



Subject- Philip Road Site EIR Comment

From [REDACTED] <[REDACTED]>

Date Wed 4/29/2026 5:30 PM

To Planning External <PlanningDivision@roseville.ca.gov>; Singer, Eric <EJSinger@roseville.ca.us>; Ogden, Derek <DOgden@roseville.ca.us>

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Dear Roseville Planning Division,

My name is [REDACTED] My Address is [REDACTED], Roseville Ca. These are my comments about the Phillip Road Site EIR. Please let me know if you received this email. Thank you.

The analysis in section 3.4 is incorrectly determined because it did not measure or calculate the risk to the students and staff members at Cooley Middle School. These individuals, especially PE teachers would be exposed to diesel PM daily as the school is situated on the main haul route. The HRA needs to be completed again to determine the impact on the students at Cooley Middle School.

The analysis in section 3.4-4 is also incorrect as it does not accurately calculate the effects caused by a haul route along Santucci Blvd which will be opening in the near future. This would cause the students at Orchard Ranch to have a higher cancer risk than indicated in Figure 3.4-1 due to the wind direction.

Section 3.3 is incomplete because it does not mention or consider the future Santucci Blvd which would be the main north/south arterial road used by the trucks in the industrial park.

The three haul routes calculated on page 3.4 did not take into account the opening of Santucci Blvd which connects the site to Baseline Road and travels by many sensitive receptors on the western side of Orchard Ranch Elementary School, Heritage at Solaire, and Westbrook Elementary School, along with countless residences.

The Sensitive Receptor analysis in Section 3.4 is incomplete because it did not include Cooley Middle School or Winding Creek Elementary as sensitive receptors. Cooley Middle School is right on the primary route that the diesel trucks would be taking, exposing those students to the pollutants. It is especially important to take that school into consideration because the space used by the PE department is right along the road and students are doing heavy physical exertion in the space, inhaling particulate matter much deeper into their lungs and causing much greater health damage to those

students than to students at any of the other school sites. Winding Creek Elementary School will be opening in a few months and is the closest school to the project site.

New homes have the rule that they need to put a spot and wiring for future level 2 EV car chargers. Level two truck chargers, not just car chargers should be prewired, etc to anticipate future electrification of the trucking fleet.

Because the facility is likely to contribute to an urban heat island effect and is projected to have higher projected temperatures and heat values than the area as a whole, mitigation measures need to be taken.

The EIR and HRA should take into consideration the future Creekview Specific Plan Elementary School located on parcel C-80.

Parts of the property sit in the 100-year and 500-year flood zone. With floods becoming more frequent as a result of climate change and the new pattern of consecutive atmospheric rivers, this is of real concern. Flooding of industrial warehouses can result in the release of toxic chemicals into fragile ecosystems. No warehouses should be built in the 100-year or 500-year flood zones. These zones should only house offices and other similar facilities which would not result in a potentially hazardous situation.

It is unacceptable that the plan only requires the site to mitigate GHG emissions via off-site measures for only the first year. This project will continue to pollute for as long as the facility is in operation and should be required to continue to offset its GHG emissions in perpetuity.

The HRA does not take into account the future Placer Parkway connection at Westbrook. The 30-year modeling should include the health impacts associated with the majority of the trucks traveling north along Westbrook upon the completion of Placer Parkway in the future.

The local climate, meteorology, and topology of the area results in poor air circulation and the trapping of air pollutants near the ground. The area already often violates the ambient air quality standards during the warmer summer months when the Schultz Eddy phenomenon is present. This proposed mega facility would exacerbate the poor air quality. The Schultz Eddy phenomenon was not considered as part of the air quality simulations and needs to be part of the dispersion modeling.

Although the mitigation measure 3.4-3f is admirable, having tenants pay to mitigate pollutants off-site does not undo the localized health impacts of neighboring residents.

This project does not mitigate the GHG emissions, pollutants, and energy waste associated with garbage collection of the tons of solid waste generated each day. The project needs to include mitigation measures to offset the pollutants from garbage collection.

Thank you,

