

## **II. LAND USE ELEMENT**



**2035**

## **North Industrial Area**

The North Industrial area, while not subject to a specific plan, is a recognized planning subarea of the City. The area consists of 2,031 gross acres west of Washington Boulevard and north of the Northwest Roseville Specific Plan. Devoted primarily to industrial uses, the area is intended to provide a major employment/ industrial center for the South Placer region. Integrated within the North Industrial Area is a mix of housing, commercial services and community amenities to support the industrial uses. The Hewlett-Packard Roseville Campus Master Plan and the Hewlett-Packard Campus Oaks Master Plan are located within this area. The North Industrial area will accommodate approximately 5,196 residents and provide 28,000 jobs at buildout.

## **Del Webb Specific Plan**

The Del Webb Specific Plan was adopted in December 1993 and includes 1,203 gross acres north of Pleasant Grove Boulevard and east of Fiddymont Road. The Plan is an age restricted “active adult” community. It consists primarily of single-family homes focused around recreational facilities. Included are 27 holes of golf, private recreation centers, public parks and park preserves, two community commercial centers, a religious facility, and a fire station. The Plan accommodates approximately 5,859 residents and provides for 403 jobs.

## **Highland Reserve North Specific Plan**

The Highland Reserve Specific Plan was adopted in May 1997 and includes 677 acres previously identified as urban reserve in the North Central Roseville Specific Plan. The Specific Plan includes 1,669 single and multi-family units, including approximately 162 acres of commercial use, and a 39-acre church/private school site. At buildout, the plan area is expected to accommodate approximately 4,356 residents and provide 4,900 jobs.

## **North Roseville Specific Plan**

The North Roseville Specific Plan (Phase I) was adopted in August 1997 and includes approximately 749 acres previously identified as urban reserve and light industrial.

The North Roseville Specific Plan (Phase II) was adopted in May 1999 and includes approximately 659 acres previously identified in the urban reserve. The North Roseville Specific Plan (Phase III) was adopted in July 2000 and includes approximately 161 acres previously located within Placer County with a land use designation of Agriculture. Combined, the three phases of the NRSP include ~~5,804~~ **5,858** single and multi-family dwelling units, including approximately ~~82~~ **77** acres of commercial, 118 acres of parks, 183 acres of open space, and 68 acres of public/quasi-public. At buildout, the plan anticipates approximately ~~15,144~~ **15,289** residents and ~~1,245~~ **1,141** jobs.

## **Stoneridge Specific Plan**

The Stoneridge Specific Plan was adopted in March 1998 and includes 1,117 acres, a majority of which (699 acres) was previously designated as urban reserve in the Northeast Roseville Specific Plan, with the remainder (390 acres) annexed into the City from unincorporated Placer County. The Specific Plan includes 2,861 single and multi-family units, including approximately 35 acres of Commercial, 5 acres of Business Professional, 78 acres of Park, 270 acres of Open Space, a 15-acre school site and a fire station. At buildout, the Plan area is expected to accommodate approximately 7,467 residents and provide 1,563 jobs.

## **West Roseville Specific Plan**

The West Roseville Specific Plan was adopted in February 2004 and includes 3,194 acres west of Fiddymont Road, generally north of Pleasant Grove Boulevard. The Plan area was annexed into the City of Roseville from unincorporated Placer County. The Specific Plan includes 10,495 single and multi-family units, including approximately 704 age-restricted units, 55 acres of Commercial, 88 acres of Industrial, 251 acres of Park, 705 acres of Open Space, and 110 acres of Schools. At buildout the Plan area is expected to accommodate approximately 26,822 residents and provide 4,735 jobs.

## **Riverside Gateway Specific Plan**

The Riverside Gateway Specific Plan was adopted in March 2006. The Riverside Gateway Specific Plan was the City's first attempt at using the Specific Plan process in conjunction with a

**TABLE II-2  
TOTAL LAND USE ALLOCATION**

USE CATEGORY	GROSS <sup>1</sup> ACRES	% OF TOTAL ACRES
Residential (RES)	<del>12,854</del> 12,858	45%
Commercial (COM)	<del>2,276</del> 2,271	8%
Business Professional (BP)	792	3%
Industrial (IND)	2,369	8%
Open Space (OS)	3,151	11%
Park & Recreation (PR)	2,136	8%
Public/Quasi Public (P/QP)	2,719	10%
Right of Way (ROW)	1,978	7%
<b>TOTAL</b>	<b>28,274</b>	<b>100%</b>

SOURCE: City of Roseville Planning Division  
Updated: September 6, 2017

**TABLE II-3  
LAND USE ALLOCATION BY INCORPORATED SUBAREA (in acres)**

SUBAREA	RES	COM <sup>2</sup>	BP	IND <sup>3</sup>	OS <sup>4</sup>	PR <sup>5</sup>	P/QP <sup>6</sup>	ROW	TOTAL ACRES
INFILL	3,349	571	201	914	479	465	2,109	426	8,514
SERSP	559	83	99	0	74	111	20	78	1,024
NERSP	132	300	308	0	94	13	10	97	954
NWRSP	1,759	119	11	0	155	353	107	159	2,663
NCRSP	656	339	162	78	183	100	75	232	1,825
NIPA	307	68	6	1,287	173	53	9	129	2,031
DWSP	659	13	0	0	98	378	4	51	1,203
HRNSP	294	162	0	0	37	37	48	99	677
NRSP	<del>998</del> 1,002	<del>84</del> 77	0	0	184	117	68	121	1,569
SRSP	616	35	5	0	270	78	23	90	1,117
WRSP	1,758	55	0	88	705	251	147	190	3,194
RGSP	21	29	0	0	0	0	0	0	50
DTSP	27	110	0	2	0	37	0	0	176
SVSP	1,133	241	0	0	357	105	72	173	2,081
CSP	248	19	0	0	177	16	10	32	502
ARSP	338	51	0	0	165	22	17	101	694
<b>TOTAL ACRES</b>	<b><del>12,854</del> 12,858</b>	<b><del>2,276</del> 2,272</b>	<b>792</b>	<b>2,369</b>	<b>3,151</b>	<b>2,136</b>	<b>2,719</b>	<b>1,978</b>	<b>28,274</b>

SOURCE: City of Roseville Planning Division  
Updated: September 6, 2017

<sup>1</sup> Gross acreage includes road and highway rights-of-way, easements, etc.

<sup>2</sup> Commercial includes neighborhood commercial, community commercial, regional commercial and central business district.

<sup>3</sup> Industrial includes general industrial, light industrial, and transfer station.

<sup>4</sup> Open Space includes open space, floodway open space, paseos, wildlife/vernal pool preserves, and 80 acres of Urban Reserve.

<sup>5</sup> Parks and Recreation includes developed park and recreation areas and golf courses.

<sup>6</sup> Public/Quasi Public includes: schools, churches, fire stations, electrical substations, corporation yards, well sites, tank and pump station sites, solid waste recycled drop off and park & ride lots.

**TABLE II-4  
RESIDENTIAL UNITS AND POPULATION BY INCORPORATED  
SUBAREA**

SUBAREA	DWELLING UNITS			POPULATION <sup>1</sup>		
	(2016)	(2035)	Buildout	(2016)	(2035)	Buildout
Infill	15,647	16,359	16,359	40,839	43,167	43,167
Southeast Roseville	3,054	3,163	3,163	7,971	8,255	8,255
Northeast Roseville	1,098	1,350	1,350	2,866	3,524	3,524
Northwest Roseville	8,930	9,068	9,068	23,307	23,667	23,667
North Central Roseville	4,261	4,711	4,711	11,121	12,296	12,296
North Industrial	1,043	1,991	1,991	2,722	5,196	5,196
Del Webb	3,210	3,210	3,210	5,859	5,859	5,859
Highland Reserve North	1,669	1,669	1,669	4,356	4,356	4,356
North Roseville	5,434	<del>5,804</del> 5,858	<del>5,804</del> 5,858	14,183	<del>15,144</del> 15,289	<del>15,144</del> 15,289
Stoneridge	2,446	2,861	2,861	6,384	7,467	7,467
West Roseville	4,606	10,495	10,495	11,461	26,822	26,822
Riverside Gateway	206	456	456	538	1,190	1,190
Downtown	255	2,272	2,272	665	5,930	5,930
Sierra Vista	23	8,658	8,658	60	22,198	22,198
Creekview	0	2,011	2,011	0	5,249	5,249
ARSP	0	2,827	2,827	0	7,378	7,378
<b>TOTAL</b>	<b>51,882</b>	<b>76,902</b>	<b>76,902</b>	<b>132,332</b>	<b>197,695</b>	<b>197,695</b>

SOURCE: City of Roseville Planning Division  
Updated: September 6, 2017

<sup>1</sup> Assumes 2.61 persons per household except for 3,110 units in Del Webb, 493 units in Sierra Vista and 704 units in West Roseville which utilize a 1.8 persons per household multiplier (2010 Census).



