

## EXISTING CONDITIONS AND PROJECTIONS

### A. PLANNING AREA

The focus of the General Plan's land use policy is on the City's "planning area." Roseville's planning area includes approximately 44.2 square miles of incorporated lands as well as an additional 796 acres, which make up the City's sphere of influence. Roseville's planning area is reflected on Figure II-1. A summary of the acreages for the lands within both the incorporated area and sphere of influence are included on Table II-1.

#### INCORPORATED AREA

Within the City limits there are sixteen subareas that have been planned for urban development. These include the Infill Area, the North Industrial area, and the City's fourteen specific plan areas. Each area is briefly described below:

##### Infill Area

The Infill area constitutes what historically has been the central core of Roseville, as well as the areas that were the focus of growth in the City until the early 1980's. With the exception of scattered parcels of limited acreage, the Infill area is close to being fully developed. The land use in this area incorporates a mix of residential neighborhoods, commercial and industrial uses and amenities to serve the residents of the community. The Infill area encompasses the oldest portions of the City but excludes the newly adopted Downtown Specific Plan area and Riverside Gateway Specific Plan area. Totaling 8,515 gross acres, the Infill area will accommodate approximately ~~43,167~~ **43,227** residents at full buildout.

##### Southeast Roseville Specific Plan

The Southeast Roseville Specific Plan represents the City's first effort to utilize the specific plan process to master plan a new development area. The Plan, originally adopted in February 1985 and expanded in April 1988, provides for the development of approximately 1,024 gross acres south of Douglas Boulevard in the southeast portion of the City. Included is a mix of single and multi-family residential, commercial and office uses with schools, parks and open space

amenities. The Plan area is anticipated to accommodate approximately 8,255 residents and provide 4,386 jobs at buildout.

##### Northeast Roseville Specific Plan

The Northeast Roseville Specific Plan was adopted in April 1987 and consists of 954 gross acres east of Interstate 80 and north of Douglas Boulevard. The land use plan for this area consists largely of commercial and employment based uses focused towards the regional market, and the inclusion of 1,350 dwelling units. The Plan incorporates significant open space resources including Miner's and Secret Ravines. Buildout population for the Northeast Plan area is projected at 3,524 residents with 18,587 jobs.

##### Northwest Roseville Specific Plan Area

The Northwest Roseville Specific Plan was adopted in May 1989 and includes 2,663 gross acres in the western portion of the City. Single and multi-family residences are the predominant land use in the area, with associated commercial, office and service uses. The Plan area incorporates a significant amount of parklands and open space, a city golf course and several school sites, including a high school. The Plan is anticipated to accommodate approximately 23,667 residents and provide 4,236 jobs at buildout.

##### North Central Roseville Specific Plan

The North Central Roseville Specific Plan area is generally situated between Interstate 80 and Washington Boulevard, north of the Diamond Oaks Golf Course. The Plan, adopted in July 1990, is bordered on the north by Highway 65 and incorporates 1,825 acres. The North Central Plan area provides a diverse mix of residential, commercial and office uses. Included are regional commercial sites and significant wetland preservation/compensation area. The Plan area is expected to accommodate approximately 12,296 residents and 15,200 jobs at buildout.

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

USE CATEGORY	GROSS <sup>1</sup> ACRES	% OF TOTAL ACRES
Residential (RES)	<del>12,854</del> <b>12,855</b>	45%
Commercial (COM)	2,276	8%
Business Professional (BP)	<del>792</del> <b>791</b>	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	<del>3,349</del> <b>3,350</b>	571	<del>201</del> <b>200</b>	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	998	81	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>	<del>12,854</del> <b>12,855</b>	<b>2,276</b>	<del>792</del> <b>791</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.

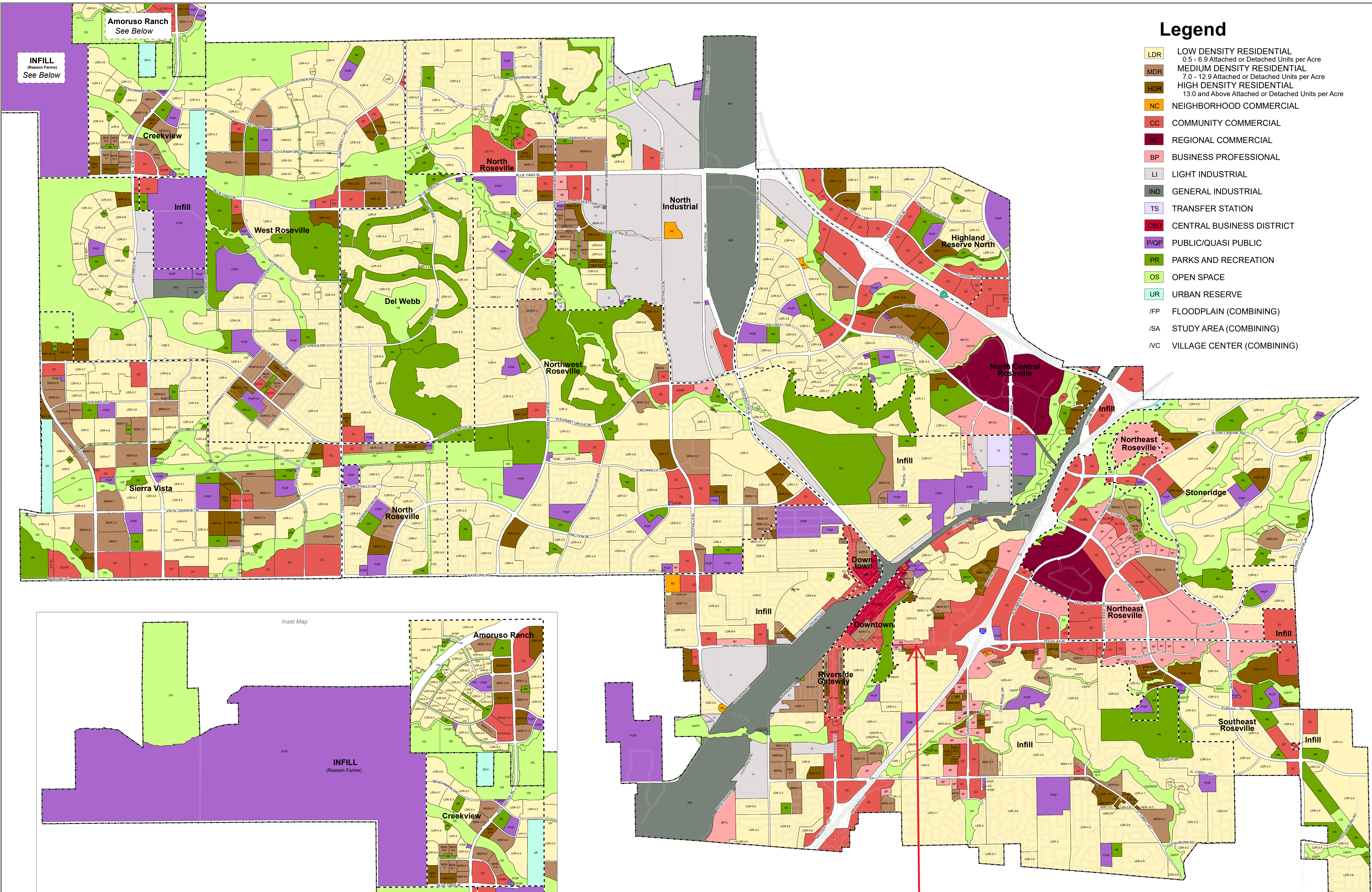
<sup>6</sup> Public/Quasi Public includes: schools, churches, fire stations, electrical substations, corporation yards, well sites, tank and pump station sites, solid waste recycled drop off and park & ride lots.

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

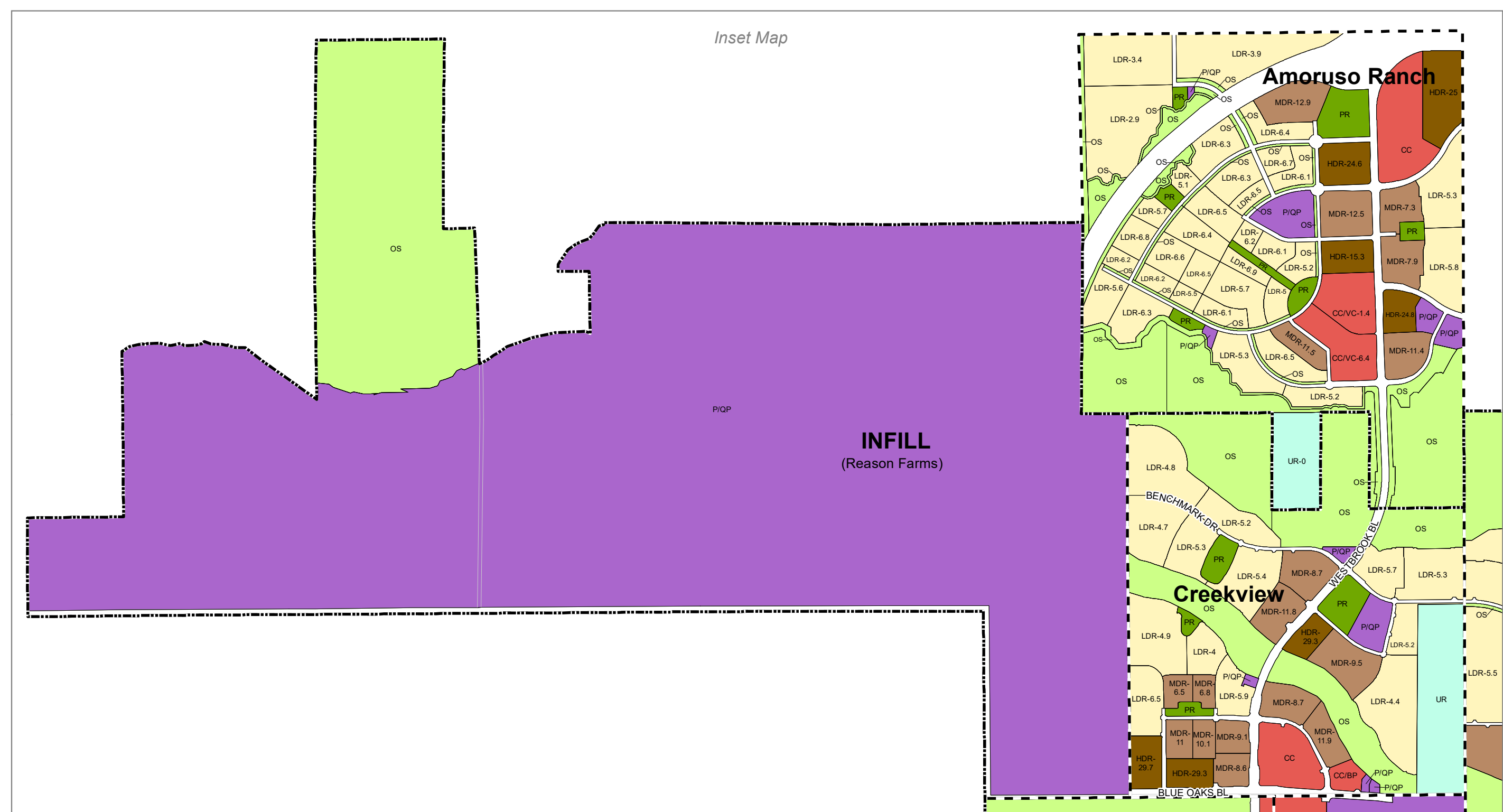
SUBAREA	DWELLING UNITS			POPULATION <sup>1</sup>		
	(2016)	(2035)	Buildout	(2016)	(2035)	Buildout
Infill	15,647	<del>16,359</del> 16,382	<del>16,359</del> 16,382	40,839	<del>43,167</del> 43,227	<del>43,167</del> 43,227
Southeast Roseville	3,054	3,163	3,163	7,971	8,255	8,255
Northeast Roseville	1,098	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	5,801	5,801	14,183	15,141	15,141
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).



- ### Legend
- LDR LOW DENSITY RESIDENTIAL  
0.5 - 6.9 Attached or Detached Units per Acre
  - MDR MEDIUM DENSITY RESIDENTIAL  
7.0 - 12.9 Attached or Detached Units per Acre
  - HDR HIGH DENSITY RESIDENTIAL  
13.0 and Above Attached or Detached Units per Acre
  - NC NEIGHBORHOOD COMMERCIAL
  - CC COMMUNITY COMMERCIAL
  - RC REGIONAL COMMERCIAL
  - BP BUSINESS PROFESSIONAL
  - LI LIGHT INDUSTRIAL
  - IND GENERAL INDUSTRIAL
  - TS TRANSFER STATION
  - CBD CENTRAL BUSINESS DISTRICT
  - P/QP PUBLIC/QUASI PUBLIC
  - PR PARKS AND RECREATION
  - OS OPEN SPACE
  - UR URBAN RESERVE
  - /FP FLOODPLAIN (COMBINING)
  - /SA STUDY AREA (COMBINING)
  - /VC VILLAGE CENTER (COMBINING)



Change land use for Infill Pcl 246 from BP to HDR



Last updated: May 2018

**Infill**  
Roseville Water Treatment Plant  
9595 Barton Road  
Located approx. 1.5 miles east