



June 2023

Dear Neighbor,

The Placer County Board of Supervisors approved Placer One (previously known as Placer Ranch) in 2019. Placer One is a 2,213-acre master planned community in unincorporated Placer County north of Roseville that will include an employment center, town center, Sacramento State Placer Center, shopping and dining districts, parks, and natural open space that will be connected by a bikeway network to residential neighborhoods with a variety of home types.

As implementation of Placer One's initial phase moves forward, we want to let you know about upcoming work to install sewer pipes within Fiddymont Road and Angus Road in the City of Roseville. **This work will begin in July 2023 and be completed by the end of January 2024. The work will result in temporary closures of Fiddymont Road and Angus Road between Placer One's southern boundary at the Roseville city limit and the Pleasant Grove Creek Open Space.** (Please see map below.) While Placer One is in unincorporated Placer County, this construction is necessary to connect the development to regional infrastructure.

The installation work will be divided into five sections to limit closures or lane reductions to the portions of Fiddymont or Angus where pipes are being installed. Work on each of the five sections will take approximately six weeks and will start on Angus Road at the elbow adjacent to the Pleasant Grove Creek Open Space and move north. Residents will be notified in advance about when work will start and be completed on the section closest to them. Residents also will be provided with information about alternate transportation routes to be used during each section's construction, and information will be available on the Placer One website at www.placer-one.com.

We very much appreciate your patience and understanding. Please know that we are committed to completing this work as quickly as possible and in a way that minimizes disruptions for area residents. If you have questions or would like additional information, please contact us at info@placer-one.com or 916-625-6410. Thank you.



Placer One website