

## II. LAND USE



## PLANNING AREA

The focus of the General Plan's land use policy is on the City's "Planning Area" (see Figure II-1), which includes all planning subareas within the City limits, Sphere of Influence, and the City/County Memorandum of Understanding area, as described below.

### Sphere of Influence

The City's Planning Area includes 796 acres of land that is within the City's Sphere of Influence, but outside the current City limits. The City does not have jurisdiction over projects proposed within the Sphere of Influence, but will monitor, receive notices, and provide official comments on such projects. The City will use policies of the Growth Management component of this Element to evaluate annexations to the City and expansions of the Sphere of Influence, which would be subject to approval by the Placer County Local Agency Formation Commission (LAFCO).

### City/County Memorandum of Understanding Area

The City has an expanded cooperation agreement in place with Placer County, commonly referred to as the City/County Memorandum of Understanding (MOU), which provides guidelines for the City or County to follow to ensure that development within the MOU area is cooperatively planned with input from both agencies.

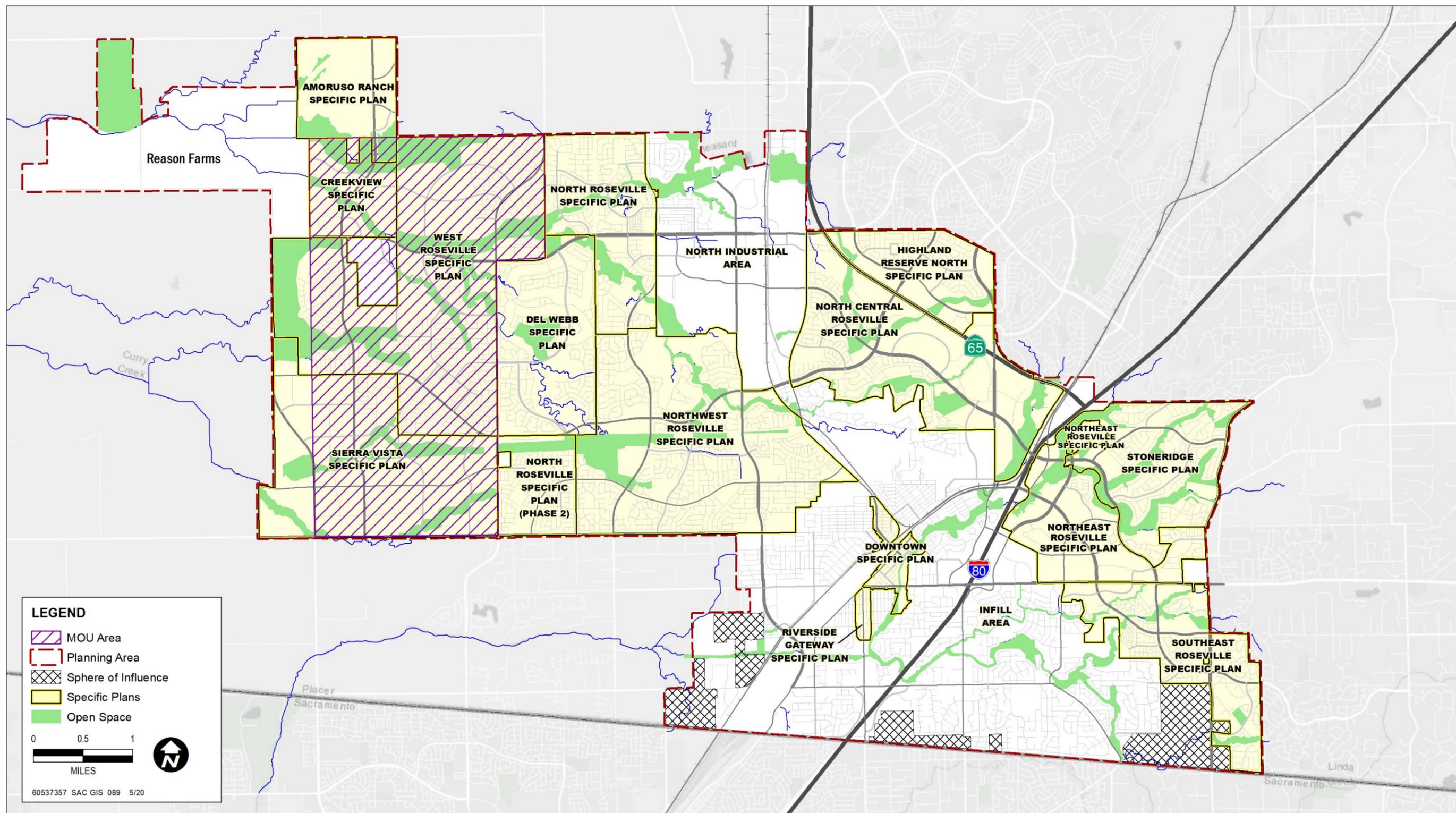
### Planning Subareas

Within the City limits, there are 16 subareas that have been defined for planning purposes. These include the Infill Area, the North Industrial Area, and the City's 14 Specific Plan Areas:

- **Infill Area** – This area has vacant and underutilized properties where the City will encourage infill development, but overall, it is mostly built out. The Infill Area includes the historic core of the community but excludes the Downtown and Riverside Gateway Specific Plan Areas.
- **North Industrial Area** – While not subject to a specific plan, this is a recognized planning subarea of the City that provides a major opportunity for industrial and employment development serving the south Placer region. The North Industrial Area has adopted design guidelines, the North Roseville Design Guidelines, which applies to the majority of the planning area. Other portions of the North Industrial Area are regulated by the Hewlett Packard Master Plan or Campus Oaks Master Plan.
- **Southeast Roseville Specific Plan (1985)** – This mixed-use Specific Plan represents the City's first effort to use the specific plan process to master plan a new development area.
- **Northeast Roseville Specific Plan (1987)** – This Specific Plan is primarily intended for commercial and employment-generating uses but also has significant residential and open space components.
- **Northwest Roseville Specific Plan Area (1989)** – The predominant land uses in this Specific Plan Area are single- and multi-family development, but the Specific Plan also provides for commercial, office, open space, and public uses.
- **North Central Roseville Specific Plan (1990)** – This Specific Plan Area includes residential, commercial, and office uses, along with a large area for wetland preservation and creation.
- **Del Webb Specific Plan (1993)** – This Specific Plan Area is planned as an age-restricted community consisting of single-family homes focused around recreational facilities with supportive private and public uses.



Figure II-1 | Planning Areas This figure to be updated with the boundaries of the Specific Plans as shown in Exhibit B.2





- **Highland Reserve North Specific Plan (1997)** – This Specific Plan accommodates single- and multi-family residential development, along with commercial and other supportive uses.
- **North Roseville Specific Plan (1997)** – This multi-phase Specific Plan includes single- and multi-family dwelling units, commercial uses, parks and other public facilities, and open space.
- **Stoneridge Specific Plan (1998)** – This Specific Plan accommodates single- and multi-family residential development, commercial and office uses, parks and other public facilities, and open space.
- **West Roseville Specific Plan (2004)** – This Specific Plan accommodates single- and multi-family dwelling units, including age-restricted units, commercial uses, industrial development, parks and other public facilities, and open space.
- **Riverside Gateway Specific Plan (2006)** – The Riverside Gateway Specific Plan is intended to guide public improvements and facilitate commercial and residential infill development between Douglas Boulevard and Darling Way.
- **Downtown Specific Plan (2009)** – This Specific Plan encourages mixed-use infill development throughout the Historic Old Town and the Vernon Street District. The associated Downtown Code implements the Plan, physically applying the Plan’s guidance to properties within the Plan Area.
- **Sierra Vista Specific Plan (2010)** – This Specific Plan accommodates single- and multi-family units, including age-restricted units, commercial development, parks and other public facilities, and open space.
- **Creekview Specific Plan (2012)** – This Specific Plan accommodates single- and multi-family dwelling units, commercial and office development, parks and other public facilities, and open space.
- **Amoruso Ranch Specific Plan (2016)** – This Specific Plan accommodates single- and multi-family dwelling units, commercial development, parks and other public facilities, and open space.
- **Atlantic Street Corridor Specific Plan (2022)** – This Specific Plan is intended to guide public improvements and facilitate commercial and multifamily residential infill development, redevelopment, and reinvestment.
- **Douglas-Harding Corridor Specific Plan (2022)** – This Specific Plan is intended to guide public improvements and facilitate commercial and multifamily residential infill development, redevelopment, and reinvestment.
- **Douglas-Sunrise Corridor Specific Plan (2022)** – This Specific Plan is intended to guide public improvements and facilitate commercial and multifamily residential infill development, redevelopment, and reinvestment.

Roseville’s Specific Plans play an important role in guiding development and conservation. In many areas of the City, the Specific Plans are the primary mechanism for implementing the goals and policies of the General Plan. It is the City’s policy to plan for new development and/or reinvestment efforts through the Specific Plan process.

The Specific Plans establish detailed policies and implementation programs for portions of the City, consistent with the goals and policies established in the General Plan. Specific Plan land use designations are reflected on the General Plan Land Use Map, although Specific Plans may also use new land use categories that are more specific or tailored to a particular situation. The City’s Specific Plans are consistent with, and are hereby incorporated by this reference, as a component of the Land Use Element of the General Plan. Copies of all of the City’s Specific Plans may be obtained through the

Development Services Department in the Civic Center at 311 Vernon Street or online at: [www.roseville.ca.us](http://www.roseville.ca.us).

## LAND USE DESIGNATIONS

The City's land use designations define allowable land use, and serve as a guide for zoning, Specific Plans, and other land use regulations. Each land use designation has density and intensity guidelines (Table II-3 and II-4), which are used for planning of facilities (e.g. roadway, utilities, schools, parks, etc.) that support the various land uses, as directed by goals and policies in other Elements. The Land Use Map (Figure II-2) illustrates the location of the City's land use designations. The City's land use designations include:

### Residential

- Low-Density Residential (0.5 – 6.9 Dwelling Units/Acre)
- Medium-Density Residential (7.0 – 12.9 Dwelling Units/Acre)
- High-Density Residential (13.0 Dwelling Units/Acre or greater)

### Commercial

- Neighborhood Commercial
- Community Commercial
- Regional Commercial

### Office

- Business Professional

### Industrial

- Light Industrial
- Tech/Business Park
- General Industrial
- Transfer Station

### Special Areas

- Central Business District
- Public/Quasi-Public
- Parks and Recreation
- Open Space
- Urban Reserve



## Combining Designations

- Floodplain
- Study Area
- Village Center

Figure II-2 | Land Use Map This figure to be updated as shown in Exhibit B.3

