

Fact Sheet: Proposed Roseville Industrial Park



A developer has proposed the **Roseville Industrial Park** to be on 6382 Phillip Road, using Blue Oaks Blvd, Westbrook Blvd, and Baseline Rd as the trucking corridors. It may be among the **largest distribution centers in Northern California**. Unlike similar sites, it would be further from the freeway and near residential areas, so it may have a more detrimental effect. The proposed project could have huge impacts on traffic, pollution, and safety for everyone who calls West Roseville home.

Facts About the Roseville Industrial Park from the Draft Environmental Impact Report (DEIR)

- ▶ The proposed industrial activities are **not compatible with current zoning for the proposed land** -- the proposed project requires a General Plan Amendment and a rezone to proceed (DEIR, pg. 90)
- ▶ At **2.4 million square feet**, the proposed Roseville Industrial Park would be larger than 16 Costcos and among the largest distribution centers in Northern California. (DEIR, pg. 117)
- ▶ The proposed industrial park site is **10x further from the nearest freeway** than the average, according to data on comparable facilities from the Sacramento Business Journal.
- ▶ The developer will add significant road miles as expressed in vehicle miles traveled per service population, but does **not appear to contribute to the ongoing road repairs** over 40+ years of operation. (DEIR, pg. 123)
- ▶ Impacts of **traffic, noise, pollution, and emissions were identified by the City to be 'significant and unavoidable'** -- meaning that they surpassed regulatory standards of significance and would not be adequately mitigated if the project proceeds (Notice of Availability, City File # PL21-0193)
- ▶ **Health effects from the toxic fumes** include chemical pneumonitis or pulmonary edema, breathing abnormalities, increased respiration and pulmonary resistance, headache, dizziness, fatigue, nausea, vomiting, death, and many other ailments (DEIR, pg. 106)
- ▶ School sites exposed to air pollutants include **Westpark High School, Chilton Middle School, Cooley Middle School**, and several elementary schools (DEIR, pg. 152)

How This Project Could Impact West Roseville



An increase of **1,140 trucks**, many of which will be **18-wheel, heavy duty semi trucks** on our residential streets every day (DEIR, pg. 117)



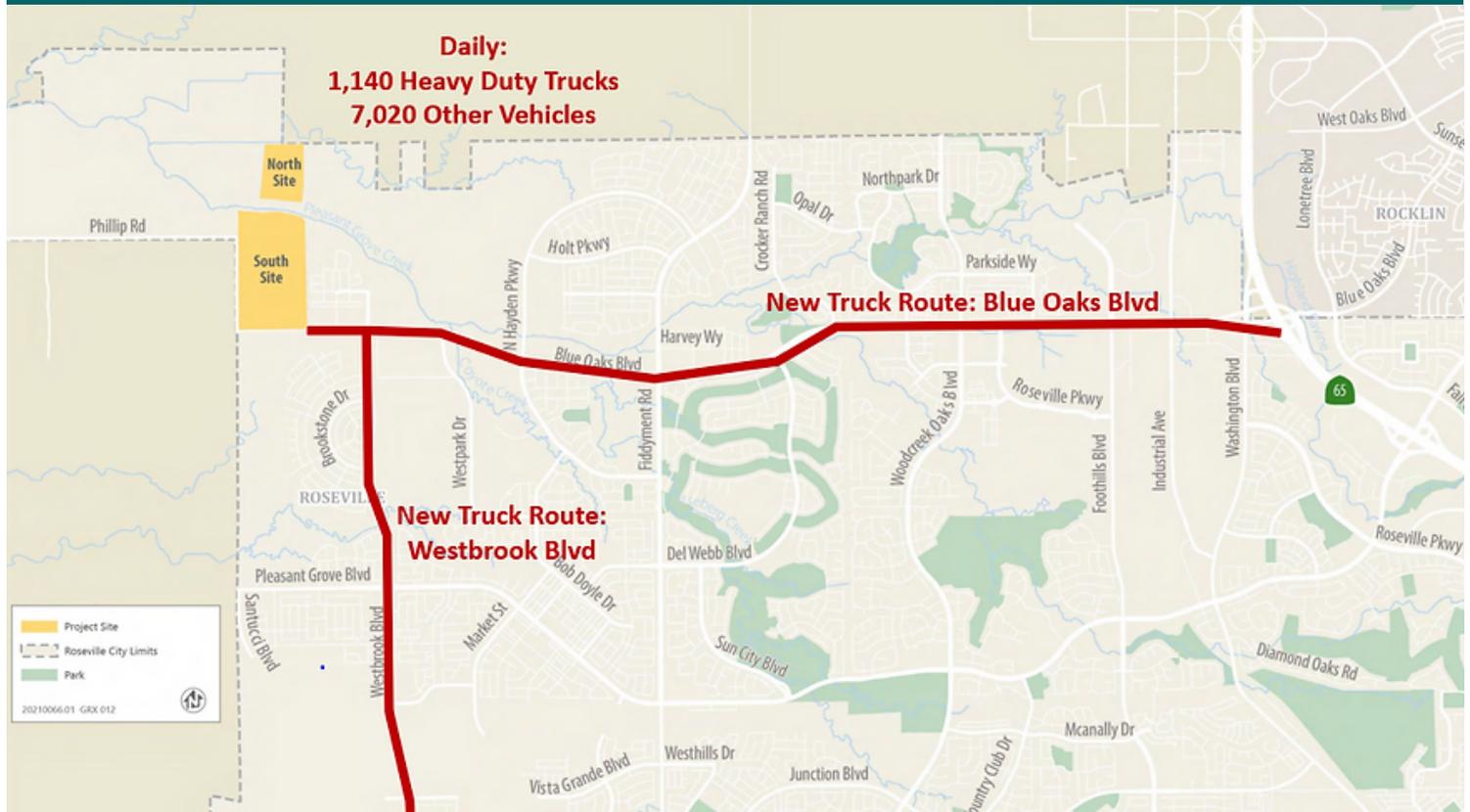
The project would emit 172 lbs/day of NOx, over **three times above the significance threshold** of 55 lbs/day.



The proposed trucking route will be along residential streets that over **6,000 kids** use to get to school every day.



Proposed Roseville Industrial Park Trucking Route



Next Steps in the Process

Roseville City Planning Commission Released Draft Environmental Report (EIR) Public comments due by **5 pm on April 21, 2023** to the City of Roseville's Shelby Maples, Associate Planner at smaples@roseville.ca.us and PlanningDivision@roseville.ca.us

Roseville City Planning Commission Response to Public Comments and release final EIR **To be determined**

Roseville Planning Commission Vote to Recommend or Not to Recommend EIR to City Council **To be determined**

City Council Vote to Approve Project (if recommended by City Planning Commission) **To be determined**

Make Your Voice Heard NOW

Submit your comments and feedback on the Draft Environmental Impact Report to the City of Roseville's Planning Department.

Comments can be sent to the City of Roseville's Shelby Maples at smaples@roseville.ca.us and [CC PlanningDivision@roseville.ca.us](mailto:CCPlanningDivision@roseville.ca.us)

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