


Re: DEIR SCH # 2025060240, Phillip Road Site - public comment response below

From Singer, Eric <ESinger@roseville.ca.us>

Date Thu 4/30/2026 3:18 PM

To [REDACTED] <[REDACTED]>; Ogden, Derek <DOgden@roseville.ca.us>

Cc City Council Mail <CityCouncil@roseville.ca.us>; Planning External <PlanningDivision@roseville.ca.gov>

Hello,

Your comment has been received and will be responded to in the Final EIR for the project.

Thank you,

Eric Singer

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Development Services Department – Planning Division.

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Working together to build a quality community.

From: [REDACTED] <[REDACTED]>

Sent: Thursday, April 30, 2026 3:15 PM

To: Ogden, Derek <DOgden@roseville.ca.us>; Singer, Eric <ESinger@roseville.ca.us>

Cc: City Council Mail <CityCouncil@roseville.ca.us>; Planning External <PlanningDivision@roseville.ca.gov>

Subject: DEIR SCH # 2025060240, Phillip Road Site - public comment response below

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I have 3 main concerns to address on this current "new" plan from Panattoni Development on the Philip Road site development.

First to be addressed will be schooling issues.

There is no guarantee of new schools being proposed for adding 664 housing units. As you know families are moving to West Roseville because of schools and raising kids. We have the positive growth of many children coming in. We have so many low income apartments bringing in very large families and not just a typical 2 kid per family unit. I can take you to the apartments that have anywhere from 2 kids to 6 kids in tow for each family walking around. But I will go by national statistics which we seem to have more than stated. As you know ALL schools in West Roseville are impacted. Amoruso Ranch was build with promises of a school, but this has been scrapped and all students have to be bussed to Vencil Brown Elementary and Buljan Middle school with hope of getting them to a Placer One neighborhood school down the road. Then what will happen to the families that buy in Placer One neighborhoods when Amoruso families are there before their house is built? Where will they be bussed to? Currently, as another example both Fiddymont Farm and Reigo Elementary School are at capacity and Reigo is actually over capacity by 15 students this past year and the apartments are not all occupied yet on Hayden by Riego school. Winding Creek Elementary is opening this fall and is designed to hold 650 kids. Currently Winding Creek is still building out and to be completed by 2034. This school is also to accommodate students in West Park growth as well. I was unable to ascertain how many houses West Park will be contributing to the schools. If you go by housing statistics on Schools, it is 61 students for 100 houses (which is definitely not the case in West Roseville). We are a very family oriented community with families moving in from all over to be living in Roseville neighborhoods. Currently 900 families are living in Winding Creek with up to 63% being in elementary school, of the 61/100 houses having 1 child in them via statistics although some site new developments have on child per 85 homes. This generates a total of 549 school aged kids at only 61% or 765 students at the new development housing statistic for 900 homes when Winding Creek is completed. 63% of the 549 generated school age kids are statistically in elementary school. This means 378 just from Winding Creek alone for the 2026-27 school year. Or if you go by the 85% statistic this brings 481 students to the 2026-27 school year.

By 2034 when 2000 residences will be built out in the Winding Creek development, this puts elementary students for Winding Creek subdivision alone at 768 to 1071 students attending Winding Creek Elementary. This is way over capacity for this new school as it is built for only 650 students. These numbers give no accommodations for any in the West Park development.

Where are you going to put the over 400 students with 254 being elementary students from the new subdivisions that Panattoni proposes with 654 housing units? Clearly this new school cant even handle the West Park growth, as Winding Creek will fill the elementary school alone.

In California law, the developers are required to contribute towards construction of school facilities. The legal framework is through the Leroy F. Greene School Facilities Act of 1998. Fees are based on square footage of residential construction to mitigate the impact of increased students.

Level 1: is \$5.38 per square foot

Level 2: If a district shows higher impact via a school facilities needs analysis (which should have been done or needs to be done with the huge impact) they can charge a higher rate of 50% of cost of new home.

Level 3: If state funds are unavailable (which CA is in a major deficit) districts can charge the full cost of the school facility which is what should be happening if somehow this awful proposal goes through despite the lack of mitigations.

As a concerned taxpayer In a couple years I don't want the schools/city etc coming back to us saying they need money to build a school that should be done right now and provisions given for land for a neighborhood school.

Our high schools and middle schools in West Roseville are also at capacity and again Chilton Middle school had to go only to 7th and 8th grade due to overflow of kids. This is a serious issue that is not addressed thoroughly in this DEIR.

Traffic and safety is another issue that is not mitigated. Traffic studies were not done around school times and yet state that 14,000 more vehicles will be on Blue Oaks daily. There is no way it can accommodate this without gridlock. The safety of children at Cooley Middle School is already impacted with the growth we have. Was there a study at Blue Oaks and Hayden during all school drop off and pick ups? Try getting through the area for pick up and drop off at any West Roseville School. Children are on e bikes and scooters darting everywhere. Add 14,000 more cars and this becomes a safety nightmare. Has anyone done a traffic study at West Park high School as Hayden is a mentioned corridor? I can't get out of my own neighborhood during these times. Imagine adding another 1000 students to West Park High School, with all the approved development and adding the proposed development as well.

I wanted to discuss the concerns of the current DEIR that was overlooked in my last letter to the planning commission. Although according to Panattoni the proposed developer they have changed to advanced manufacturing for the "new" plan. This is just verbiage to throw all of the community off that there will be safe manufacturing by homes, schools and sports fields that is not being addressed. Advanced manufacturing has no business being so close to neighborhoods, schools and sports fields. The problem is they still use hazardous chemicals that can be released into the air.

Advanced manufacturing facilities handle hazardous air pollutants (HAPS) or toxic industrial chemicals (TICS) If a semiconductor and electronics plant were to utilize these buildings, they use large amounts of hazardous materials including hydrofluoric acid, sulfuric acid, hydro chloric acid and ammonia. They use volatile organic solvents like benzene and acetone as well as potent greenhouse gases like NFS.

For chemical and pharmaceutical manufacturing: Advanced chemical manufacturing can release toxic substances like ethylene oxide (a known carcinogen) ammonia and ethylene during the synthesis of modern materials and medicines.

For aerospace and automotive industry: They have volatile organic compounds from painting processes like chromium or lead.

Chip Making Plants: Despite treatment some percentage of chemicals (between 10 and 80%) of certain fluorinated gases used in chip making can still pass through despite having emissions controls in place.

All these examples of advanced manufacturing, we don't need in our community and for any of us especially for our children. This belongs in industrial areas and find it amazing that these developers don't live in these neighborhoods but are happy to put other lives at risk.

I am enclosing the studies I had on the last DEIR that was not addressed and a growing environmental problem of Asthma diagnoses and how this will affect the West Roseville community.

According to the CDPH 15.1% of Californians have a diagnosis of asthma. Under the age of 18 we have 11.9% of California children with a diagnosis of asthma. By age; school children age 5 to 17 have higher asthma than any other age group. This is the age bracket that would be using the sports fields, most with intensive cardiovascular exercise. Also noted on the CDC website death rates from asthma is at 10.4 persons per million.

The California Office of Environmental Health Hazard Assessment has a lot of great information that should help everyone understand what we are doing to our children (and adults). Asthma is the most common long term disease in our children. It has been proven that higher levels of ozone contribute to poor asthma outcomes. Outdoor pollution can trigger an attack or make asthma worse. On one soccer field alone you will have 11 players with 7 substitutes, per team. So to play one game you will have 36 players on the each field PLUS coaches, support staff and referees. This means 4.2 players per field (not sure how many sports fields will be in the complex) statistically will have asthma. Their sensitivity to air pollutants is 7 fold greater than non asthmatics. (horstman et al., 1986), if there are any chemical exposures from the industrial complex this increases to 10x more sensitive than non asthmatics.

Children often get exercise-induced asthma and the pollutants in the air at the sports complex can induce faster and will require more inhaler use. This coupled with the fear that a severe attack will require 911 help to stabilize and save them. Parents and grandparents will be at these games supporting the children. Those with severe lung issues and even on oxygen should not be excluded from supporting their children/grandchildren at these games and tournaments because of their health issues that will be exacerbated by attending these games in an unhealthy air environment caused by a nearby industrial park in a neighborhood.

Why would we willingly downgrade the health and safety of our children (and adults), when studies show over and over again that industrial centers/advanced manufacturing are not meant to be in neighborhood housing developments? Advanced manufacturing contributes PM2.5 and advanced manufacturing releases precursors that create ground level ozone through photochemical reactions

Ozone concentrations, PM2.5 concentrations toxic release from advanced manufacturing, and traffic impact all lead to the population characteristics of increased asthma attacks, ER visits, cardiovascular disease and low birth weights. Higher levels of ozone contribute to poor asthma outcomes. The most highly affected people currently live by pollution burdens and vulnerabilities.

Remember we have prevailing North winds that will blow not only into the proposed sports complex but also towards our high school students who participate in so many outdoor sports as our beautiful Westpark high school campus and Riego Creek Elementary Schools fall in such close proximity of the planned use site on Phillip Road. (Be advised, as the crow flies, the proposed development distance to WPHS and RCES is one (1) mile).

On the National Library of Medicine and National Center for Biotechnology information a study was done in Santa Ana with the Santa Ana Unified School District. This study looked at students living in close proximity to chip board and industrial parks. It found that those students living less than 1 km or 3280 feet from the industrial center were 21% greater on having an asthma diagnosis than those that live further away. There was also an increased risk of overweight/obesity with industrial zone proximity which corroborates previous findings suggesting worsening metabolic outcomes for children exposed to industrial pollution.

A central valley study found an association between ozone exposure and ER visits with children 6-18 years of age. Additional studies have shown increased risk among children under age 2 especially African American children. On this site it also states there has been an association between Ozone and asthma, acute respiratory infections, pneumonia, upper respiratory track inflammation, and emergency room visits, particularly in the warm season. Together with PM2.5 and ozone they are a major contributor to air pollution related to morbidity and mortality. The air (and potential pollutants from any given operation) does not just stay over by the proposed advanced manufacturing site, rather it moves in all directions.

All of us in Roseville will reap the deficits of this poor air quality even if we don't live right next to the RIP site proposed by Panattoni. There are strong winds that will affect all of us and the City needs to consider that. Pollution doesn't go away just because the wind blows. It will carry to all of us. Last year (2022) the National Institutes of Health on world

asthma day released a study conducted in the Boston area. It was pregnant moms who lived near roadways with heavy traffic who were exposed to high levels of these so called ultra fine particles. 18% of these children developed asthma in their pre-school years compared to only 7% of children in the US as a whole.

Would you want your child excluded from the sports team due to the location of the sports park all because a developer is asking for an advanced manufacturing plant of a million square feet. Also this would be appropriate in the industrial part that still sits 1/2 empty in Natomas by Sacramento airport. We recently drove around and this is a perfect site, not in Roseville neighborhoods. Roseville is better than that. We need to think of our children's safety and put that as a first priority. Placement of such a proposal for an industrial complex needs to go in our already approved industrial/manufacture area where it belongs and not our residential areas.

Even with the increased set backs set-backs means nothing in this study that Panattoni is saying is a great buffer. There are plenty of places not only to build, but empty space available that needs filling off of Industrial Avenue, so not to cause blight in our town that again these innovation centers can be built and not in the middle of residential communities (not to mention farmland and the wildlife preserve. . I am willing to show you all the properties that apparently has not been made available for decision makers to view.

This project is a very controversial issue but the one thing that we cannot compromise and we should all have an automatic consensus and the health of all our residents, especially children are not considered by Pannatoni.

We do not know who would actually rent out or occupy the new proposed buildings. They might have some serious chemical outputs and pollutants depending what is being manufactured per the "new verbiage" Pannatoni is now using. The DEIR did not allow for what worst case scenarios and only predict unrealistic best case scenarios.

Regards,

West Roseville resident



Recipients