

**ITEM 6.1: DRAFT ENVIRONMENTAL IMPACT REPORT – 6382 PHILLIP ROAD – PHILLIP ROAD SITE – FILE #PL24-1010**

**REQUEST**

Staff requests the Planning Commission accept public comment on the Draft Environmental Impact Report (DEIR) for the Phillip Road Site project. The DEIR has been prepared to support a request that includes a General Plan Amendment, Rezone, Major Project Permit (MPP) Stage 1 and 2, Tentative Subdivision Map, Tree Permit, and Development Agreement for the Phillip Road Site development project. The Phillip Road Site DEIR is being circulated for a 45-day public review and comment period, which ends at 5:00 p.m. on Monday, March 23, 2026. The purpose of this hearing item is to allow the public to provide oral comments on the contents and adequacy of the Phillip Road Site DEIR. All comments provided during this hearing will be collected, transcribed and a response will be provided with the preparation of the Final Environmental Impact Report (FEIR).

Applicant – Abbie Wertheim, Panattoni Development Company  
Property Owner – City of Roseville

**SUMMARY RECOMMENDATION**

The Planning Division recommends the Planning Commission take the following actions:

1. Accept Public Comment on the Draft Environmental Impact Report for the Phillip Road Site project, File #PL24-1010 (SCH# 2025060240).

**BACKGROUND**

Panattoni Development Company proposes to purchase and develop a property in the City of Roseville with an approximately 176-acre mixed-use development. Proposed uses include residential, retail, medical offices, and innovation center uses, as well as 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 a new electrical substation, utility extensions, and improvements to Blue Oaks Boulevard and Phillip Road. Specifically, the project would include development of:

- 529 single-family residential units;
- Up to 135 multi-family residential units;
- 30,084 square feet (sf) of retail uses;
- 20,925 sf of medical offices;
- 1,011,032 sf of innovation center uses;
- 4.9 acres of park; and
- 13.9 acres of open space along Pleasant Grove Creek and the Pleasant Grove Creek Bypass Channel.

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 Site project, was received by the City in October 2024.

The Executive Summary of the DEIR (included as Attachment A) lists all potential impacts on the environment, including the following significant and unavoidable impacts; that is, no feasible mitigation is available to reduce the project's impacts to a less-than-significant level.

- Transportation and Circulation: Conflict with Adopted Policies, Plans, or Programs Regarding Pedestrian Facilities (project); and Conflict with Adopted Policies, Plans, or Programs Regarding Transit Facilities (project)
- Air Quality: Construction Emissions (cumulative); Long-term Operational Emissions of Criteria Air Pollutants and Ozone Precursors (project and cumulative); Toxic Air Contaminants (cumulative)
- Greenhouse Gas Emissions and Climate Change: Generate Greenhouse Gas Emissions, Either Directly or Indirectly, That May Have a Significant Impact on the Environment (project and cumulative)
- Noise and Vibration: Exposure of Existing Sensitive Receptors to Excessive Traffic Noise Levels (project)
- Utilities and Service Systems: New or Expanded Utility Infrastructure or Determination of Inadequate Capacity (cumulative)
- Aesthetics: Visual Character and Quality (cumulative); and Light and Glare (cumulative)

Staff is requesting the Planning Commission receive public comment on the contents and adequacy of the Phillip Road Site DEIR only – there is no recommendation for evaluation of the project as this will be scheduled for a future date after publication of the FEIR. Once the public review period for the DEIR is complete on March 23, 2026, all public comments will be compiled to create a comprehensive list. This list will then be reviewed and appropriate responses will be included in the FEIR. In accordance with the State CEQA Guidelines Section 15204(a), "In reviewing draft EIRs, persons and public agencies should focus on the sufficiency of the document in identifying and analyzing the possible impacts on the environment and ways in which the significant effects of the project might be avoided or mitigated." For a full list of the environmental impacts as well as project alternatives, please see the DEIR at the following link: <https://www.roseville.ca.us/environmentaldocuments>. The Executive Summary provides a summary of the analysis and significant findings. The DEIR is also available for review during normal business hours by request from the City of Roseville Planning Division public counter.

## **PUBLIC OUTREACH**

In accordance with the State CEQA Guidelines Section 15105, the DEIR is being circulated for public review and comment for a period of 45 days, from February 3, 2026 to March 23, 2026. Notice of the availability of the DEIR was distributed to all property owners within 300 feet of the site and posted on the RCONA website as well as sent to a list of interested parties that has been compiled since the early stages of the project by both City staff as well as the applicant.

## **RECOMMENDATION**

The Planning Division recommends the Planning Commission take the following actions:

- A. Accept public comment on the contents and adequacy of the Phillip Road Site Draft Environmental Impact Report (SCH# 2025060240).

## **ATTACHMENTS**

- A. DEIR Executive Summary