



# SIERRA CLUB

## PLACER GROUP

April 29<sup>th</sup>, 2026

To:

Eric Singer, Associate Planner, City of Roseville, [esinger@roseville.ca.gov](mailto:esinger@roseville.ca.gov)

Derek Ogden, Senior Planner, City of Roseville, [dogden@roseville.ca.us](mailto:dogden@roseville.ca.us)

Roseville City Council, [CityCouncil@roseville.ca.us](mailto:CityCouncil@roseville.ca.us)

Ladies and Gentlemen:

Thank you for the opportunity to comment on the Draft Environmental Impact Report, Phillip Road Site, File #PL24-1010.

The Phillip Rd site is in a little-developed corner of Roseville, and adjacent to other natural areas with significant ecological value. As such, we believe the Phillip Rd site project should make extensive use of native plants throughout the development.

First, let's take a high-level look. Populations of insects, birds and animals are crashing both worldwide and in our area, as habitats are converted from natural vegetation to human use (agriculture, residential and commercial development).<sup>1</sup> Agriculture can leave some room for native plants and animals, but standard landscaping designs result in extinction of most local wildlife. However, it doesn't have to be this way! The solution is to build some habitat into the project itself. Use of native plants will provide a desirable feature which benefits the developer and residents ("pollinator gardens" that people enjoy), and as mitigation for environmental degradation.

In addition to low water usage and benefits to nature, native plants can add visual interest and provide a welcome visual change from the same old boring commercial plantings.

This is not rocket science, folks. What we are talking about here is landscaping. Landscaping. An appropriate plant palette for use as an environmental mitigation is not hard to implement.

With any landscape planning, these 8 areas need to be addressed:

Ecological value, Appearance, Water use, Cost, Maintenance, Survivability, Availability, Flammability

All these are either favorable or manageable for use of native plants in this and other Roseville developments. Resources for selecting an appropriate plant palette are available through CNPS, Audubon Society, Xerces Society and other sources.

The idea of building some habitat along with housing is not a "fringe science" or untested idea. Many mainstream wildlife-protection groups now promote "backyard habitat" projects that can help stabilize populations of butterflies and birds. <sup>2, 3, 4, 5</sup>



# SIERRA CLUB

## PLACER GROUP

We suggest that the Project Objectives in section 2-3 be edited per below:

Current phrasing: Design a comprehensively planned community with a mix of land uses and a range of residential densities to create a balanced community

Suggested phrasing: Design a comprehensively planned community with a mix of land uses and a range of residential densities to create a balanced community, with extensive incorporation of native plants as an attractive and environmentally beneficial design feature.

A recent local example of successful implementation of native plants was the Gardens Gone Native Plant Tour in the Sacramento-Placer area on April 18<sup>th</sup> and 19<sup>th</sup>.<sup>6</sup>

The Phillips Rd site has had a difficult and contentious history. The initial plan for a warehouse and trucking facility was strongly opposed by a citizens group due to concerns about traffic congestion, noise, pollution, and other issues. The rezoning of the property is driven by a legal settlement with the California Department of Housing and Community Development (HCD) involving the Surplus Land Act, with the City paying a statutory penalty under a settlement agreement.

Much of northwest Roseville is now covered with extensive suburban developments. The Philips Rd property is near natural areas that are being preserved. Given the geographic location, contentious history of the property, and the need to ameliorate an unfortunate history of ill-will, our proposal for building “pollinator gardens” in the development is completely appropriate.

We believe the City of Roseville and the developer should devote consideration to making this project a pilot for a better, smarter, more ecologically sensitive (and sensible) way of building. The location of this development, concerns of local residents, and the Placer 2050 Vision and Guiding Principles Statement<sup>7</sup> all support this.

About 20 yrs ago, the City was considering using this extended area as a Reason Farms Environmental Preserve.<sup>8</sup> Extensive use of native plants in the build-out of this area (in whatever form it takes) is consistent with this earlier vision for how this part of Roseville could be best used to serve our citizens.

Our request is consistent with Panattoni’s stated commitment to Environmental Protections:

Panattoni is devoted to sustainable and green-building practices, including using recycled water (when feasible), solar, and supporting electric vehicle infrastructure.<sup>9</sup>

We understand that there are other significant and substantive objections to the current plan which are being submitted as part of the EIR process. Our request is not meant to take anything away from an appropriate evaluation and response to those concerns.



# SIERRA CLUB

## PLACER GROUP

Thank you for your time and consideration.

Regards,

Harry White

Chair, Placer Group, Mother Lode Chapter, Sierra Club

[placersierraclub@gmail.com](mailto:placersierraclub@gmail.com)

<sup>1</sup> <https://www.audubon.org/press-room/us-bird-populations-continue-alarming-decline-new-report-finds>

<sup>2</sup> <https://www.nwf.org/Native-Plant-Habitats/Create-and-Certify>

<sup>3</sup> <https://www.sacvalleynps.org/homegrown-habitat/>

<sup>4</sup> <https://homegrownnationalpark.org/>

<sup>5</sup> <https://calscape.org/design-ideas>

<sup>6</sup> <https://www.sacvalleynps.org/gardens-gone-native-tour/>

<sup>7</sup> <https://www.placer.ca.gov/9618/General-Plan-2050>

<sup>8</sup> Reason Farms Environmental Preserve Refined Master Plan (2006 City of Roseville). Also seen in the CADWR/CIFMCG Workshop, Comprehensive Floodplain Management, July 2006.

<sup>9</sup> <https://www.philliproadsite.com/the-balanced-plan>