Print Form

Appendix C

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 #

Project Title: INFILL PCL 373 - Phillip Road Site

Lead Agency: City of Roseville | Contact Person: Shelby Maples, Project Manager
Mailing Address: 311 Vernon Street | Phone: (916) 746-1347
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: Multiple

Document Type:

CEQA: ☒ NOP ☐ 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: _____ | ☐ FONSI

Local Action Type:

☐ General Plan Update | ☐ Specific Plan | ☒ Rezone | ☐ Annexation
☒ General Plan Amendment | ☐ Master Plan | ☐ Prezone | ☐ Redevelopment
☐ General Plan Element | ☐ Planned Unit Development | ☐ Use Permit | ☐ Coastal Permit
☐ Community Plan | ☒ Site Plan | ☐ Land Division (Subdivision, etc.) | ☐ Other: _____

Development Type:

☒ Residential: Units 664 Acres 100
☒ Office: Sq.ft. 20,925 Acres 4 Employees _____
☒ Commercial: Sq.ft. 30,084 Acres 4 Employees _____
☐ Industrial: Sq.ft. _____ Acres _____ Employees _____
☐ Educational: _____
☒ Recreational: parks, open space, bike trails
☐ Water Facilities: Type _____ MGD _____

☒ Transportation: Type Roadway improvements
☐ Mining: Mineral _____
☒ Power: Type Elec Substation MW 44.6
☐ Waste Treatment: Type _____ MGD _____
☐ Hazardous Waste: Type _____
☒ Other: Innovation center: 1,062,041 sq. ft.

Project Issues Discussed in Document:

☒ Aesthetic/Visual | ☐ Fiscal | ☒ Recreation/Parks | ☒ Vegetation
☒ Agricultural Land | ☒ Flood Plain/Flooding | ☒ Schools/Universities | ☒ Water Quality
☒ Air Quality | ☒ Forest Land/Fire Hazard | ☒ Septic Systems | ☒ Water Supply/Groundwater
☒ Archeological/Historical | ☒ Geologic/Seismic | ☒ Sewer Capacity | ☒ Wetland/Riparian
☒ Biological Resources | ☒ Minerals | ☒ Soil Erosion/Compaction/Grading | ☒ Growth Inducement
☐ Coastal Zone | ☒ Noise | ☒ Solid Waste | ☒ Land Use
☒ Drainage/Absorption | ☒ Population/Housing Balance | ☒ Toxic/Hazardous | ☒ Cumulative Effects
☒ Economic/Jobs | ☒ Public Services/Facilities | ☒ 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 approximately 664 residential units, 30,084 square feet (sf) of retail, 20,925 sf of medical offices, and 1,062,041 sf of innovation center uses, 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 utility extensions and improvements to Blue Oaks Boulevard and Phillip Road. At buildout, the project would support approximately 946 employees and 1,550—1,650 residents.

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**".

X	Air Resources Board		Office of Historic Preservation
	Boating & Waterways, Department of		Office of Public School Construction
	California Emergency Management Agency	X	Parks & Recreation, Department of
X	California Highway Patrol		Pesticide Regulation, Department of
X	Caltrans District # 3	X	Public Utilities Commission
	Caltrans Division of Aeronautics	X	Regional WQCB # 5
X	Caltrans Planning	X	Resources Agency
X	Central Valley Flood Protection Board		Resources Recycling and Recovery, Department of
	Coachella Valley Mtns. Conservancy		S.F. Bay Conservation & Development Comm.
	Coastal Commission		San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
	Colorado River Board		San Joaquin River Conservancy
X	Conservation, Department of		Santa Monica Mtns. Conservancy
	Corrections, Department of		State Lands Commission
	Delta Protection Commission		SWRCB: Clean Water Grants
	Education, Department of	X	SWRCB: Water Quality
X	Energy Commission	X	SWRCB: Water Rights
X	Fish & Game Region # 2		Tahoe Regional Planning Agency
X	Food & Agriculture, Department of	X	Toxic Substances Control, Department of
	Forestry and Fire Protection, Department of	X	Water Resources, Department of
X	General Services, Department of		
	Health Services, Department of		Other:
	Housing & Community Development		Other:
X	Native American Heritage Commission		

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

Starting Date June 6, 2025 Ending Date July 7, 2025

Lead Agency (Complete if applicable):

Consulting Firm: Ascent Environmental
Address: 455 Capitol Mall, Suite 300
City/State/Zip: Sacramento, CA 95814
Contact: Sarah Henningsen
Phone: (916) 930-3198

Applicant: Panattoni Development Company
Address: 400 Capitol Mall, Suite 2040
City/State/Zip: Sacramento, CA 95814
Phone: (916) 379-1109

Signature of Lead Agency Representative: Shelby Maples **Date:** 6/5/25

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