



**REVISED NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT**

**The References section (Chapter 8) of the Draft Environmental Impact Report (Draft EIR) (State Clearinghouse # 2025060240) for the proposed Phillip Road Project has been revised in response to public comment indicating some web links were not functional. Public review and comment on this document has been extended another 45 days from the requested revision date, now from February 3, 2026 to April 30, 2026. The project-specific page on the City’s website can be found here: <https://www.roseville.ca.us/philliproadsite>.**

**Proposed Project:** Phillip Road Project, City File # PL24-1010

**Project Location:** The project would be located at 6382 Phillip Road on approximately 241 acres of undeveloped grazing land in the northwest corner of Roseville, in Placer County. The project site’s Assessor’s Parcel Number (APN) is 017-101-008-000.

**Project Description:** Panattoni Development Company (Panattoni or project applicant) proposes to purchase and develop a property in the City of Roseville with an approximately 176-acre mixed-use development. Entitlements requested include a General Plan Amendment, Rezone, Major Project Permit (MPP) Stage 1 and 2, Tentative Subdivision Map, Tree Permit, and Development Agreement. Proposed uses include up to 664 residential units, 30,084 square feet (sf) of retail uses, 20,925 sf of medical offices, and 1,011,032 sf of 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.

**Significant Environmental Effects Anticipated:** The Draft EIR identifies significant or potentially significant impacts associated with biological resources; cultural resources; hazardous materials, wildfire, and other hazards; hydrology and water quality; and tribal cultural resources. These impacts can be reduced to a less-than-significant level through mitigation.

The following impacts were identified in the Draft EIR as significant and unavoidable; 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)

**Hazardous Materials/Waste Disclosure:** The project site is not on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

**Document Review and Availability:** 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/environmentaldocuments>.

In accordance with the State CEQA Guidelines Section 15105, the Draft EIR is being circulated for public review and comment **from February 3, 2026 to April 30, 2026**. Written comments (including via email) on the Draft EIR’s accuracy and completeness may be submitted to the City and must be received by 5:00 p.m. on **April 30, 2026**. Written comments should be addressed to: Eric Singer, Associate Planner, City of Roseville Development Services – Planning, 311 Vernon Street, Roseville, CA 95678; or via email to [ejsinger@roseville.ca.us](mailto:ejsinger@roseville.ca.us).

**Public Meeting:** A public meeting **was** held on March 12, 2026 to receive comments on the Draft EIR. The meeting **was** held as part of the Planning Commission Meeting at 6:30 p.m. in the Solar Conference Room located on the 1st Floor of 116 South Grant Street, Roseville, CA 95678.

For more information on the project, please contact Eric Singer, Associate Planner at (916) 774-5536 or [ejsinger@roseville.ca.us](mailto:ejsinger@roseville.ca.us), or Derek Ogden, Senior Planner at (916) 774-1348 or [dogden@roseville.ca.us](mailto:dogden@roseville.ca.us).