATIVE IMPACTS ANALYSIS

As required by CEQA, the EIR will evaluate the cumulative impacts of the project. As stated in State CEQA Guidelines Section 15065(a)(3), projects should be evaluated to determine whether the project’s impacts are “cumulatively considerable,” which means that the “incremental effects of an individual project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.”