



West Roseville Development Update 2025

Vice Mayor Karen Alvord
Greg Bitter, Planning Manager



Roseville City Council: Vice Mayor Karen Alvord, Bruce Houdesheldt, Mayor Krista Bernasconi, Tracy Mendonsa, Pauline Roccucci

Priorities



**Ensure a
safe and
healthy
community**



**Remain
fiscally
responsible
in a changing
world**



**Enhance
economic
vitality**



**Invest in
well-planned
infrastructure
and growth**



**Support
community
engagement
and advocacy**



**Deliver
exceptional
City services**

Commercial Projects in West Roseville

#1 C-70 (7.1 acres)

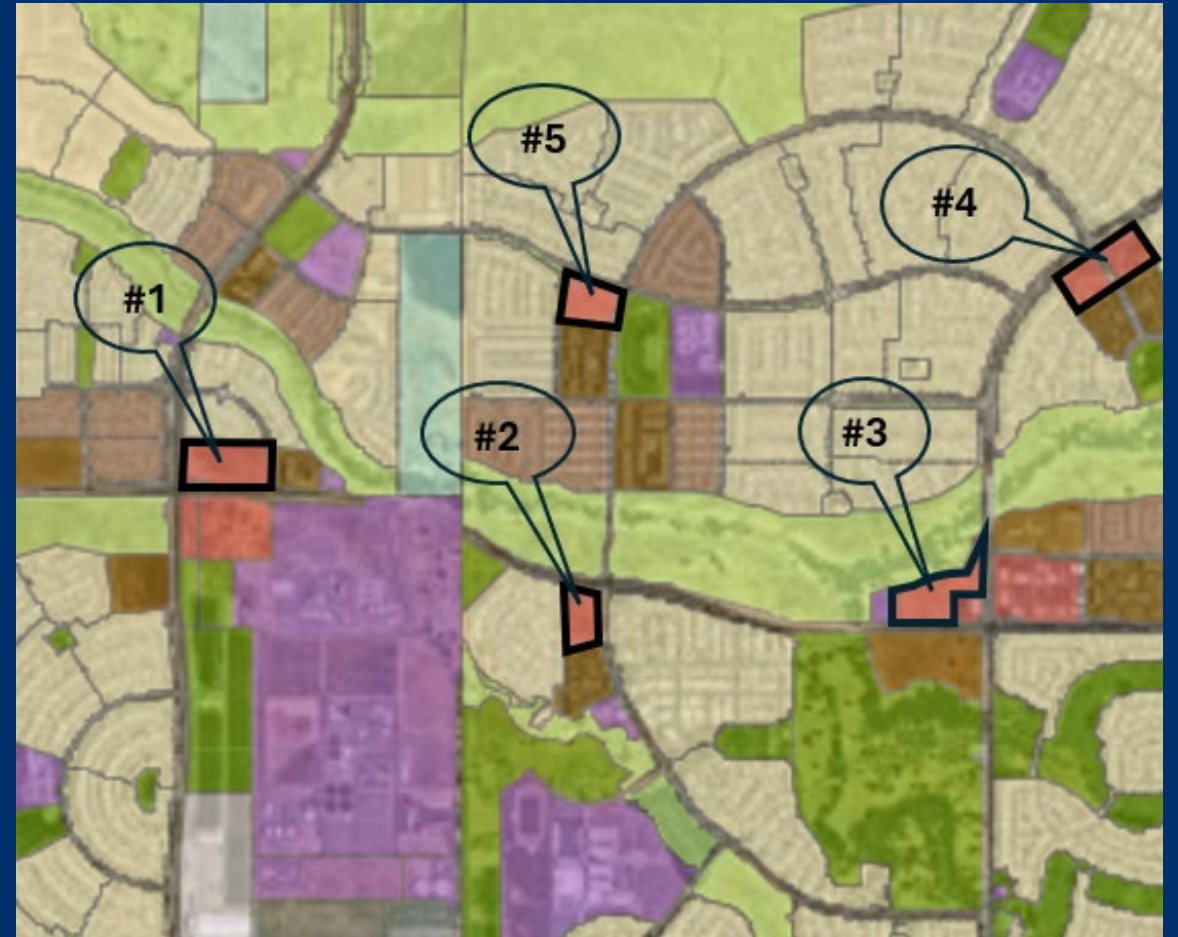
#2 F-34 (Hayden Commercial)

#3 F-30 (Fiddymment Storage)

#4 F-32 & 33 (4.7 acres each)

#5 F-6D (5.5 acres)

Creekview/West Plan Commercial Projects



Hayden Commercial



#1 WB-42 (7.1 acres)

#2 JM 40 (14 acres)

#3 Grocery Outlet (NRSP)

#4 Baseline Market Place

#5 Costco

#6 KT 42 (Circle K)

Sierra Vista Specific Plan Commercial Projects



Baseline Marketplace



Figure 0



Costco at Baseline Marketplace

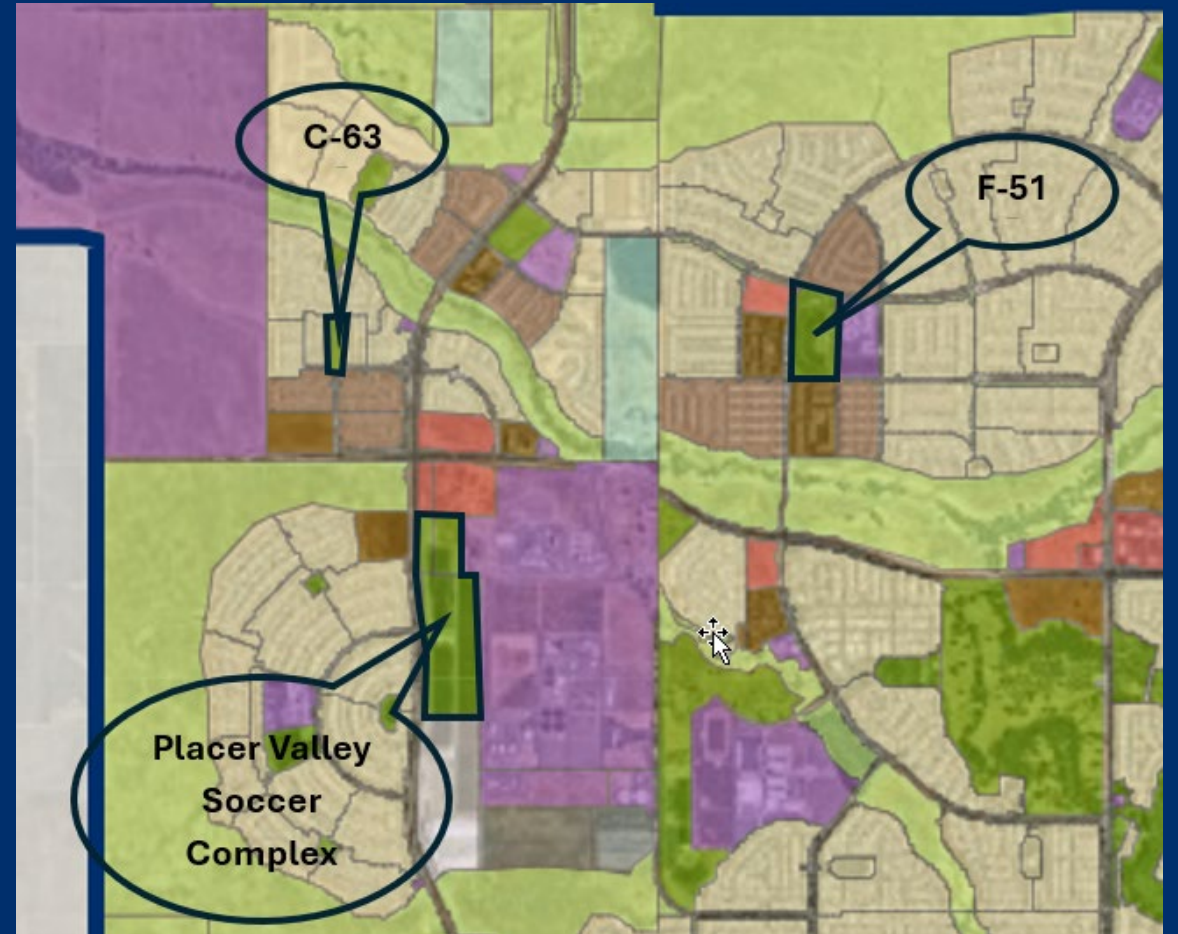
- Warehouse, gas and carwash starting construction
- Estimated store opening in late 2025 or early 2026

Park Development in West Roseville

Creekview/West Plan Park Development

Parks Under Construction

- C-63 (Lower Bank Park)
- F-51 (Riego Creek Park)
- Placer Valley Soccer Complex



Placer Valley Soccer Complex



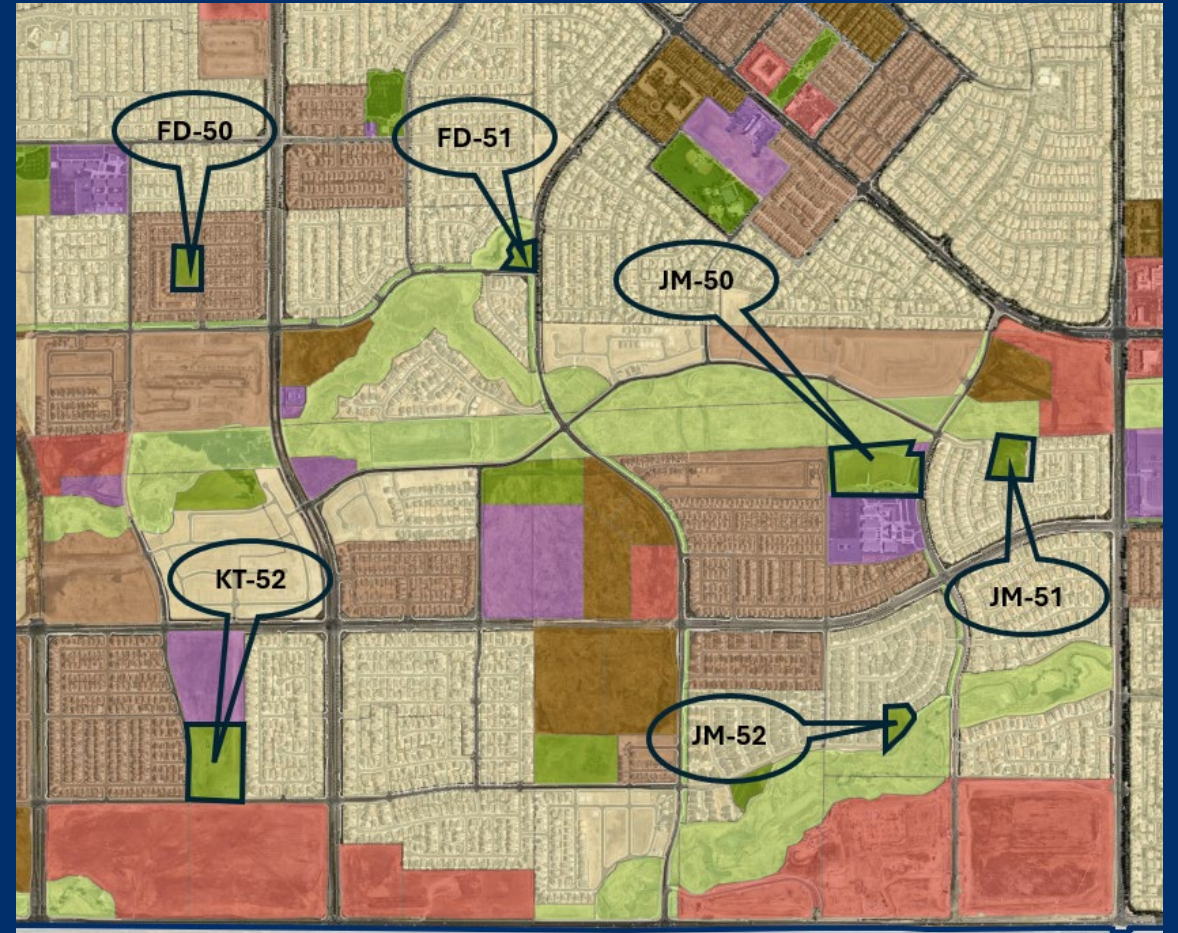
Parks in Design

- FD-50
- JM-51
- JM-52

Parks Under Construction

- JM-50 (John Byouk Park)
- FD-51 (Rocky Rockholm Park)
- KT-52 (Silver Spruce Park)

Sierra Vista Specific Plan Park Development



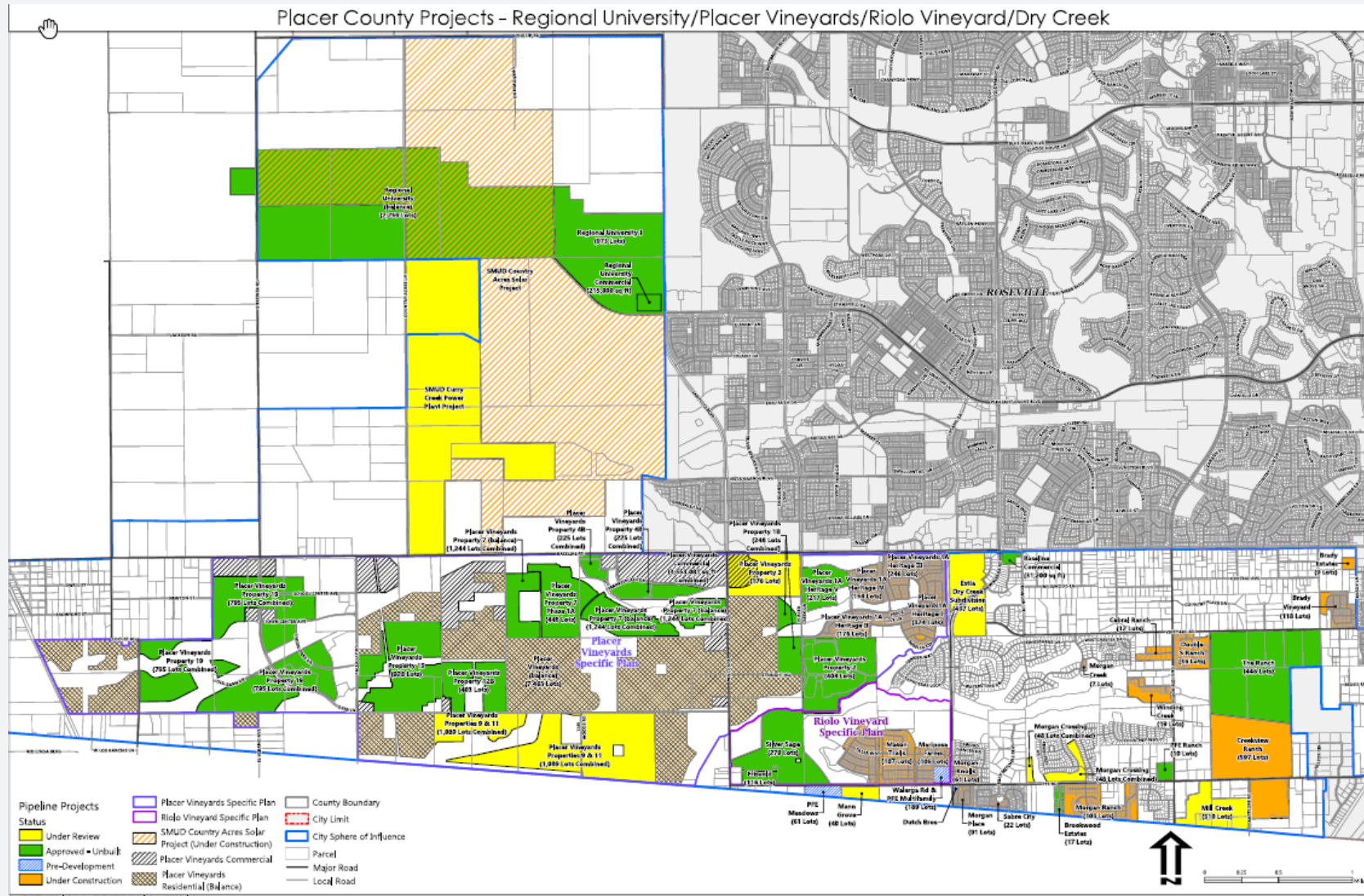


Westbrooke Boulevard Traffic Signals Project

Following completion of the design phase, the City of Roseville will install traffic signals and roadway improvements at the following intersections along Westbrooke Boulevard:

- Solaire Drive
- Earl Rush Drive
- Nicole Gee Drive
- Vista Grande Boulevard
- Sierra Village Drive

Placer County Projects (Southwest Placer)



Public Safety Update

Know Your Boundaries Quiz

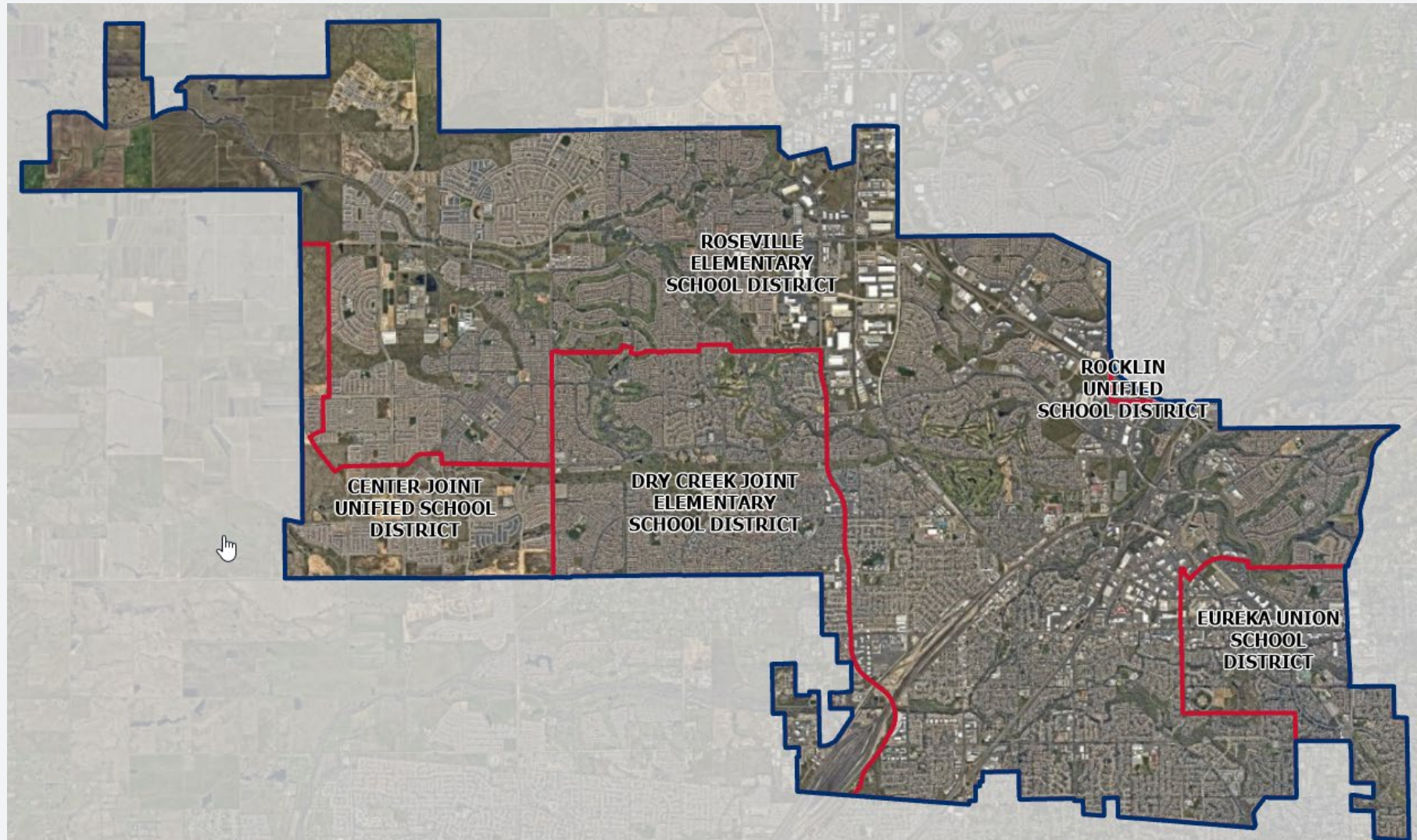
True or False?

If I live in the City of Roseville, my house is within the boundaries of the Roseville City School District.

FALSE

There are four elementary school districts that serve elementary school students who live in the City of Roseville

Elementary School District Boundaries



True or False?

Any home with a Roseville address is located in the City of Roseville boundaries.

FALSE

Homes located south of Baseline Road are outside of the Roseville city limits in unincorporated Placer County, even though the US Postal Service boundaries refer to the area as Roseville.

True or False?

**All homes with a Granite Bay address
are *not* part of the City of Roseville.**

FALSE

East of Sierra College Boulevard around Hillsborough Park is part of the City of Roseville, which is referred to as Granite Bay by the US Postal Service.

What home buyers should know:

- **ZIP codes are not reliable indicators of municipal boundaries**
- **School district boundaries hopscotch across city and county lines**
- **Cities and counties in CA do not control school districts**

Know your boundaries

Learn how Roseville plans for the future

www.Roseville.ca.us/DevelopmentDecoded

Fast facts and videos about

- Roseville's specific plan process
- How development pays its way
- Affordable housing
- Water reliability
- Roseville Electric affordability
- Land use and zoning process
- Environmental studies process



Additional Resources

www.Roseville.ca.us/ProjectsofInterest

Development Decoded



City Manager's Quarterly Report



Questions