



City of Roseville City Manager's Quarterly Report

January – March 2023



Maintain a safe and healthy community

Real Time Crime Center

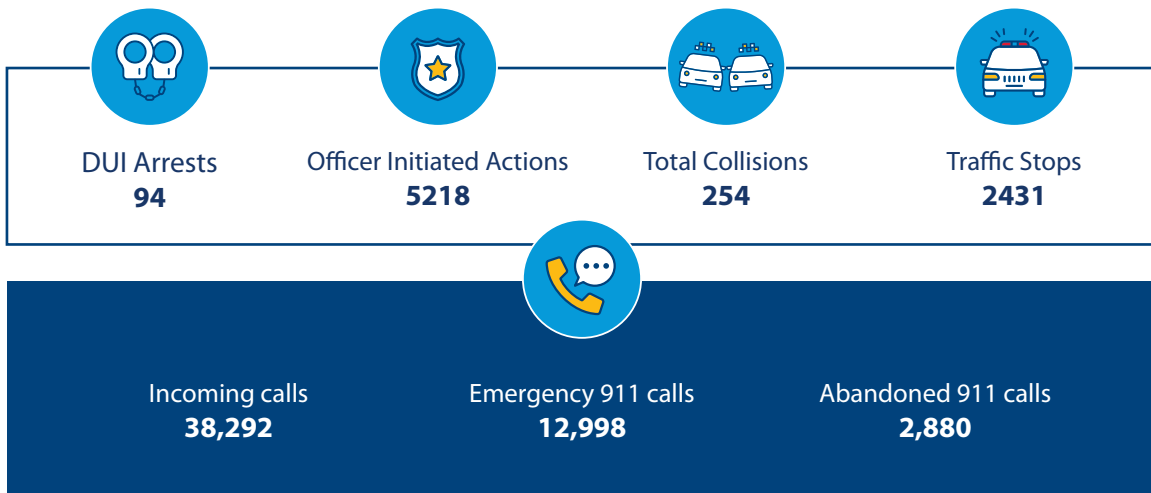
The Real Time Crime Center (RTCC) continues to operate in its basic state four days a week. RTCC is used by the Roseville Police Department's (RPD) Patrol Division and assists with Calls for Service and in progress crimes. The City of Roseville's goal is to have the RTCC video wall installed by Spring 2023, and the software implemented and fully functioning by Summer 2023.

Just recently the RTCC was instrumental in quickly locating a reckless driver, who fled from patrol officers. The traffic cameras spotted the vehicle traveling at a dangerous speed and directed the patrol officers to the driver, who abandoned the vehicle. The fleeing suspect then attempted to car jack a vehicle while stopped in traffic where he was arrested on multiple felony offenses.

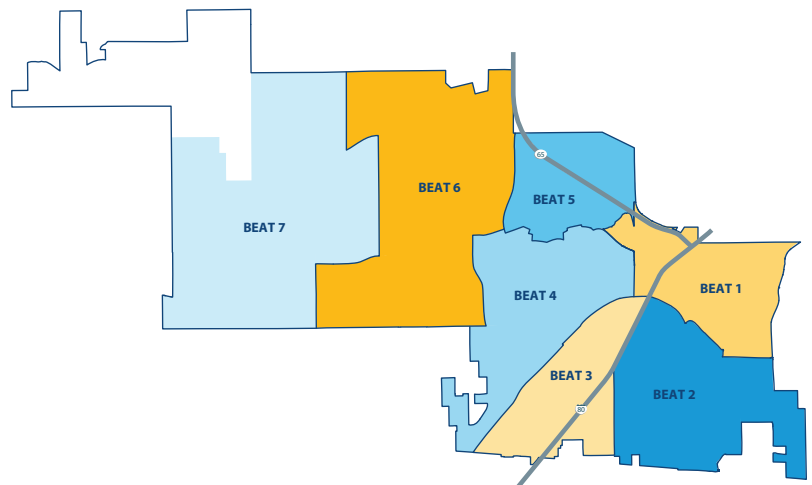
Traffic Enforcement

Top Three Collision Locations

- Cirby/Sunrise
- Cirby Way/Riverside Ave intersection
- Galleria/Roseville Pkwy



BEAT	CITIZEN INITIATED CALLS FOR SERVICE	OFFICER INITIATED CALLS FOR SERVICE	TRAFFIC STOP	ACCIDENT COUNT
BEAT 1/SRMC	1072	589	254	35
BEAT 2	1892	837	530	59
BEAT 3	1890	1199	550	48
BEAT 4	1591	764	242	25
BEAT 5	1014	432	160	50
BEAT 6	1599	919	501	28
BEAT 7	1057	478	194	9
Grand Total	10115	5218	2431	254

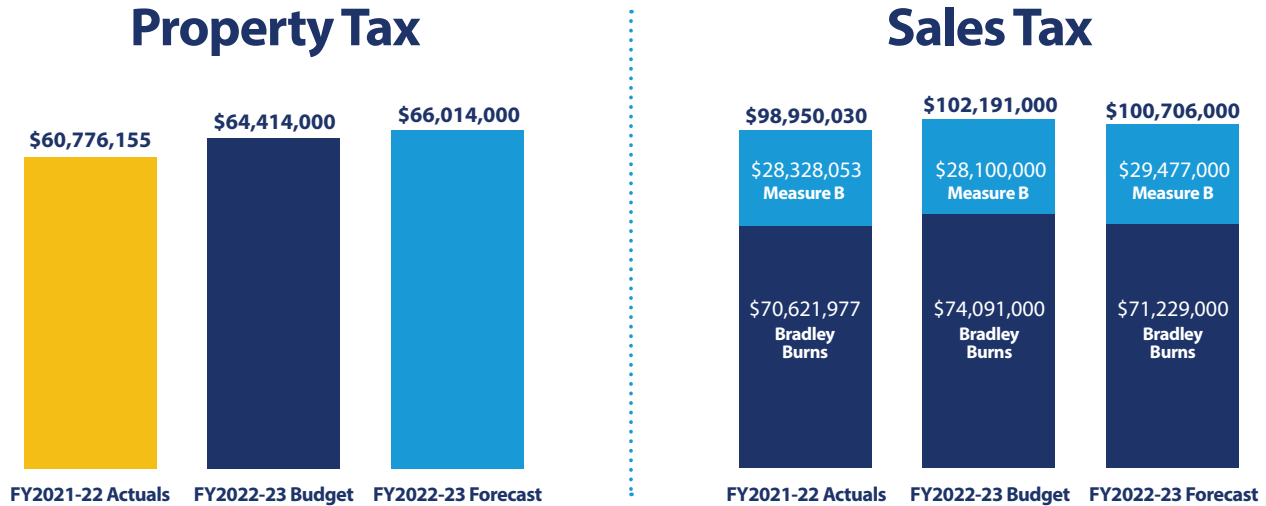




Remain fiscally responsible in a changing world

Property & Sales Tax

The City received updated sales tax forecasts in March, reflecting slowing retail sales growth. This latest forecast indicates that sales tax revenues will end the year modestly underestimated at \$100.7 million compared to the budget estimate of \$102.2 million. Staff will use this forecast information to develop the FY2023-24 proposed budget, which estimates that the Bradley Burns sales tax revenue will grow 0.90% this fiscal year and 2% next fiscal year, while Measure B local sales tax growth will grow 4.1 % this fiscal year and 1 % next fiscal year. These growth rates are much slower than the City has experienced over the last couple of years coming out of the pandemic and with the impacts of inflation. Based on the assessed valuation as of January 1, 2022, property tax revenues are still forecast to end the year at approximately \$66 million or \$1.6 million above our budget estimate of \$64.4 million.



Hydroelectric Surcharge

At the March 15th City Council meeting, Roseville Electric recommended a change in the calculation used for the hydroelectric surcharge. This surcharge is used to offset the additional costs of replacement power in low hydroelectric generation years. Currently, the calculation uses precipitation measurements to estimate hydroelectric generation from Roseville Electric’s hydro resources. As long-term droughts become more common, precipitation is no longer a reliable means for estimating hydroelectric generation. Roseville Electric recommended that hydroelectric generation forecasts produced by the Northern California Power Agency and the Bureau of Reclamation be used instead of precipitation measurements. This change will allow the electric utility to estimate the cost impact more accurately from variations in hydroelectric production. The Roseville Public Utilities Commission unanimously recommended approval of this item, which the City Council also unanimously approved.

Biennial Rate Process

Environmental Utilities (EU) held briefings with the City Manager’s office, Public Utility Commission and individual City Council members in March 2023. In April, the required 45-day customer notice was sent to 50,000 +/- property owners notifying them of Proposition 218 public hearing sessions and subsequent hearings for approval in Q4 2023.

Rates

The electric energy surcharge of 8% will be effective from 2/1/2023 through 12/31/2024. The surcharge is to cover additional costs the utility is incurring in the power supply market. The other expenses of the utility, including labor, operations, and capital investments, are not included in this rate action. The energy cost surcharge proposal exempts our customers who participate in the low-income, senior, and medical rate reduction programs. The broader power supply market has experienced a rapid and significant increase in both electric and natural gas costs over the past year. The conflict in Eastern Europe, domestic energy policy, and record U.S. Liquefied Natural Gas (LNG) exports have combined to create a natural gas supply shortage, pushing up electric prices. The 23-month surcharge will give the utility time to determine if the high-cost energy market is permanent or transitory in nature.



Enhance economic vitality

Significant Development Projects

Corridor Plans – The Corridor Plans Project is intended to reimagine three of Roseville’s oldest commercial corridors: 1) Atlantic Street, 2) Douglas Boulevard and Harding Boulevard, and 3) Douglas Boulevard and Sunrise Avenue. The Plans establish a vision for the future and appropriate development standards, regulatory incentives, and design standards. The Specific Plans include a community-based vision that respects the unique identity of each corridor and its surrounding communities. Development Services and Economic Development staff are developing a communication and marketing plan to raise awareness to the Plans’ benefits and streamlined approval opportunities and are exploring incentive options for Council consideration. Development Services staff is also in discussions with a commercial property owner in the Douglas/Sunrise Specific Plan area interested in taking advantage of the streamlined approval process and developing a large market-rate multi-family project.

Roseville Industrial Park – The Roseville Industrial Park proposes the development of a job center with a range of industrial uses, a potential electrical substation, and associated site improvements. The proposed project is located at 6382 Phillip Road and could include up to 15 buildings, ranging in size from 80,000 square feet to 300,500 square feet (totaling up to 2,430,00 square feet). Any future development on the site would potentially occur in multiple phases. Timing would be driven in part by market demands, which could take a decade or more to be built. The proposed project is in the very early stages of the public process. The draft Environmental Impact Report was released on February 1, 2023, with a public hearing held on March 1, 2023. A community meeting is planned for April 12. As with any proposed project, the City of Roseville wants to see a positive contribution both to the local economy and quality of life of our residents.

West Roseville Marketplace – In November, the Planning Commission approved development of a 76,000 square foot shopping center on 8.80 acres on the northeast corner of Pleasant Grove Boulevard and Fiddymt Road. The project would include a 55,592 square foot Safeway, 13,950 square feet of inline shops, one freestanding building with a gas station, and a freestanding drive-through building. As of the end of March, no construction documents have been submitted for plan check. Construction is expected to begin in late 2023 or early 2024.

Blue Oaks Retail Center Phase 2 (Dutch Bros / Chick-fil-A) – This project, located at the corner of Blue Oaks Blvd and Woodcreek Oaks Blvd, would include six (6) freestanding commercial buildings ranging between 950 and 13,200 square feet in size; two (2) of the commercial buildings are proposed with a drive-through user (i.e., a Chick-fil-A and Dutch Brothers), the remaining building tenants are unknown at this time. The project was approved by Planning Commission on March 23rd.



Baseline Marketplace - Costco – Costco has submitted entitlement applications to develop a new 160,529 SF Costco warehouse building along with a fuel facility and car wash located at the northwest corner of Baseline Road and Fiddymt Road. Staff is finalizing its review of the entitlement application and environmental document and is expected to issue a 10-day notice of intent to approve the project administratively the first week of April. Offsite civil improvement plans are being concurrently reviewed by the Engineering division, which will allow roadway and utility work to begin shortly after the project approval process is complete.

Erikson Senior Living facility – Roseville Electric Utility continues to support development and partner with our business community. Staff is working with Erikson Senior Living, located off Baseline Road between Westbrook Blvd and Santucci Blvd, to evaluate the increased electrical loads required for the development of the project.

New Businesses

Several new restaurants opened including – Taqueria Los Cantaritos (242 Vernon Street), Its Sushi (5030 Foothills Blvd)

Opening soon – Tous les Jours (9400 Fairway Blvd), Galpao Gaucho (1400 Eureka Road), Tasty Pot (1020 Pleasant Grove Blvd)

Westfield Galleria – Westfield has announced the addition of Tapville Social. Tapville is a kiosk that will offer a selection of beer, wine, and cocktails that can be carried through the common areas of the mall. This addition is one of several new retailers Westfield has either signed contracts with or is negotiating leases with including Nike, Free People, Doc Martin, All Saints, Alo Yoga, and Aritzia. Westfield’s \$80 million plan to redevelop the Promenade continues to be on hold, as they assess the retail market over this quarter and determine a new timeline.

Roseville Rising – A second entrepreneurship cohort launched in February 2023. Roseville Rising for Students is a 12-week program designed to inspire high school students to ideate and innovate. A total of 25 students are a part of this cohort and the program will culminate in a pitch showcase to family, friends, and community in May 2023.



Proposed Businesses

Alpine Rock Climbing (1730 Freedom Way) – An indoor rock-climbing facility totaling 21,000 square feet is planned for Freedom Point Plaza. With few indoor rock-climbing options within the surrounding areas, this use will attract rock climbing enthusiasts from around the region.

Roseville Junction – The entertainment and hospitality destination is slated for 290 Conference Center Drive, adjacent to the Galleria Mall and Highway 65. Plans for Roseville Junction are taking shape and so far, include:

- **Electric Pickle** – Construction is anticipated to begin in 2023. The entertainment complex will have nine pickleball courts, a two-story indoor-outdoor bar and restaurant, and lawn for live music and outdoor gatherings. A Summer 2024 opening is estimated for the approximately 8,000 square foot venue. Roseville will be the second Electric Pickle location in the nation.
- **Fieldwork Brewing** – A 20,000 square foot outdoor venue will feature modular containers surrounding an open area planned for concerts, artisan events, and small festivals. Fieldwork also has plans for a beer garden.
- **Hotels** – Two hotels totaling approximately 250 rooms are planned for Roseville Junction, Caption by Hyatt Roseville and Hyatt House Roseville.

Business Expansions

ZeekTek – A growing IT recruiting and solutions firm has expanded to Roseville. Founded in 2016, the staffing company provides placement for new IT employees at organizations as well as contract employees in the IT field. ZeekTek adds approximately 25 new employees to Roseville with an additional 140 contract employees. The office is located at 400 Sunrise Avenue.

Existing Surplus Properties

401 & 403 Oak – Under the Exclusive Right to Negotiate (ERN), City staff is working closely with SKK Development as they refine the project to determine feasibility. If negotiations are successful, City Council will have the opportunity to consider a purchase and sale agreement with SKK for the development of a mixed-use project.

Old Post Office (320 Vernon Street) – Due to the existing market conditions, the property owner does not have any immediate plans to move forward with development at this time. Per the terms of the purchase and sale agreement, future development of the site will likely include a mix of housing and ground floor commercial space.

Old Courthouse Site (505 Royer Street) – Bridge Housing was not successful in obtaining state funding in this last round and has paused the design efforts as they work through next steps. Bridge has noted its commitment to the project and will reapply for state funding in the next round; this was anticipated, and the purchase and sale agreement was extended longer than usual to account for additional time to secure required funding.



Invest in well-planned infrastructure & growth

Roseville Soccer Complex

The construction contract for the Soccer Complex was awarded to Bothman Construction, Inc. on March 15th. Groundbreaking/construction is scheduled to start early June. The complex will include 10 lighted artificial turf fields; two plaza areas with restrooms, picnic areas, and concessions; and a universally accessible playground. It is expected to open in late 2025.

Weber Park

Park renovation plans include lowering the park topography to provide greater visibility through the park, a walking loop around the park with exercise stations, picnic area, and an expanded children's play area. Environmental work is underway. Renovations are expected to begin in Spring 2024 with the park reopening in 2025.

Johnson Pool

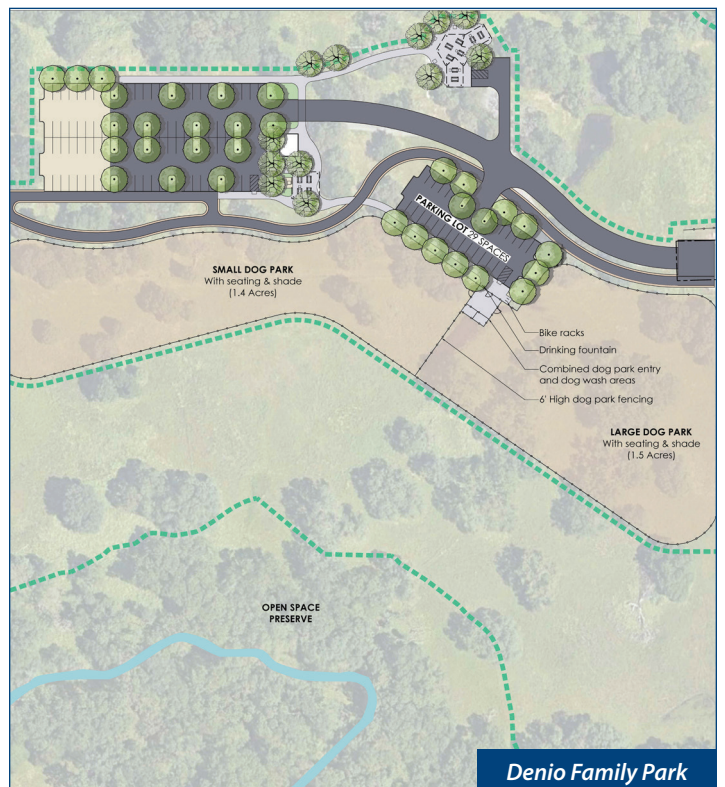
Improvements to Johnson Pool include ADA Improvements to the restrooms and showers, replacing the pool's fiberglass shell, creating a zero entry, adding splash components, replacing the pool deck, and upgrading mechanical equipment. Improvements are expected to begin after the 2023 summer season with desired completion by Summer 2024.

New Parks/Openings

- Apollo Dog Park – Open in early 2023
- Four Corners Park – Open in early 2023
- Crimson Ridge Park – Open in Spring 2023
- Audrey Huisling Park – Open in Spring/Summer 2023
- Solaire Park – Redesigned due to budget constraints. Breaking ground in Spring/Summer 2023
- Denio Family Park – Breaking ground in Summer 2023
- Riego Creek Park – Breaking ground in Summer 2023
- John Byouk Park – Breaking ground in late 2023
- Gibson Park site – Breaking ground in Summer 2023
- Campus Oaks Park – Under construction, estimated completion TBD



Solaire Park



Denio Family Park

Fire Station #8

The project is a design-assist contract where staff hires a contractor to partner with the architect to make sure the design is complete, and value engineered. The architect and contractor delivered 95% of the plans late February. The contractor provided an updated Guaranteed Maximum Price (GMP) based on what was submitted. The contractor held preconstruction meetings on-site with the larger subcontractors the last week of March. The contractor broke ground April 3, and construction is scheduled to take 16 months, weather permitting.



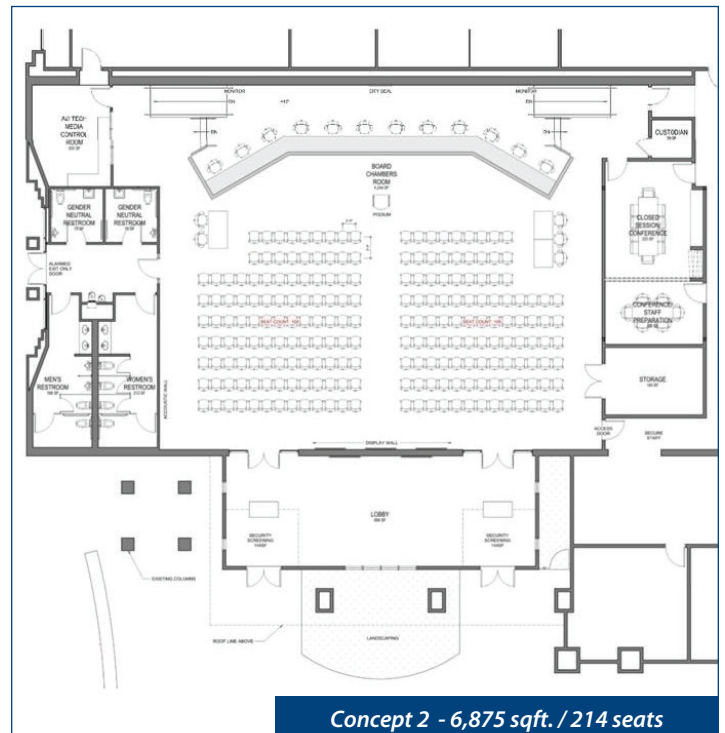
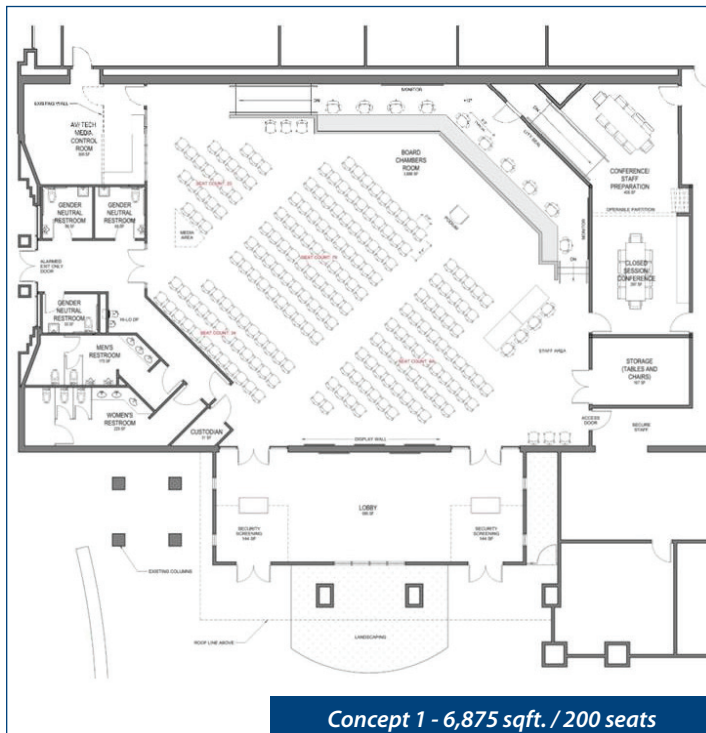
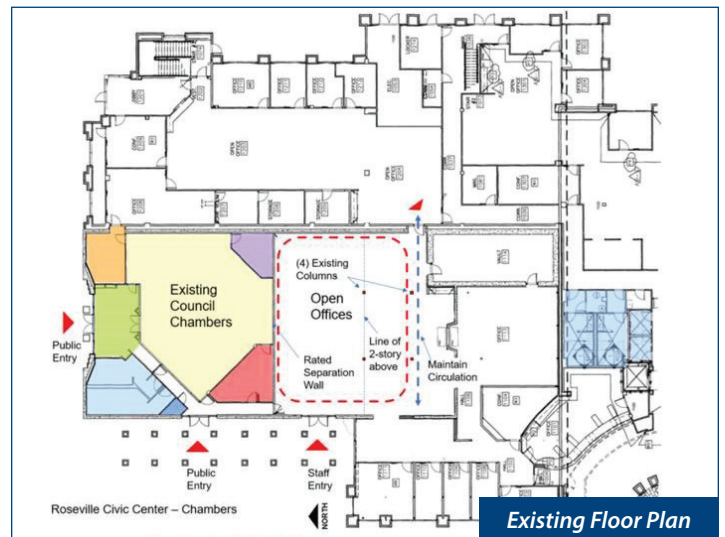
Pleasant Grove Widening & Timing of Signals

Staff is finalizing design and are in negotiations to acquire the additional right-of-way needed for the project. The environmental document has been completed, and construction is anticipated to begin Summer 2023. Once the widening project is complete, staff will evaluate the signal time along the corridor to optimize it for post project conditions.

Council Chambers

A consultant has been hired to complete a feasibility, high-level design, and cost estimate for expanding the Council Chambers. The Project Design Team (PDT), consisting of staff from various departments, are completing site visits to several recently updated Council Chambers around the area to get ideas of what is possible. The consultant has completed a desired outcomes/needs assessment as well as a 3D model of the existing space to provide a base for creating the new space. The proposed new Council Chambers space will have flexible, easy to reconfigure seating allowing it to be used for several other large meetings, training sessions and gathering type of events. The PDT study should be completed in early 2023 with a rough construction cost estimate early April.

The layout of the existing floor plan is to the right and the proposed layout concepts are below.



Washington Roundabout

The Washington at All America City Roundabout project is under construction. Much of the early work of the project involved underground utilities and drainage, which has been completed.

Surface improvements and the roundabout grading, curb and sidewalk work has started. Construction should be completed mid-August 2023, if there are no additional weather delays.



AMI

The Advanced Metering Infrastructure (AMI) project completed meter installations for both residential and commercial utility customers for Phase 1 of the project. The team installed more than 800 electric and 700 water meters over 8 days during March 2023. Phase 1 includes comprehensive functional and operational testing, including parallel system billing to ensure a seamless transition for our customers. The pilot will last approximately three months and will be followed by a 12-month full installation. The project is anticipated to be completed September 2024.

Transformers

Roseville Electric continues to encounter supply chain shortages for electric utility transformers. Staff is currently working closely with our contracted vendor to prioritize specific units as well as continuing to seek additional sources of supply. Staff is in the process of coordinating the installation of the remaining transformers in subdivisions that were paid for prior to pausing our normal installation process.

A small number of transformers continue to be received, but not sufficient to resume our standard distribution process. Additionally, staff is addressing the issue on a national level. Roseville Electric Utility Director is working with the Department of Energy on a special committee assigned to investigate the causes of the shortage and developing solutions.



Citywide Virtual Infrastructure Upgrade

The IT Data Center team is in the process of deploying a new Citywide virtual infrastructure environment. This project ensures the infrastructure that 450+ servers depend on will continue to be reliable, supported, and high performing. Such systems include Accela, ArcGIS, AMI, Cayenta, Citrix, Maximo, Printing, Phones, Video, Voicemail, and WiFi. The project is expected to be completed by June 2023.

East Roseville Communication Tower

The IT Radio team is partnering with several departments including Economic Development, Public Works and Electric to design, construct and build a new communications site in East Roseville, located at 2001 Strauch Dr. It will include a 180-foot tower, shelter, fuel tank and generator.

The current East site location at 2999 Douglas Blvd has many limitations. The proposed new site will improve radio coverage, increase emergency power capabilities, enhance future scalability, and overall improve system resiliency. The project is currently in the design phase, but the multi-departmental team anticipates this to be to Council this summer for consideration to proceed with the next phase.

Voice over Internet Protocol (VoIP) Deployment

The IT Telecommunications team is in the process of implementing a VoIP infrastructure Citywide. Old hardware is being replaced at the Civic Center and Riley Library locations while users are seamlessly transitioned. Next a phone system version upgrade will enable a robust and efficient VoIP deployment. Various Call Centers and all staff will begin to see new VoIP phones starting in Summer 2023 with a planned completion date of June 2024.

Roseville Transit Arrow

Roseville Transit launched Micro transit service for Roseville residents on March 20, 2023. Micro transit is a widely used term in the transit industry that describes an on-demand shuttle service using smaller transit vehicles, such as Roseville Transit's dial-a-ride vehicles, that passengers request on a smartphone, computer or by phone. Similar to well-known Uber and Lyft services, the passenger is notified of the pick-up time and vehicle location.



Roseville's new service is called Roseville Transit Arrow, or "Arrow" for short. This service will allow Roseville resident to reserve a ride anywhere within city limits the same day or up to 13 days in advance for a fee of \$3.75 or \$2.50 for seniors and disabled individuals. While residents can continue to reserve rides like they did for Dial-A-Ride, Arrow will provide residents with an additional option of reserving their ride using their smart phone as well as pay and track the real-time arrival of their ride. Arrow will replace Roseville's Dial-A-Ride and ADA Paratransit service. The goal with this new service is to offer another convenient option for Roseville Transit riders and hopefully introduce transit to people that currently do not use the system.

Pleasant Grove Wastewater Treatment Plant Expansion and Energy Project

These projects are currently in the startup/commissioning phase where the City starts to formally take control of built facilities from the contractor. The energy project has been producing Compressed Natural Gas (CNG) from connections to PG&E natural gas lines for several months, whereas the expansion project cut in the new primary clarifiers in October and began seeding our new digesters in late November. In early 2023, these digesters will start producing biogas, which will be used for CNG production. Once the weather improves, a ribbon-cutting event will be planned to fuel up the first Waste Service vehicle with CNG produced as part of this project.

Environmental Utilities (EU) Operations Facility and Materials Recovery Facility (MRF)

The City has negotiated a contract to assist with 30% design, environmental work, final design and construction support. City Council consideration for approval will be early in the Fourth Quarter of 2023..

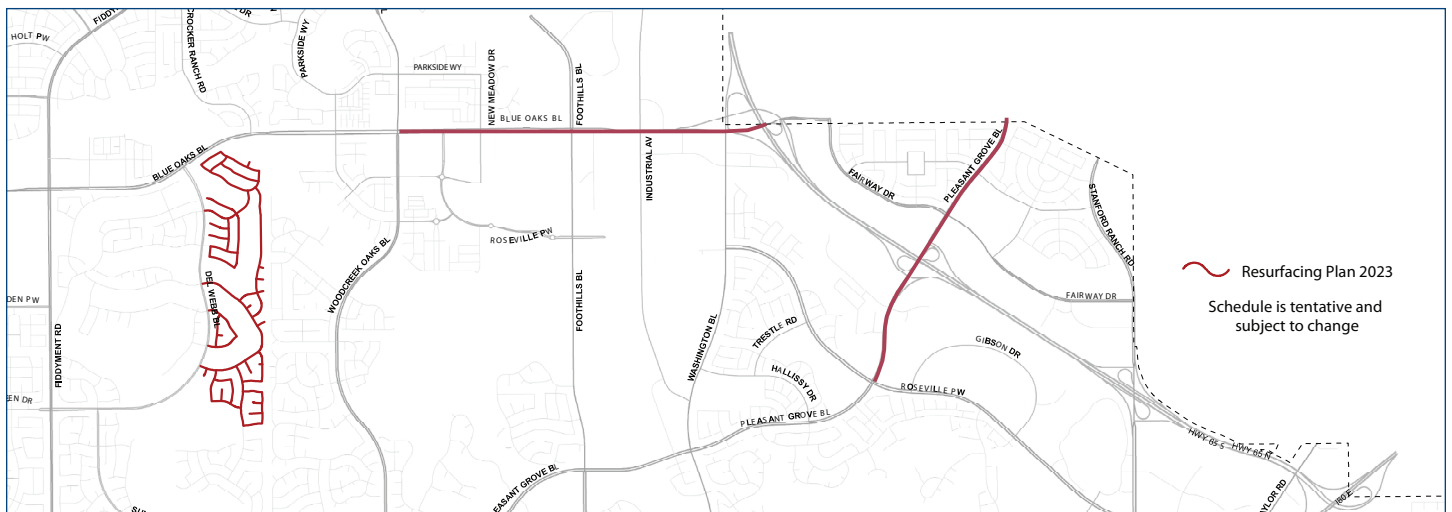
Aquifer Storage and Recovery Wells

Solaire and Shadowbrook Aquifer Storage and Recovery Wells (ASR) were energized on March 17, 2023. Currently, testing of those wells with water is underway. This increases the City's ASR wells in Roseville to seven, with two more coming on board in 2025. A ribbon-cutting event is being planned for May 2023.

The Mistywoods and Campus Oaks ASR Wells will start the below ground drilling very shortly, with the plan to be operational by Summer 2025.

2023 Resurfacing Plan

Due to weather delay, the 2022 arterial roadway work is included in the 2023 Resurfacing Plan. These street segments include Blue Oaks Blvd from Hwy 65 to Woodcreek Oaks Blvd, and Pleasant Grove Blvd from Roseville Pkwy to the northern City limit. The Sun City Resurfacing Project is part of the residential plan. This is the 3rd phase of the 4-phase project.





Support community engagement and advocacy

Roseville Venture Lab (Growth Factory)

- **Innovation Program** – Staff, in collaboration with the Growth Factory, is working on an innovation program that will identify and define business/technical challenges, screen and source startups based on organization synergies, build case studies for pilot opportunities and support local startups by building early relationships.

Staff is also considering a City demonstration policy that will correspond with the innovation program and provide a pathway for businesses to collaborate with City departments.

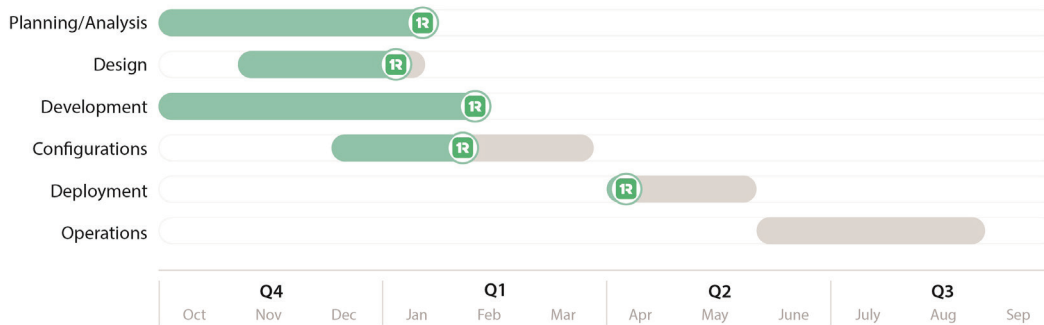
- **Community engagement/Inclusive Economic Development** – Friday “Business Blend” started in January and provides subject matter experts/mentors opportunities to discuss and present on relevant topics (e.g. City procurement/permit process, financial advice, marketing strategies, etc.). The events have been well received with both great speakers and attendance. Over 100 attendees have participated in the events to date.



CRM

The Customer Relationship Management (CRM) system is currently being tested internally with City staff. The system is still on target to go live to the public in Fall 2023. The CRM will offer an automated customer service tool to enhance how staff handle citizens’ requests, build an extensive knowledge base of staff processes, and enhance the experience using the City’s website, mobile app and chatbot.

CRM Project Timeline



Open Data / Open Budget – Performance Measurement

Since the revamp of our Open Data Portal in December 2021, considerable progress has been made to increase engagement and provide more transparency for our residents. More than 50 Key Performance Indicators have been added to the portal to help the City track staff progress. Additionally, the Open Budget Module was launched in late October. In January 2023, staff will begin work on our Capital Projects Explorer Module. This module will track all capital projects in a centralized location; provide detailed information on location, budget, anticipated timeframes, and progress of our current capital improvement projects.

[Data.roseville.ca.us](https://data.roseville.ca.us)





Deliver exceptional City services

Number of New Single Family Home Permits Issued/ Number of Code Enforcement Cases

Development activity remains high, but in different market segments than the past few years. Land development activity such as new subdivision construction has slowed considerably, while multi-family, tenant improvements, and new commercial construction have picked up significantly.

Development Services expects the start of up to 2,400 multi-family apartment units within the next 6 to 12 months. Based on discussions with several homebuilders, staff expects single family homes to start to increase this spring as homebuyers and sellers adjust to a new interest rate environment and resulting pricing.

Total records processed	Fiscal Year 2022	Fiscal Year 2023 (through 3/31/2023)
• Building permits	7,449	4,677
• Single Family Dwelling (SFD) permits	1,790	718
• Revisions	1,143	481
• Master Plans	67	91
• Planning entitlements	163	102
• Ministerial permits	193	208
• Sign permits	185	151
Code Enforcement		
• Inspections conducted	2,248	2,923
• Complaints responded to	1,532	1,762
• Cases closed	1,193	1,198

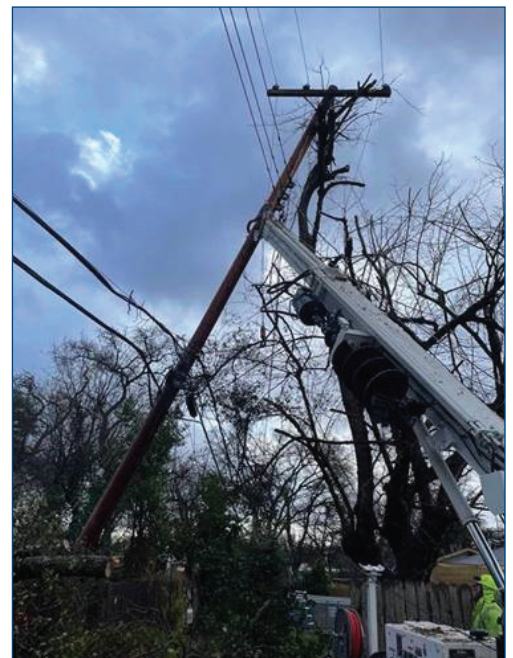
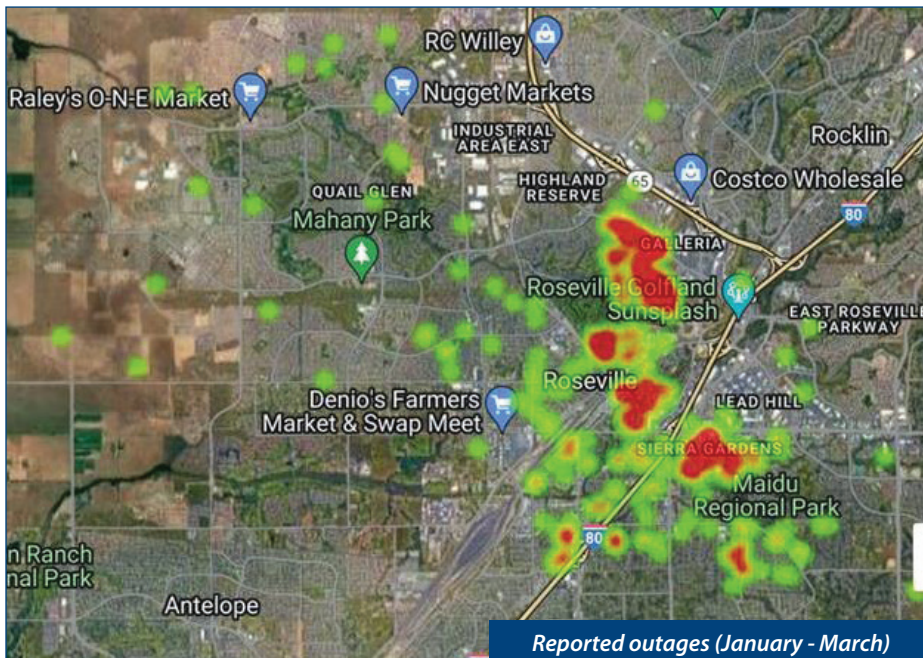
Winter Storm Response

Between January 1 and March 1, 2023, Electric staff responded to 542 outages due to the winter storms that swept across California bringing cold temperatures, strong winds, and extreme rain. The impacts to the Roseville Electric system were mostly in areas where customers are served through aerial facilities that were damaged from falling trees and large branches. Despite the severe storm, Roseville customers did not experience extended outages as crews and tree contractors worked extended shifts (some as long as 24-hrs) in order to maintain the City's power grid. Roseville Electric Utility (REU) was able to restore power to most customers in hours, instead of days, despite facing significant challenges.

When the storm hit, REU immediately activated their emergency response plan. This included staffing the command center around the clock, utilizing additional field crews to assess the damage, keeping additional on-site personnel available, preparing material and equipment for fast deployment, and establishing partnerships with other utilities to share resources if needed. REU's communications staff worked closely with Police & Fire to coordinate responses and provide timely updates to customers.

During these storm events, neighboring utility SMUD, reached out to REU for help. Roseville was able to send field crews to help restore power to over 400,000 SMUD customers while continuing to maintain exceptional service to Roseville customers.

Below is an outage chart that depicts the location of the reported outages:



Water Year 23

Following three dry years, the City experienced a series of Atmospheric River events that produced significant rain and snow in the American River Watershed, and other key watersheds in California. During this quarter, Roseville has been able to recharge the groundwater basin with over 700 acre feet of water, enough to serve about 1,400 homes for an entire year.

Additionally, Roseville was able to enter into a Section 215 Water Contract with the U.S. Bureau of Reclamation for the Federal Water Year in anticipation that recharge opportunities may extend into June 2023. Staff is looking at potential options to wind-down local drought requirements, influenced by final water allocations and details of the actions the Governor took in March 2023. Announcements on any anticipated changes would likely happen by Summer 2023.

Vacancy Rate - Staffing

The City's staffing vacancy rate for regular positions improved to 9.81% for October-December, as compared to 10.74%, a correction of the 21.48% reported for the prior quarter. Human Resources (HR) processed 44 new hires (33 regular; 11 temporary) and 58 employee separations (37 regular; 21 temporary), which included 10 retirements. Summer seasonal hiring for Parks, Recreation & Libraries (PRL) has started.

NEOGOV

NEOGOV, a more robust applicant tracking system, has been implemented. Now fully paperless, all recruitment and hiring is being processed through NEOGOV, except for Parks, Recreation & Libraries summer seasonal hires. This will transition to NEOGOV next year. Human Resources has trained 135 supervisors on Candidate Review to Job Offer, which will make the recruitment process more efficient for establishing employment lists, coordinating interviews and candidate communications.





Regional updates

Placer Ranch (Placer One)

Formerly known as Placer Ranch, “Placer One” is a partnership between Placer County, California State University, Sacramento, Sierra College, and Taylor Builders to develop approximately 2,213 acres in South Placer County’s Sunset Area. The project includes a 300-acre site for development of the Sacramento State Placer Center and a Sierra College extension. At buildout, Placer One is planned to accommodate 5,636 residential units, including single-family detached and multifamily attached units, age-restricted neighborhoods, and mixed-use facilities. The first phase of development is underway and will consist of approximately 900 single-family units accessed from Fiddymont Road. City Communications staff are working with the Placer One team and Placer County to develop a public outreach and communication strategy with the impacted Roseville neighborhoods. Those in the Fiddymont Ranch neighborhood will soon be impacted by the construction of four force sewer mains, which will require closure or significant traffic restrictions on Angus Road for an extended period of time. Installation of a water line connection on Woodcreek Oaks Boulevard will also potentially impact Roseville residents. Lastly, engineering staff is waiting for the results of a traffic study to determine at what point roadway connections need to be made to Woodcreek Oaks and Foothills Boulevard. Design plans are underway for the Foothills Boulevard Bridge over Pleasant Grove Creek, which is required to complete the Foothills extension. This is likely within the next three to five years. Development Services and Public Works staff continue to engage Placer County and the developer regarding these issues.

Placer Vineyards

Placer Vineyards encompasses 5,230 acres south of Baseline Road, generally south/southwest of the Sierra Vista Specific Plan (SVSP). The project is entitled for more than 14,000 residential units. Construction is underway on the first phase which includes seven properties (Property 1A, 3, a portion of 4B, 7, 12B, 15 and a portion of 19) totaling 1,535.3 acres, or approximately one third of the plan area, and will include construction of up to 5,266 residential units, 42 acres of retail, commercial and office/professional uses, schools, parks, open space, and other public serving land uses. Placer Vineyards shares responsibility with the Sierra Vista landowners for widening Baseline Road, which is coordinated by Development Services and Placer County. Extraordinary weather has stalled progress on Baseline Road widening and other intersection and roadway improvements, as the ground has not dried out enough for heavy equipment.

Regional University

Placer County approved modifications to the project Development Agreement and a small lot tentative subdivision map for the first phase of the project, which includes 919 low density lots, 54 medium density lots, one commercial lot, one neighborhood park, and three public parcels. Among the more notable items, the development agreement amendment: 1) shifted the responsibility for construction and purchase of various capital facilities (e.g., fire station and ladder truck) from the landowner to various fee programs; 2) eliminated the requirement for the first phase of the project to construct the segment of Watt Avenue (aka Santucci Boulevard) from Pleasant Grove Boulevard to Baseline Road since that segment is now the responsibility of the Sierra Vista fee program. However, future phases of the project could be required to complete this segment (if not already complete) should it be deemed necessary by the County through a traffic study. The primary access for Phase 1 is via Pleasant Grove Boulevard; and 3) added a provision requiring landowner to construct the northern segment of Santucci Boulevard to Blue Oaks Boulevard at the discretion of the County, provided the City and County agree to modify the City/County Fee Program to include that segment. City staff will continue to monitor the project’s progress and engage with the County as civil improvement plans are processed and approved.

Placer County General Plan Update

In November 2022, the Board of Supervisors directed County staff to begin the process to update the County’s General Plan. The County’s current General Plan was last comprehensively updated in 1994. The update will require staff time and coordination with multiple City departments.