

Sensitive Groups Fact Sheet

Potential Impact to Thousands of Sensitive Individuals in Community

The Draft EIR notes exposure to pollutants could result in health-related risks to sensitive individuals, such as children or the elderly.

The proposed location for the Mega Industrial Park (MIP) at 6382 Phillip Road would require industrial traffic to pass by several “sensitive receptors” including schools and senior living communities:

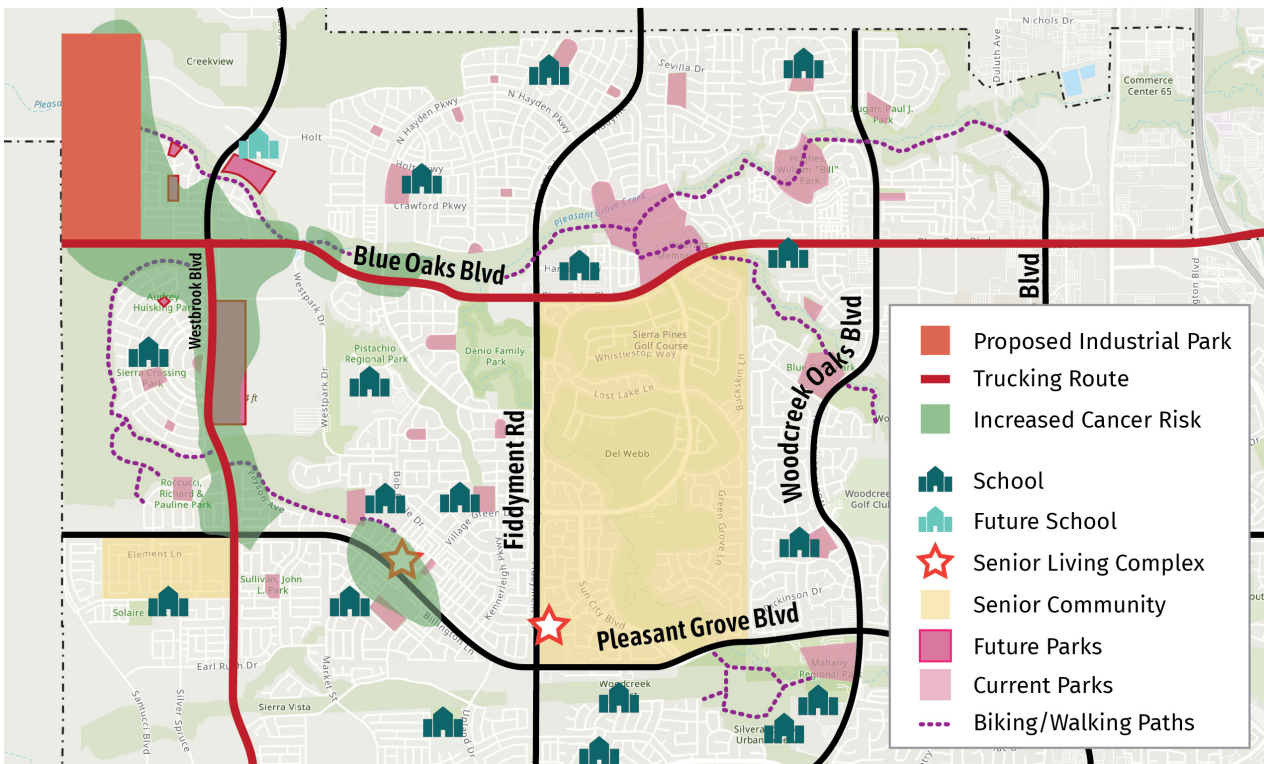
(See charts on pages 2 & 3)

Sensitive Receptors

Page 139 of Draft EIR:

Sensitive receptors are generally considered to include those land uses where exposure to pollutants could result in health-related risks to sensitive individuals, such as children or the elderly. Residences, schools, hospitals, playgrounds, and similar facilities are of primary concern because of the presence of individuals particularly sensitive to pollutants and/or the potential for increased and prolonged exposure of individuals to pollutants.

The nearest sensitive receptors to the Roseville Industrial Park project site are future residential areas to the east, immediately adjacent to the project site, which is planned to accommodate 2,011 residential units at buildout. These receptors were considered in this analysis because homes are currently being constructed and, therefore, would likely be occupied by the time project construction begins. To the south, along the southern edge of the project site, is the future extension of Blue Oaks Boulevard and the West Roseville Specific Plan area (adopted by the city in 2004), which is 60 percent built out, and will include 9,496 residential units, parks, open space, and commercial and industrial uses. **In addition to residences, Orchard Ranch Elementary School, West Park High School, Chilton Middle School, and Junction Elementary School are located within two miles of the project area.**



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School Name	Grades	No. of Students	Location Between CA-65 & RIP	Location directly on Truck Route, if approved	Location route/bike & walk route on Truck Route, if approved
Robert C. Cooley Middle School 9300 Prairie Woods Way Roseville, CA 95747	6-8 middle school	733	✓	✓	✓
West Park High School 2401 Panther Pl Roseville, CA 95747	9-12 high school	1,843*	✓		
Orchard Ranch Elementary 4375 Brookstone Drive Roseville, CA 95747	K-5 elementary school	888	✓	✓	✓
Barbara Chilton Middle School 4501 Bob Doyle Drive Roseville, CA 95747	6-8 middle school	1,136	✓	✓	✓
Junction Elementary School 2150 Ellison Drive Roseville, CA 95747	K-5 elementary school	669	✓		✓
Riego Creek Elementary 3255 Pruett Drive Roseville, CA 95747	K-5 elementary school	483	✓		✓
Westbrook Elementary School Solaire Drive Roseville, CA 95747	K-5 elementary school	800**	✓	✓	✓
The Goddard School of Roseville 2081 Oak Meadow Drive Roseville, CA 95747	Preschool/ Daycare	180	✓	✓	✓
Total Impacted Students		6,732+			

*2023-24 projection

**Westbrook elementary school is planned to open August 2023 and serve up to 800 students (<https://www.rcsdk8.org/westbrook-elementary>)

Sources:

Roseville City School District School Accountability Report Cards 2021-22 (<https://www.rcsdk8.org/school-accountability-report-card-sarc>)

www.GreatSchools.org

Roseville Joint Union High School District FY 2022-23 Adopted Budget, 6-9-22 (<https://www.rjuhsd.us/cms/lib/CA01001478/Centricity//Domain/8/budget/Tentative%20Budget%20FY%202022-23%206-9-22.pdf>)

CDSS (<https://www.ccl.dss.ca.gov/carefacilitysearch/FacDetail/313624657>)



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Senior Living Community (55+)	Notes	No. of Homes	Location Between CA-65 & RIP	Location directly on Truck Route, if approved	Location on walk route on Truck Route, if approved
Heritage Solaire Westbrook Blvd & Pleasant Grove Blvd	Active 55+ Community	493	✓	✓	✓
Oakmont of Wespark Assisted Living & Memory Care 2400 Pleasant Grove Blvd Roseville, CA 95747	Retirement & Assisted Living Facility	142	✓		✓
Sun City Roseville 7050 Del Webb Blvd Roseville, CA 95747 (between Blue Oaks Blvd, Fiddymment Rd and Pleasant Grove Blvd)	Active 55+ Community	3,110	✓	✓	✓
Sutter Terrace Senior Apartment Homes 6725 Fiddymment Road Roseville, CA 95747	55+ Apartments	100	✓	✓	✓
Total Impacted Senior Households		3,845+			
Total Impacted Seniors		8,075+**			



*The average person who is 60 or older in the U.S. lives with about one other person, resulting in a household size of 2.1 people. (<https://www.pewresearch.org/fact-tank/2020/03/10/older-people-are-more-likely-to-live-alone-in-the-u-s-than-elsewhere-in-the-world/#:~:text=Older%20people%20in%20the%20U.S.,worldwide%20average%20of%203.4%20people.>)

**NOTE: This number does not include seniors living in the community not in 55+ living communities

Sources:
<https://www.heritagesolaire.com/about>
<https://www.suncityroseville.org/>
<https://wpcommunities.com/>
<https://www.cld.dss.ca.gov/carefacilitysearch/FacDetail/315002955>