

1 INTRODUCTION

This draft environmental impact report (Draft EIR) evaluates the environmental impacts of the proposed Phillip Road Project. This Draft EIR has been prepared under the direction of the City of Roseville (City) in accordance with the requirements of the California Environmental Quality Act (CEQA) (Public Resources Code [PRC] Section 21000 *et seq.*) and the State CEQA Guidelines (California Code of Regulations [CCR], Title 14, Division 6, Chapter 3, Section 15000 *et seq.*). The City is the lead agency for consideration of this EIR and potential project approval.

A previously proposed project, known as the Roseville Industrial Park, was proposed on the same project site and included the proposed development of a range of industrial uses, including light manufacturing, warehousing, and distribution uses. A notice of preparation was issued by the City in July 2021, a public scoping meeting was conducted, and comments were received on the scope of the EIR. The City published a Draft EIR (SCH# 2021070186) in January 2023 and comments were received from reviewing agencies and the public. Subsequently, the applicant held a series of public workshops in 2023 and 2024. The applicant conducted 12 public workshops in summer 2023 followed by a report-back open house in fall 2023. In spring 2024, the applicant held two open houses about a potential new project. The Roseville Industrial Park Project was formally withdrawn by the applicant in September 2024.

An application for a new project, the Phillip Road Project, was received by the City in October 2024. The Phillip Road Project is a mixed-use project with residential, medical offices, retail, and innovation uses. The City has determined that, pursuant to CEQA, an EIR is required to evaluate the project's potential environmental impacts.

1.1 PURPOSE AND INTENDED USES OF THE DRAFT EIR

CEQA requires that public agencies consider the potentially significant adverse environmental effects of projects over which they have discretionary approval authority before taking action on those projects (PRC Section 21000 *et seq.*). CEQA also requires that each public agency avoid or mitigate, wherever feasible, the significant adverse environmental effects of projects it approves or implements. If a project would result in significant and unavoidable environmental impacts (i.e., significant effects that cannot be feasibly mitigated to less-than-significant levels), the project can still be approved, but the lead agency's decision-maker, in this case the City of Roseville City Council, must prepare findings and issue a "statement of overriding considerations" explaining in writing the specific economic, social, or other considerations that they believe, based on substantial evidence, make those significant effects acceptable (PRC Section 21002, CCR Section 15093).

According to CCR Section 15064(f)(1) and PRC 21080(d), preparation of an EIR is required whenever a project may result in a significant adverse environmental impact. An EIR is an informational document used to inform public agency decision makers and the general public of the significant environmental effects of a project, identify possible ways to mitigate or avoid the significant effects, and describe a range of reasonable alternatives to the project that could feasibly attain most of the basic objectives of the project while substantially lessening or avoiding any of the significant environmental impacts. Public agencies are required to consider the information presented in the EIR when determining whether to approve a project.

In accordance with CCR Section 15161, this document is a project EIR that examines the environmental impacts of a specific project. This type of EIR focuses on the changes in the environment that would result from a specific project. In accordance with CCR Section 15161, a project EIR must examine the environmental effects of all phases of the project, including construction and operation.

Because it has the principal authority over approval or denial of the project, the City is the lead agency, as defined by CEQA, for this EIR. Other public agencies with jurisdiction over the project are listed below in Section 1.3, "Agency Roles and Responsibilities."

1.2 SCOPE OF ENVIRONMENTAL ANALYSIS

Pursuant to CEQA and the State CEQA Guidelines, a lead agency shall focus an EIR's discussion on significant environmental effects and may limit discussion on other effects to brief explanations about why they are not significant (PRC Section 21002.1, CCR Section 15128). A determination of which impacts would be potentially significant was made based on a review of the project; review of applicable planning documents and CEQA documentation; field work; comments received as part of the public scoping process (Appendix A); and additional research and analysis of relevant project data during preparation of this Draft EIR.

The City has determined that the project has the potential to result in significant environmental impacts on the following resources, which are addressed in detail in this Draft EIR:

- ▶ Land Use and Agricultural Resources
- ▶ Population, Employment, and Housing
- ▶ Transportation and Circulation
- ▶ Air Quality
- ▶ Greenhouse Gas Emissions and Climate Change
- ▶ Noise and Vibration
- ▶ Biological Resources
- ▶ Cultural Resources
- ▶ Hazardous Materials, Wildfire, and Other Hazards
- ▶ Public Services and Recreation
- ▶ Utilities and Service Systems
- ▶ Hydrology and Water Quality
- ▶ Aesthetics
- ▶ Energy
- ▶ Tribal Cultural Resources

1.2.1 Effects Found Not to be Significant

CEQA allows a lead agency to limit the detail of discussion of the environmental effects that are not considered potentially significant (PRC Section 21100, CCR Sections 15126.2[a] and 15128). CEQA requires that the discussion of any significant effect on the environment be limited to substantial, or potentially substantial, adverse changes in physical conditions that exist within the affected area, as defined in PRC Section 21060.5 (statutory definition of "environment").

Based on a review of the information presented in the notice of preparation (NOP) prepared for the project and comments received as part of the public scoping process (Appendix A), as well as additional research and analysis of relevant project data during preparation of this Draft EIR, the following were identified as resources that would not experience any significant environmental impacts from the project. Accordingly, these resources are not addressed further in this Draft EIR but are identified below with a brief explanation as to why significant impacts to each resource are not anticipated, as required by CEQA.

- ▶ Forestry Resources
- ▶ Geology and Soils
- ▶ Mineral Resources

FORESTRY RESOURCES

The project site does not include forest land or timberlands and is not zoned for such uses. Therefore, the project would not result in the loss of forest land or conversion of forest land to non-forest use, nor would it conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production. The project would not result in significant impacts related to forestry resources, and this issue is not discussed further.

GEOLOGY AND SOILS

A preliminary geotechnical investigation and report was completed for the project site by Gularte & Associates (2021) to review site geology and groundwater conditions, perform exploratory borings and laboratory testing, and identify earthwork and foundation recommendations for project design. All design recommendations will be followed by the applicant and further location-specific geotechnical analyses will be conducted during project design.

The project site is not located in an Alquist-Priolo Earthquake Fault Zone and the nearest faults (the Spenceville Fault and the Deadman Fault) are located over 15 miles away (Gularte & Associates 2021: 5-6). Because surface ground rupture along faults is generally limited to a linear zone a few feet wide, ground rupture because of a fault across the project site is unlikely.

If a seismic event occurs at a nearby fault, seismic-induced settlement could affect the project site. The extent of damage would depend on soil characteristics, groundwater depth, and duration and intensity of the earthquake. Potential ground shaking at the project site could expose people or structures to potentially substantial adverse impacts. As required by law, project buildings would be designed to conform to the standards contained within California Building Code (CBC) Title 24, which identifies specific design requirements to reduce damage from strong seismic ground shaking and seismic-related ground failure (including liquefaction). The potential for seismic impacts would be minimized by applying all standard engineering and construction techniques in compliance with the requirements of the CBC. Therefore, potential hazards associated with strong seismic ground shaking and seismic-related ground failure (including liquefaction) would be minimized.

The topography of the project area is relatively flat, with elevations ranging from 75 to 100 feet above mean sea level (Gularte & Associates 2021: 4). Consequently, the project site would not be subject to landslides. Further, the project would not be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project.

The project site's subsurface is composed predominately of dense fine-grained soil, with some differences across the site (Gularte & Associates 2021: 6,7). Native soil in the southern portion of the site is composed of medium dense to dense coarse grain alluvial deposits to depths ranging between approximately the upper 6 to 13 feet below ground surface (bgs). These alluvial silty sands are underlain with very stiff to hard silt and silty clay with minor beds of very dense silty sand to approximately 50 feet bgs. In general, the northern portion of the site is composed of interbedded stiff to hard silt, sandy silt, and silty clay with minor beds of very dense silty sand.

Compliance with the Construction General Permit would ensure that best management practices are implemented during construction to reduce any potential for increased erosion, sedimentation, and siltation to surface waters caused by project-related construction activities involving ground disturbance, such as grading and installation of underground utility infrastructure.

The geotechnical analysis required as part of the CBC would incorporate appropriate standard engineering practices and specifications in building design to minimize risks related to expansive soils, which can result in structural failure if buildings are constructed in areas with expansive soils.

The project would not involve the construction of septic tanks or alternative wastewater disposal systems.

For the reasons above, the project would not result in significant impacts related to geology and soils, and this issue is not discussed further.

MINERAL RESOURCES

The City of Roseville does not overlie any known deposits of economically valuable mineral resources (City of Roseville 2020: 4.7-1), and the City does not have a Surface Mining and Reclamation Act permit. No mining activities are currently underway, nor does the City anticipate that any mining activities will take place in the future. Due to the lack of known mineral deposits within the project site, project implementation would not result in a loss of availability of locally important mineral resources or a known mineral resource that would be of value to the region and the residents of the state. Thus, no significant impacts to mineral resources would occur, and this issue is not discussed further.

1.3 AGENCY ROLES AND RESPONSIBILITIES

This Draft EIR will be used by the City and CEQA responsible and trustee agencies to ensure that they have met their requirements under CEQA before deciding whether to approve or permit project elements over which they have jurisdiction. It may also be used by other state and local agencies, which may have an interest in resources that could be affected by the project, or that have jurisdiction over portions of the project. In addition, federal agencies may use information included in the EIR to assist in their environmental evaluation in connection with permits they would need to issue.

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.

Under CEQA, a responsible agency is a public agency, other than the lead agency, that has responsibility to carry out or approve a project (PRC Section 21069). A trustee agency is a state agency that has jurisdiction by law over natural resources that are held in trust for the people of the State of California (PRC Section 21070).

The following agencies may serve as responsible and trustee agencies for the project:

1.3.1 State

- ▶ California Department of Fish and Wildlife, Region 2
- ▶ Central Valley Regional Water Quality Control Board
- ▶ Central Valley Flood Protection Board

1.3.2 Local

- ▶ Placer County Air Pollution Control District

While not a state or local agency, the federal agencies listed below may use environmental information in this EIR to inform their permitting actions.

1.3.3 Federal

- ▶ Federal Emergency Management Agency
- ▶ US Army Corps of Engineers
- ▶ US Fish and Wildlife Service

1.4 CEQA PUBLIC REVIEW PROCESS

1.4.1 Notice of Preparation

In accordance with PRC Section 21092 and CCR Section 15082, the City issued an NOP on June 6, 2025, to inform agencies and the general public that an EIR was being prepared and to invite comments on the scope and content of the document (Appendix A). The NOP was submitted to the State Clearinghouse, which then distributed the NOP to potential responsible and trustee agencies; posted on the City's website (<https://www.roseville.ca.us/philliproadsite>); and posted with the Placer County Clerk. In addition, the NOP was distributed directly to public agencies (including potential responsible and trustee agencies), traditionally and culturally affiliated California Native American Tribes that have requested notice, and individuals requesting to be notified. The NOP was circulated for a 30-day review period, with comments accepted through July 7, 2025.

In accordance with CCR Section 15082(c), a noticed scoping meeting for the EIR occurred on June 24, 2025, at 6:30 p.m. at the Martha Riley Library (1501 Pleasant Grove Boulevard, Roseville).

The purpose of an NOP is to provide sufficient information about a project and its potential environmental impacts to allow agencies and interested parties the opportunity to provide a meaningful response related to the scope and content of the EIR, including mitigation measures that should be considered and alternatives that should be addressed (CCR Section 15082[b]). Comments submitted in response to the NOP are used by the lead agency to identify broad topics to be addressed in the EIR. Comments on environmental issues received during the NOP public comment period are considered and addressed in this Draft EIR. Appendix A contains the NOP and comment letters submitted during the NOP public comment period.

1.4.2 Public Review of this Draft EIR

This Draft EIR is being circulated for public review and comment for a period of 45 days, from February 3, 2026, to March 23, 2026.

During the public comment period, written comments from the public as well as organizations and agencies on the Draft EIR's accuracy and completeness may be submitted to the City. Written comments (including via email) must be received by 5:00 p.m. on March 23, 2026. Written comments should be addressed to:

City of Roseville Development Services – Planning
Derek Ogden, Senior Planner
311 Vernon Street, Roseville, CA 95678
Telephone: (916) 774-1348; Fax: (916) 774-5129; Email: dogden@roseville.ca.us

Agencies that will need to use the EIR when considering permits or other approvals for the project should provide the name, phone number, and email address of a contact person. Comments provided by email should include "Phillip Road Project Draft EIR Comment" in the subject line, and the name and physical address of the commenter in the body of the email.

The Draft EIR is available for review during normal business hours at the City of Roseville Development Services – Planning (311 Vernon Street, Roseville). The Draft EIR is also available online at: <https://www.roseville.ca.us/philliproadsite>.

1.4.3 Final EIR

Following public review of the Draft EIR, a Final EIR will be prepared that will include both written and oral comments on the Draft EIR received during the public review period, responses to comments that raise significant environmental issues, and any revisions to the Draft EIR. The Draft EIR and Final EIR will comprise the EIR for the project.

Before taking action on the project, the City is required to certify that the EIR has been completed in compliance with CEQA, that the City's decision-making body reviewed and considered the information in the EIR, and that the EIR reflects the independent judgment of the City.

1.5 ORGANIZATION OF THE DRAFT EIR

This Draft EIR is organized as follows:

- ▶ The "Executive Summary" introduces the proposed project; provides a summary of the environmental review process, effects found not to be significant, and key environmental issues; and lists significant impacts and mitigation measures to reduce significant impacts to less-than-significant levels.
- ▶ Chapter 1, "Introduction," describes the purpose of the EIR, the scope of the environmental analysis, agency roles and responsibilities, the CEQA public review process, organization of this Draft EIR, and standard terminology.

- ▶ Chapter 2, "Project Description," describes the location, background, and objectives for the proposed project, and describes the project elements in detail.
- ▶ Chapter 3, "Environmental Impacts and Mitigation Measures," evaluates the expected environmental impacts generated by the proposed project, arranged by subject area (e.g., Land Use Planning and Agricultural Resources; Population, Employment, and Housing, etc.). Within each subsection of Chapter 3, the regulatory setting, environmental setting, methodology, and thresholds of significance are described. The anticipated changes to the existing conditions after development of the project are then evaluated for each subject area. For any significant or potentially significant impact that would result from project implementation, mitigation measures are presented along with the remaining level of significance. Environmental impacts are numbered sequentially within each section (e.g., Impact 3.1-1, Impact 3.1-2, etc.). Any required mitigation measures are numbered to correspond to the impact numbering; for example, the mitigation measure for Impact 3.1-2 would be Mitigation Measure 3.1-2.
- ▶ Chapter 4, "Cumulative Impacts," provides information regarding the potential cumulative impacts that would result from implementation of the proposed project together with other past, present, and probable future projects.
- ▶ Chapter 5, "Other CEQA Sections," provides a discussion of potential growth-inducing impacts, significant and unavoidable impacts, and significant and irreversible environmental changes.
- ▶ Chapter 6, "Alternatives," evaluates alternatives to the proposed project, including alternatives considered but eliminated from further consideration. The environmentally superior alternative is identified.
- ▶ Chapter 7, "Report Preparers," identifies the individuals who contributed to preparation of this Draft EIR.
- ▶ Chapter 8, "References," identifies the references used in preparation of this Draft EIR.

1.6 STANDARD TERMINOLOGY

This Draft EIR uses the following standard terminology:

- ▶ "No impact" means no change from existing conditions (no mitigation is needed).
- ▶ "Less-than-significant impact" means no substantial adverse change in the physical environment (no mitigation is needed).
- ▶ "Potentially significant impact" means an impact that might cause a substantial adverse change in the environment (mitigation is recommended because potentially significant impacts are treated as significant).
- ▶ "Significant impact" means an impact that would cause a substantial adverse change in the physical environment (mitigation is recommended).
- ▶ "Significant and unavoidable impact" means an impact that would cause a substantial adverse change in the physical environment and that cannot be avoided or substantially lessened, even with the implementation of feasible mitigation measures or project alternatives.