



*CITY OF ROSEVILLE*  
*PLANNING DEPARTMENT STAFF REPORT*  
*PLANNING COMMISSION MEETING*

*March 8, 2007*

Prepared by: Joe Allen, Senior Planning Technician

**ITEM V-A: GENERAL PLAN AMENDMENT AND SPECIFIC PLAN AMENDMENT – UNIT AND ACRE ALLOCATION STUDY – CITYWIDE - FILE # 2007PL-013; PROJECT #'S GPA-000033 and SPA-000023.**

**REQUEST**

The City is requesting approval of a General Plan Amendment and Specific Plan Amendment to:

- Make adjustments to the unit and acre allocations in the General Plan;
- Make adjustments to the unit and acre allocations in the individual Specific Plans; and
- Make various other minor edits that will update the General Plan and Specific Plan documents to reflect the most recent and accurate information.

The adjustments reflect corrections to historical data that were discovered through research into previous amendments, refinements in how the data is reported, and improved technology that allows for more precise and accurate measuring, counting and tracking.

**Property Owner/Applicant:** City of Roseville, Planning and Redevelopment Department

**SUMMARY RECOMMENDATION**

The Planning and Redevelopment Department recommends that the Planning Commission:

- A. Recommend the City Council adopt one (1) finding of fact for the General Plan Amendment;
- B. Recommend the City Council approve the General Plan Amendment;
- C. Recommend the City Council adopt one (1) finding of fact for the Specific Plan Amendment; and
- D. Recommend the City Council approve the Specific Plan Amendment.

**SUMMARY OF OUTSTANDING ISSUES**

There are no outstanding issues associated with this request.

**BACKGROUND**

The Planning and Redevelopment Department tracks development changes within the City on a monthly basis. This began in the 1980's and included tracking of units, acres, and development activity. As the City continued to grow, this effort has become increasingly more complex and now uses a very sophisticated system of tools to manage this data. Tracking changes in the City is an ongoing effort and sometimes a challenge. In recent years, it has become evident that some errors exist in older numbers, and changes are occurring quickly in newer areas of the City. As a result, the Planning and Redevelopment Department began a citywide study to confirm and update the number of units and acres for the City by each geographic subarea.

Staff has been working towards establishing a new unit and acre allocation baseline citywide. This comprises twelve planning areas in all, ten Specific Plans and two planning areas (Infill and North Industrial). The unit and acre allocation data reported in the General Plan, individual Specific Plans, and the department's Development Activity reports have become inconsistent and in certain instances inaccurate. There are several reasons for these discrepancies; however, the primary reason is due to

the prior lack of a reliable and comprehensive method in which to track the high volume of amendments and other land use changes over the years. These numbers are used throughout the City by several departments to study a variety of areas. These uses include, but are not limited to; traffic, sewer/water, fee calculation and estimates, development projections, tracking of historical trends, affordable housing calculations, facility construction timing, etc., to name a few. Because of their widespread use, it is important to ensure that these numbers are accurate and reliable.

Allocation changes have typically been tracked with the use of General Plan and Specific Plan Amendments; however, not all allocation changes occur by means of an adopted resolution. Several plan areas have included provisions allowing minor unit and acre adjustments that are approved administratively by means of an Administrative Permit (AP) or Conditional Use Permit (CUP). In addition, minor unit and acre adjustments often are the result of a Tentative Subdivision Map (SUBD) approval. These entitlements are usually used to transfer units within a plan area to accommodate changes in mapping of residential subdivisions. With improved tools and a refined process, once these changes are accepted and new baselines are established, staff will be able to track these changes in a more timely and accurate manner and maintain up to date allocation numbers.

In addition, staff is taking the opportunity to make minor text updates to the General Plan Introduction and Land Use Element. This will make the document more internally consistent, accurate, and easier to use and implement. The updates do not result in any policy changes and do not include any changes that have not been previously approved by the City Council. The proposed changes to the General Plan include:

- Incorporating previously approved General Plan amendments;
- Incorporating new and amended Specific Plan approvals;
- Updating background information to reflect recent changes
- Eliminating tables that regularly change where similar information can be found in other regularly updated documents; and
- Updating tables that reference acreage, dwelling unit, and population related information.

By updating the General Plan as noted above, staff's goal is to generate a "clean," consolidated document.

## **EVALUATION**

The Planning Commission was provided an overview to this project at their January 25, 2007 meeting. At that time, the Planning Commission heard staff's presentation regarding a dwelling unit and acre allocation study that has been a focus of the Planning Technician staff for over the past six (6) months. The focus of the workshop highlighted the most significant aspect of the project; reconciling the allocated units and acres for each of the twelve (12) planning areas. Staff provided a breakdown of this work in the form of summary tables listing "old" and "new" numbers side-by-side for comparison. Please refer to Attachment 1 for a copy of the prior staff report. Since that time, staff has conducted further research that has led to minor adjustments to the numbers originally reported to the Planning Commission at the January hearing. For example, an error was identified and corrected in the method used to account for the total number of dwelling units in the Del Webb Specific Plan.

The proposed text updates to the General Plan Introduction and Land Use Element are included as Exhibits A and B respectively, in ~~strikeout~~/underline format. Three of the six Land Use Element components did not require updating and are not included in Exhibit B. Sections of the Land Use Element that were not edited include the Community Form, Community Design, and Growth Management components. Table 1 summarizes the proposed text changes to the General Plan Introduction and Land Use Element.

To ensure the timeliness and accuracy of tracking future allocation changes, staff has developed a series of sophisticated database tables and reports to automate the update process. This will effectively eliminate the inconsistencies in the unit and acre allocation data reported in the General Plan, individual Specific Plans, and the department's Development Activity reports since the unit and acre allocation data reported in these documents will now come from a single common source. The result of this effort is the ability to generate updated General Plan Land Use Element tables (Exhibit C) in an accurate and timely manner. Moreover, the Land Use tables and maps for all ten Specific Plans (Exhibits D-M) will now be easily updateable as well. Please refer to Exhibits C-M for recommended table and map changes.

**Table 1 – Summary of General Plan Text Changes**

<b>Page #</b>	<b>Section</b>	<b>Type of Text Change</b>
<b>Introduction</b>		
I-2	Function and Intent of the General Plan	<ul style="list-style-type: none"> <li>• Typographical error.</li> <li>• Added references to West Roseville Specific Plan (WRSP) and Riverside Gateway Specific Plan (RGSP).</li> <li>• Eliminated references to “recent” Plan changes that are out of date.</li> </ul>
I-3	Historical Context	<ul style="list-style-type: none"> <li>• Typographical error.</li> </ul>
I-5	Planning Area	<ul style="list-style-type: none"> <li>• Minor edits to Planning Area discussion referring readers to figures and/or tables for area, population, unit, and acre related information making future text amendments easier and more accurate.</li> </ul>
I-5	Plan Development	<ul style="list-style-type: none"> <li>• Typographical error.</li> <li>• Minor edits to description of Specific and non-Specific Plan amendments approved since the 1992 Plan update.</li> </ul>
I-6, 7	Plan Organization and Application	<ul style="list-style-type: none"> <li>• Typographical error.</li> </ul>
<b>Land Use Element</b>		
II-1,3	Land Use Element Purpose and Setting	<ul style="list-style-type: none"> <li>• Typographical errors.</li> <li>• Updated out of date population references.</li> </ul>
II-4,14	Planning Area	<ul style="list-style-type: none"> <li>• Typographical errors.</li> <li>• Updated out of date acre, unit, population, and employment references.</li> <li>• Replace Table II-1 with updated table (see Exhibit C).</li> </ul>
II-14	Sphere of Influence	<ul style="list-style-type: none"> <li>• Updated out of date acre reference.</li> </ul>
II-14,18	Land Use Inventory	<ul style="list-style-type: none"> <li>• Updated references to land use allocation acreage from “net” to “gross” making tables and text more consistent and future text amendments easier and more accurate.</li> <li>• Replace Tables II-2 and II-3 with updated tables (see Exhibit C).</li> <li>• Remove Table II-4 and refer readers to the Quarterly Development Activity Report for up to date “developed versus undeveloped” acreage information.</li> </ul>
II-19,24	Growth Projections	<ul style="list-style-type: none"> <li>• Typographical errors.</li> <li>• Updated out of date references.</li> <li>• Replace Table II-5 with updated table (see Exhibit C).</li> <li>• Remove Tables II-6 and II-7 and references to projected employment numbers.</li> </ul>
II-25,30	Land Use Designations, Definition and Standard's	<ul style="list-style-type: none"> <li>• Updated references to table numbers to reflect the removal of Tables II-4, II-6, and II-7.</li> <li>• Updated references to Transfer Station (TS) in Summary of Land Use Designation Table.</li> </ul>
II-34,37	Non-Residential Land Uses	<ul style="list-style-type: none"> <li>• Updated references to Transfer Station as an Industrial land use designation.</li> </ul>
II-67	Relationship to Specific Plans	<ul style="list-style-type: none"> <li>• Typographical errors.</li> <li>• Punctuation correction.</li> <li>• Updated list of plans in order of adoption.</li> </ul>

## **CONCLUSION**

As described earlier, having consistent and accurate information is important due to the widespread use of this information for a variety of purposes. This action establishes a new allocation baseline, and improvements in technology and processes used will keep the data current and accurate.

## **ENVIRONMENTAL DETERMINATION**

Pursuant to City of Roseville CEQA Implementing Procedures and California Environmental Quality Act (CEQA) Guidelines Section 15300, this project is categorically exempt from further environmental review. This project is a minor technical amendment and will not result in any impacts to the environment.

## **RECOMMENDATION**

The Planning and Redevelopment Department recommends the Planning Commission take the following actions:

- A. Recommend that the City Council adopt the finding of fact for the GENERAL PLAN AMENDMENT – 311 VERNON STREET (UNIT AND ACRE ALLOCATION STUDY) - PROJECT # GPA-000033:
  1. *The proposed General Plan Amendment is consistent with the objectives, policies, programs and land use designations specified in the City of Roseville General Plan;*
- B. Recommend that the City Council approve the GENERAL PLAN AMENDMENT – 311 VERNON STREET (UNIT AND ACRE ALLOCATION STUDY) - PROJECT # GPA-000033 as shown in **Exhibits A – C;**
- C. Recommend that the City Council adopt the finding of fact for the SPECIFIC PLAN AMENDMENT – 311 VERNON STREET (UNIT AND ACRE ALLOCATION STUDY) - PROJECT # SPA-000023:
  1. *The proposed Specific Plan Amendment is consistent with the objectives, policies, programs and land use designations specified in the following Specific Plans: SERSP, NERSP, NWRSP, NCRSP, DWSP, HRNSP, NRSP, SRSP, WRSP, and RGSP; and*
- D. Recommend that the City Council approve the SPECIFIC PLAN AMENDMENT – 311 VERNON STREET (UNIT AND ACRE ALLOCATION STUDY) - PROJECT # SPA-000023 as shown in **Exhibits D – M.**

## **ATTACHMENTS**

1. Planning Commission Staff Report, January 25, 2007

## **EXHIBITS**

- A. General Plan Introduction Text Changes (in redline/strikeout)
- B. General Plan Land Use Element Text Changes (in redline/strikeout), excludes: Community Form, Community Design, and Growth Management components
- C. General Plan Land Use Element Table Changes (Tables II-1 - II-4)
- D. SERSP Table and Map Changes
- E. NERSP Table and Map Changes
- F. NWRSP Table and Map Changes
- G. NCRSP Table and Map Changes
- H. DWSP Table and Map Changes

- I. HRNSP Table and Map Changes
- J. NRSP Table and Map Changes
- K. SRSP Table and Map Changes
- L. WRSP Table and Map Changes
- M. RGSP Table and Map Changes

**Note to Applicant and/or Developer:** Please contact the Planning Department staff at (916) 774-5276 prior to the Commission meeting if you have any questions on any of the recommended conditions for your project. If you challenge the decision of the Commission in court, you may be limited to raising only those issues which you or someone else raised at the public hearing held for this project, or in written correspondence delivered to the Planning Director at, or prior to, the public hearing.



*PLANNING & REDEVELOPMENT DEPARTMENT STAFF REPORT*  
*PLANNING COMMISSION MEETING*      *January 25, 2007*

Prepared by: Joe Allen, Senior Planning Technician

**ITEM V-B: UNIT AND ACRE ALLOCATION STUDY (PRESENTATION)**

The purpose of this agenda item is to brief the Commission on a dwelling unit and acre allocation study that has been a focus of the Planning Technician staff over the past six months. We would like to take this time to highlight one of the more significant aspects of the project and to give the Commission the opportunity to ask questions. As a result of this project, staff will bring the complete set of changes forward with a General Plan Amendment (GPA) and Specific Plan Amendment (SPA) at the February 22, 2007 Planning Commission meeting.

**BACKGROUND**

The Planning and Redevelopment Department tracks development changes within the City on a monthly basis. This began in the 1980's and included tracking of units, acres, and development activity. As the City continued to grow, this effort has become increasingly more complex and now uses a very sophisticated system of tools to manage this data. Tracking changes in the City is an ongoing effort and sometimes a challenge. In recent years, it has become evident that some errors exist in older numbers, and changes are occurring quickly in newer areas. As a result, the Planning and Redevelopment Department began a citywide study to confirm and update the numbers of units and acres for each area.

Staff has been working towards establishing a new unit and acre allocation baseline citywide. This comprises twelve planning areas in all; ten Specific Plans and two planning areas, Infill and North Industrial. The unit and acre allocation data reported in the General Plan, individual Specific Plans, and the department's Development Activity reports have become inconsistent and in certain instances inaccurate. There are several reasons for these discrepancies; however, the primary reason is due to the prior lack of a reliable and comprehensive method in which to track the high volume of amendments and other land use changes over the years. Allocation changes have typically been tracked with the use of General Plan and Specific Plan Amendments; however, not all allocation changes occur by means of an adopted resolution. Several plan areas have included provisions allowing for minor unit and acre adjustments that are approved administratively by means of an Administrative Permit (AP) or Conditional Use Permit (CUP). In addition, minor unit and acre adjustments often are the result of a Tentative Subdivision Map (SUBD) approval. These approaches are usually used to transfer units within a plan area to accommodate changes in mapping of residential subdivisions. With improved tools and a refined process, once these changes are accepted and new baselines are established, staff will be able to track these changes in a more timely and accurate manner and maintain up to date allocation numbers.

**DISCUSSION**

Several affected General Plan table edits will be presented to the Planning Commission with this update; however, reconciling the allocated units and acres for each plan area proved to be the single most significant and difficult aspect of this project. The attached allocation summary tables (Attachments 1, 2, and 3) provide a breakdown of this work and will be the focus of this workshop. Each plan area represented in the table is broken down by landuse type and by 'OLD', 'NEW', and 'CHANGE' columns for both units and acres.

### **Summary by Land Use**

The source data reported in the “OLD” column on the ‘Allocation Summary by Land Use’ table (Attachment 1) is from the existing General Plan land use element, dated February 4, 2004. The data reported in the “NEW” column is the result of the unit and acre allocation study, and the differences are represented in the “CHANGE” column.

### **Summary by Planning Area**

For the ‘Allocation Summary by Planning Area’ and ‘Citywide Unit and Acre Summary’ tables (Attachments 2 and 3), the source data reported in the “OLD” column is from the First Quarter 2006, Quarterly Development Activity Report (QDAR). Likewise, the data reported in the “NEW” column is the result of the unit and acre allocation study where the differences are represented in the “CHANGE” column for your information. Differences can be seen within each planning area and in the total columns on the right-hand side of the table. Below is a brief summary inventory of these discrepancies:

1. Quarterly Development Activity Report (QDAR) data is out of date
2. GIS verification study revealed more accurate house/unit counts
3. GIS verification study revealed more accurate large lot parcel acreages
4. Infill numbers previously not reported in QDAR
5. Infill numbers broken out into more detailed land use categories
6. Riverside Gateway numbers previously not reported in QDAR
7. Calculation errors or typos being perpetuated over time
8. Table, text, and mapping errors

Additional footnotes are provided on Attachment 3 that describe several reasons for the more significant discrepancies.

As previously stated, the data reported in the “NEW” column is a result of the unit and acre allocation reconciliation effort. Staff conducted extensive document research into adopted Resolutions and GPA, SPA, and SUBD project files in order to recreate the allocation history. In addition, staff utilized the City’s Geographic Information System (GIS) to obtain accurate dwelling unit counts for recorded subdivisions and for built-out plan areas. GIS was also used to update acreages for the large lot parcels, based on Assessor Parcel data recorded with the county. The allocation data for Infill and North Industrial plan areas were broken out into detailed land use categories to more accurately track future allocation changes.

To ensure the timeliness and accuracy of tracking future allocation changes, staff has developed a series of sophisticated database tables and reports to automate the update process. This will effectively eliminate the inconsistencies in reported data. Staff has also started recommending adoption of net changes as it relates to table and text figures instead of approving new totals in an effort to alleviate the chance of perpetuating incorrect numbers due to calculation errors or typos.

### **CONCLUSION**

As a result of these efforts, along with technological advances and some minor procedural changes, we will now be able to maintain these changes utilizing more accurate and timely methods. As previously mentioned, staff will plan to bring this item before the Planning Commission at the February 22, 2007 meeting.

### **ATTACHMENTS**

1. Allocation Summary by Land Use
2. Citywide Unit and Acre Summary
3. Allocation Summary by Planning Area

Allocation Summary by Land Use  
(Unit and Acre Allocation Change)

Plan Area	UNITS			ACRES																										
	OLD	NEW	CHANGE	Residential			Commercial			Business Professional			Industrial			Open Space			Park & Recreation			Public/Quasi Public			ROW			TOTAL		
				OLD	NEW	CHANGE	OLD	NEW	CHANGE	OLD	NEW	CHANGE	OLD	NEW	CHANGE	OLD	NEW	CHANGE	OLD	NEW	CHANGE	OLD	NEW	CHANGE	OLD	NEW	CHANGE	OLD	NEW	CHANGE
INFILL	16,007	15,664	-343	2,723	3,340	617	616	647	31	147	201	54	887	914	27	0	329	329	0	487	487	1,200	632	-568	409	386	-23	5,982	6,936	954
SERSP	3,163	3,163	0	566	559	-7	70	83	13	97	99	2	0	0	0	191	74	-117	0	111	111	20	20	0	62	78	16	1,006	1,024	18
NERSP	1,080	1,655	575	110	151	41	297	288	-9	383	310	-73	0	0	0	76	88	12	0	11	11	19	10	-9	65	96	31	950	954	4
NWRSP	8,898	9,057	159	1,750	1,760	10	129	119	-10	20	11	-9	0	0	0	462	155	-307	0	353	353	152	107	-45	104	159	55	2,617	2,664	47
NCRSP	4,409	4,475	66	628	644	16	342	340	-2	196	174	-22	78	78	0	285	183	-102	0	100	100	90	75	-15	96	230	134	1,715	1,824	109
NIPA	895	1,043	148	179	202	23	36	39	3	10	10	0	1,471	1,458	-13	161	170	9	0	32	32	24	6	-18	71	129	58	1,952	2,046	94
DWSP	3,500	3,281	-219	667	659	-8	12	13	1	0	0	0	0	0	0	468	98	-370	0	378	378	5	4	-1	48	51	3	1,200	1,203	3
HRNSP	1,560	1,667	107	294	294	0	162	162	0	0	0	0	0	0	0	77	37	-40	0	37	37	46	48	2	30	98	68	609	676	67
NRSP	5,644	5,576	-68	994	982	-12	109	101	-8	0	0	0	0	0	0	302	183	-119	0	117	117	69	68	-1	78	119	41	1,552	1,570	18
SRSP	2,855	2,846	-9	614	615	1	36	35	-1	5	5	0	0	0	0	340	270	-70	0	78	78	24	23	-1	69	91	22	1,088	1,117	29
WRSP	8,430	8,432	2	1,754	1,754	0	49	48	-1	20	19	-1	109	112	4	955	699	-256	0	259	259	148	147	-1	128	126	-2	3,162	3,164	2
RGSP	0	456	456	0	21	21	0	29	29	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	50	50
<b>TOTAL</b>	<b>56,441</b>	<b>57,315</b>	<b>874</b>	<b>10,279</b>	<b>10,981</b>	<b>702</b>	<b>1,858</b>	<b>1,904</b>	<b>47</b>	<b>878</b>	<b>829</b>	<b>-49</b>	<b>2,545</b>	<b>2,562</b>	<b>18</b>	<b>3,317</b>	<b>2,286</b>	<b>-1,031</b>	<b>0</b>	<b>1,963</b>	<b>1,963</b>	<b>1,797</b>	<b>1,140</b>	<b>-657</b>	<b>1,160</b>	<b>1,563</b>	<b>403</b>	<b>21,833</b>	<b>23,228</b>	<b>1,395</b>

## Citywide Unit and Acre Summary

LANDUSE	TOTAL UNITS			TOTAL ACRES		
	OLD	NEW	CHANGE	OLD	NEW	CHANGE
Single Family Residential	44,375	45,361	986	9,475	10,419	944
Multi Family Residential	12,719	11,803	-916	729	616	-113
Unallocated Units	531	0	-531			
<b>Residential Total:</b>	<b>57,625</b>	<b>57,164</b>	<b>-461</b>	<b>10,204</b>	<b>11,035</b>	<b>831</b>
Neighborhood Commercial				0	23	23
Community Commercial	0	150	150	1,839	1,428	-411
Regional Commercial				0	335	335
Business Professional				865	836	-29
Central Business District				0	56	56
Light Industrial				0	1,400	1,400
General Industrial				2,493	1,136	-1,357
Open Space				1,863	2,330	467
Urban Reserve				180	0	-180
Parks and Recreation	0	1	1	1,507	1,917	410
Public Quasi/Public				1,726	1,141	-585
Transfer Station				0	25	25
Right of Way				913	1,566	653
<b>Non-Residential Total:</b>	<b>0</b>	<b>151</b>	<b>151</b>	<b>11,386</b>	<b>12,193</b>	<b>807</b>
<b>Overall Total:</b>	<b>57,625</b>	<b>57,315</b>	<b>-310</b>	<b>21,590</b>	<b>23,228</b>	<b>1,638</b>

Allocation Summary by Planning Area  
(Unit and Acre Allocation Change)

	UNITS																														TOTAL UNITS											
	Del Webb			Highland Reserve			Infill			North Central			Northeast Roseville			North Industrial			Northwest Roseville			Southeast Roseville			Stoneridge			West Roseville				Riverside Gateway										
	OLD	NEW	CHANGE	OLD	NEW	CHANGE	OLD	NEW	CHANGE	OLD	NEW	CHANGE	OLD	NEW	CHANGE	OLD	NEW	CHANGE	OLD	NEW	CHANGE	OLD	NEW	CHANGE	OLD	NEW	CHANGE	OLD	NEW	CHANGE		OLD	NEW	CHANGE	OLD	NEW	CHANGE					
Single Family Residential	3,079	3,181	102	1,018	1,162	144	13,865	12,663	-1,202	2,142	2,586	444	1,430	1,430	0	1,043	1,043	0	4,291	4,876	585	7,197	7,669	472	1,779	1,779	0	2,115	2,100	-15	6,616	6,656	40	0	176	176	44,375	45,361	986			
Multi Family Residential	100	100	0	658	485	-173	3,171	3,001	-170	1,903	1,889	-14	225	225	0	0	0	0	0	0	0	1,083	770	-313	1,661	1,368	-293	1,384	1,384	0	740	746	6	1,814	1,735	-79	0	170	170	12,719	11,803	-916
Commercial	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	40	40	0	110	110	0	150	150			
Parks & Recreation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0			
Unallocated	321	0	-321	210	0	-210	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	531	0	-531		
Residential Unit Total	3,500	3,241	-259	2,686	1,647	-1,039	18,036	15,664	-2,372	4,045	4,474	429	1,430	1,430	0	1,043	1,043	0	5,374	5,646	272	8,888	9,037	149	3,163	3,163	0	2,855	2,846	-9	8,430	8,432	2	0	456	456	57,623	57,313	-310			

	ACRES																														TOTAL ACRES											
	Del Webb			Highland Reserve			Infill			North Central			Northeast Roseville			North Industrial			Northwest Roseville			Southeast Roseville			Stoneridge			West Roseville				Riverside Gateway										
	OLD	NEW	CHANGE	OLD	NEW	CHANGE	OLD	NEW	CHANGE	OLD	NEW	CHANGE	OLD	NEW	CHANGE	OLD	NEW	CHANGE	OLD	NEW	CHANGE	OLD	NEW	CHANGE	OLD	NEW	CHANGE	OLD	NEW	CHANGE		OLD	NEW	CHANGE	OLD	NEW	CHANGE					
Single Family Residential	655	655	0	249	261	12	2,425	3,226	801	503	544	41	149	139	-10	211	202	-9	345	397	52	1,630	1,677	47	463	477	14	581	578	-3	1,646	1,649	3	0	13	13	9,475	10,419	943			
Multi Family Residential	4	4	0	45	34	-12	161	115	-46	100	101	1	12	12	0	0	0	0	46	36	-10	131	83	-48	82	82	0	37	37	0	109	105	-4	0	8	8	729	616	-113			
Residential Acre Total	659	659	0	294	294	0	2,586	3,340	754	603	644	42	161	151	-10	211	202	-9	391	433	42	1,761	1,760	-1	545	559	14	618	615	-3	1,755	1,754	-1	0	21	21	10,204	11,034	830			
Commercial	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
Business Professional	0	0	0	162	162	0	616	579	-37	342	138	-204	288	153	-135	36	31	-5	109	43	-66	119	111	-8	70	82	12	36	35	-1	49	48	-1	29	29	0	1,839	1,428	-411			
Industrial	0	0	0	0	0	0	147	201	54	222	174	-48	345	310	-35	10	10	0	0	0	0	19	20	1	97	97	0	5	5	0	20	19	-1	0	0	0	0	0	0	865	836	-29
Light Industrial	0	0	0	0	0	0	887	599	-288	78	10	-68	0	0	0	1,420	495	-925	0	0	0	0	0	0	0	0	0	0	0	0	109	32	-77	0	0	0	2,493	1,136	-1,357			
Neighborhood Commercial	0	0	0	0	0	0	0	290	290	0	68	68	0	0	0	0	963	963	0	0	0	0	0	0	0	0	0	0	0	0	0	0	80	80	0	0	0	1,400	1,400			
Open Space	98	98	0	40	37	-3	0	329	329	206	232	26	67	88	21	173	170	-3	194	183	-11	66	155	89	65	70	5	265	270	5	699	699	0	0	0	0	1,863	2,330	467			
Parks and Recreation	378	378	0	37	37	0	487	487	0	97	51	-46	11	11	0	32	32	0	118	117	-1	395	353	-42	126	114	-12	76	78	2	270	259	-10	0	0	0	1,507	1,917	410			
Public Quasi/Public	5	4	-1	46	48	2	1,200	632	-568	73	75	2	13	10	-3	24	6	-18	69	68	-1	103	107	4	20	20	0	24	23	-1	149	147	-2	0	0	0	1,726	1,141	-585			
Urban Reserve	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	180	0	-180			
Regional Commercial	0	0	0	0	0	0	0	0	0	0	200	200	0	135	135	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Right of Way	50	51	1	30	98	68	408	386	-22	96	230	134	0	96	96	71	129	58	80	119	39	0	159	159	0	82	82	65	91	26	113	126	12	0	0	0	913	1,566	653			
Transfer Station	0	0	0	0	0	0	0	25	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	25	25			
Non-Residential Acre Total	542	543	1	316	384	68	3,259	3,597	338	1,113	1,179	66	724	804	80	1,734	1,842	108	559	535	-24	882	904	21	379	466	88	470	501	31	1,408	1,409	1	0	29	29	11,386	12,193	807			
Overall Acre Total	1,201	1,202	1	610	678	68	5,845	6,937	1,092	1,715	1,823	108	884	955	70	1,945	2,045	100	1,452	1,569	117	2,643	2,663	20	944	1,026	82	1,088	1,117	29	3,162	3,163	1	0	50	50	21,590	23,227	1,637			

**General Notes:**  
 1. Original acreages approved with each plan were general and became more accurate as land surveys were conducted on modified parcels. Minor modifications were also made with the verification study recently completed.  
 2. Right of Way (ROW) acreage was tracked inconsistently between plans. Some plans did not track ROW acreage at all, while others were only including a portion of the ROW.

**Unit Notes:**  
**Del Webb:**  
 1. Unallocated units were transferred back to the city and 102 units were added to Single Family Residential.

**Highland Reserve:**  
 1. Unallocated units were transferred to North Central.

**Infill:**  
 1. Infill units were never accurately tracked before now.  
 2. All Riverside Gateway units were previously tracked as Infill.

**North Roseville:**  
 1. Single Family Residential units increased significantly.

**North Central:**  
 1. Large increase in Single Family Residential units (Net result of transfers to and from Highland Reserve North Specific Plan).

**Northwest Roseville:**  
 1. Single Family Residential units increased through new unit allocations.

**Acreage Notes:**  
**Infill:**  
 1. Infill acres were never accurately tracked before now.  
 2. Open Space and Parks & Recreation showed zero acres previously, while public/quasi public showed more than 550 extra acres.  
 3. Acreage for Single Family Residential was under represented by approximately 800 acres.  
 4. Barton Road WWTP was not previously counted in the acreage for Infill (54.08 acres).  
 5. All Riverside Gateway acres were previously tracked as Infill.

**North Roseville:**  
 1. Commercial acreage decreased significantly.

**Northwest Roseville:**  
 1. Urban Reserve acreage was designated to other land uses.  
 2. Parks and Recreation decreased while Open Space increased.

# I. INTRODUCTION



**2020**



# INTRODUCTION

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## A. FUNCTION AND INTENT OF THE GENERAL PLAN

A General Plan serves as a long-term policy guide for the physical, economic, and environmental growth of a City. It is a statement of the community's vision of its ultimate physical growth.

State law requires that every county and city prepare and adopt a comprehensive long-range plan to serve as a guide for the development of the community. The plan must consist of an integrated and internally consistent set of goals, policies and implementation measures. In addition, the plan must focus on those issues that are of the greatest concern to the community, and be written in a clear and concise manner. City actions, such as those relating to land use allocations, annexations, zoning, subdivision and design review, redevelopment, and capital improvements must be consistent with the General Plan.

The City of Roseville General Plan serves to:

- Enable the City Council and Planning Commission to establish long-range development policies;
- Provide a basis for judging whether private development proposals and public projects are in harmony with the policies; and

- Guide public agencies and private developers in designing projects that are consistent with City policies.

The Plan is designed to be:

**Long-range:** However imperfect the vision of the future is, almost any development decision has effects lasting more than 20 years. In order to create a useful context for development decisions, the General Plan looks towards the year 2010 and beyond.

**Comprehensive:** The Plan provides direction to coordinate all major components of the community's physical development.

**General:** Because it is long-range and comprehensive the Plan, in most cases, is general. The plan's purpose is to serve as a framework for detailed public and private development proposals. It establishes requirements for additional planning studies, which must be completed prior to any future specific plan to modify the General Plan land use allocation.

Roseville's first General Plan, consisting basically of a land use map, was adopted in 1963. The first comprehensive General Plan for the City was adopted in 1977. While various elements were updated since 1977, the 1992 General Plan represented the first comprehensive update since that time. Although no new land uses were allocated beyond those

identified in the previous General Plan, the 1992 Plan did result in substantial policy revisions. The Plan land use allocation has been modified by the City Council several times since the 1992 update with the adoption of the Del Webb, North Roseville, Highland Reserve North, and Stoneridge, West Roseville, and Riverside Gateway Specific Plans, and with the annexation of the Pleasant Grove Waste Water Treatment Plant and Foothill Business Park properties. However, although land use has changed, the core polices of the 1992 update were retained.

A technical update to the General Plan was accomplished in January 2003 that focused on updating information that had changed as a result of previous City Council actions (adoption of specific plans and update of the Capital Improvement Program etc).

~~A recent change to the General Plan also occurred in 2004 with the adoption of the West Roseville Specific Plan, annexation and sphere of influence amendment. With the adoption of the Specific Plan and annexation, several revisions to the General Plan occurred including inclusion of the City's previously adopted Guiding Principles for development West of Roseville, a change in land use allocation, and map revisions.~~

~~The most recent changes to the General Plan occurred in 2006 to reflect approval of the Riverside Gateway Specific Plan.~~

The General Plan integrates the City's ten adopted specific plans. These plans are incorporated as a part of the General Plan and should be referred to for specific requirements.

## B. HISTORICAL CONTEXT

The City of Roseville is located on the Interstate 80 corridor, approximately 16 miles northeast of downtown Sacramento, California (Figure 1). This places the City in the northeast fringe of the Sacramento Metropolitan area. Located within Placer County, Roseville is the largest city within the County.

The first residents in the area were the Maidu Indians. Their territory extended from the Sacramento River to the Sierra Nevada. Of the

two principal divisions that made up the Maidu nation, the southern Maidu controlled the entire American River drainage area, the Bear and Yuba Rivers, and the area now encompassed by the City of Roseville.

Outside exploration of the region was first recorded in the early 1800's. This included early fur trapping explorations. The discovery of gold in 1848 brought over 10,000 people to Placer County. By the 1850's, miners failing to find promised riches began turning to other pursuits, such as farming. Disgruntled miners and pioneer ranchers formed the nucleus of the first families who settled the area before it became known as Roseville.

On November 29, 1863, during construction of the transcontinental railroad from Sacramento to Promontory, Utah, railroad graders reached "The Junction." The original map of the City was filed with the Placer County Recorder on August 13, 1864, titled "Plan of the Town of Roseville at the Junction of the Central Pacific and California Railroads." Between 1870 and 1906, small frame buildings and roughhewn board sidewalks sprang up. A school was built; churches and fraternal organizations were established; and efforts were made to stimulate industry, first by the establishment of a flourmill and later a winery.

In April of 1908, the Southern Pacific Railroad Company officially moved its terminal, roundhouse and shops from Rocklin to Roseville. This move brought many jobs and residents to the community. After the railroad's relocation, an organized drive for incorporation began. On April 2, 1909, by a vote of 241 to 90, the people voted in favor of incorporation. Roseville became a Charter City on January 10, 1955 and, on March 26, 1964 during the City's 100<sup>th</sup> anniversary, Roseville was honored as an All American City.

Today Roseville has evolved, from what was considered a "bedroom community" in the 1970's, to an emerging urban center with a mix of residential and employment uses. As of January 2001, the City's population was estimated at 83,200 and is expected to exceed 100,000 prior to 2005. In addition, the City has attracted a significant amount of non-residential growth including commercial, office and industrial development. It is anticipated that Roseville, along with the remainder of the South

Placer/Sacramento Region, will continue to be the focus of significant development activity.

The City is characterized by a mix of older and newer development. Roseville has generally grown outward from its historic downtown adjacent to the Southern Pacific railroad yard. The center of the City is typified by the downtown and small lot, single-family residences, while newer commercial and office development and larger suburban-type residences characterize the edges of town. The current focus of new development is along the eastern, western and northern portions of the community within the City's ~~eighteen~~ specific plan areas and the North Industrial area.

Placeholder for:

Figure I-1  
Regional Location Map

## C. PLANNING AREA

The focus of the General Plan's land use policy is on the City's primary planning area. ~~Roseville's planning area includes approximately 36.35 square miles of incorporated lands, as well as an additional 6,743 acres, which make up the City's sphere of influence.~~ A graphic representation of the City's planning area, sub areas, and sphere of influence ~~and the acreages of each sub area~~ are reflected in Figure II-1 and Table II-1 of the Land Use Element.

While the City's incorporated area and sphere of influence are the primary focus of General Plan policies, there are "secondary planning areas" that bear relationship to Roseville's planning efforts. These secondary planning areas vary depending upon the type of issue and the impacts associated. For example, for the issue of air quality, the secondary planning area includes the City as well as areas outside the City but within the associated air basin. Similarly for flood protection, the secondary planning area extends across the entire drainage basins, which flow through Roseville. In many other cases, such as solid waste and recycling, transportation, wastewater treatment, etc., the secondary planning areas encompass varying boundaries that exceed the City limits and sphere of influence.

## D. PLAN DEVELOPMENT

Development of the 1992 General Plan involved an extensive process of public hearings and workshops. The focus of much of this effort revolved around the establishment of a General Plan Committee (GPC), an advisory group comprised of representatives from the City's seven commissions. The Committee's work extended from November 1990 to May 1992. The Committee was assisted by staff from the City's Planning and Redevelopment Department.

The GPC was presented with issue papers for the General Plan element areas and was asked to make policy recommendation for each. Draft General Plan elements were then prepared based on the Committee's direction. The GPC reviewed the draft elements, made adjustments

and the document was released for public review, in conjunction with the environmental impact report (EIR), in June 1992.

In addition to the GPC, public hearings on the General Plan and EIR were held at the City's Planning, Transportation, Public Utilities and Parks and Recreation Commissions. Final action on both documents was taken by the City Council on November 18, 1992

The General Plan has been amended by the City Council several times since 1992. ~~Six~~ Seven new specific plan areas have been adopted since that time including:

- The Del Webb Specific Plan in 1993;
- The Highland Reserve North Specific Plan and North Roseville Specific Plan in 1997;
- The Stoneridge Specific Plan in 1998;
- ~~The annexation and adoption of the Foothills Business Park, as well as the North Roseville Specific Plan Phase III plan area (Doctor's Ranch) in 2000.~~
- West Roseville Specific Plan in 2004; and;
- Riverside Gateway Specific Plan in 2006.

Other non-specific plan General Plan amendments approved since 1992 include (but are not limited to) the adoption of the Bicycle Master Plan in 1994, the annexation and adoption of the Foothills Business Park, as well as ~~of~~ the Pleasant Grove Wastewater Treatment Plant properties in 2000, the City's Capital Improvement Plan (CIP) Update to amend the Circulation Element in 2000 and 2002, the adoption of the Woodcreek East Project in 2000, the Renaissance Creek Project in 2001, ~~t~~ The Longmeadow project in 2004, and the Fiddymet 44 project in 2005.

## E. PLAN ORGANIZATION AND APPLICATION

Emphasis is placed on "performance" policies or standards that attempt to define levels-of-service and other less tangible factors that the City is seeking to achieve. It is these factors and requirements that will be paramount in defining Roseville's quality of life.

Two primary components constitute the City of Roseville General Plan. These are:

- The General Plan document which incorporates the goals, policies and implementation measures; and
- The land use map, which graphically represents the City's existing and planned land use mix and pattern.

The City's official land use map is available through the Planning [and Redevelopment](#) Department located at the Civic Center at 311 Vernon Street. A land use "diagram," which schematically reflects the uses from the land use map, is included in the back of this document.

The General Plan document is organized into nine separate mandatory and optional elements. The State Mandated elements include: Land Use, Circulation, Open Space and Conservation (combined), Safety, Housing, and Noise. The optional elements consist of: Air Quality, Parks and Recreation, and Public Facilities.

Each element is organized in the same fashion, with a brief setting and outlook section describing the existing conditions and critical issues for the topic area. In each element, there are goals, policies and implementation measures. The goals state the overall desired conditions that the City would like to achieve. The policies indicate an action or direction that the City must take as a step towards achieving the desired condition or goal. The implementation measures are more specific and include precise actions to achieve the stated policies. Each element contains one or more components structured in a similar manner.

To understand the full intent of the General Plan, the goals, policies and implementation measures must be reviewed together and in combination with the land use map. In addition, many individual issues have implications, which are contained in more than one element throughout the Plan. Readers of the General Plan should review other parts of the document where references are made to additional information.

The general content of each element is described below:

**Land Use Element** discusses existing and projected land use conditions, land use

designations and standards, community form, community design and growth management. The goals and policies are intended to promote a balanced land use pattern that supports innovative land use approaches and retains and enhances the distinct character and identity of Roseville.

**Circulation Element** identifies the general location and the extent of the existing and proposed roadways, highways, railroads and transit routes. The element identifies policies and programs to reduce traffic congestion, promote alternative forms of transportation and provide safe travel throughout the City.

**Air Quality Element** integrates related land use, transportation and circulation, transit and energy issues. The policies and implementation measures are intended to improve air quality and encourage cooperation between the jurisdictions involved in regional air quality efforts.

**Open Space and Conservation Element** provides for the conservation, development and use of natural resources, details plans and measures for the preservation of open space, and provides for outdoor recreation, public health and safety. It is the overall goal of the element to preserve a comprehensive interconnected system of open space, encompassing preservation and enhancement of natural habitat areas, for the use and enjoyment of the community.

**Parks and Recreation Element** provides goals and policies for both traditional "active" park lands and non-traditional "open space recreational" park lands. It specifies standards and conditions as guidelines for planning parks and recreation facilities, including size, type, and location.

**Public Facilities Element** identifies facility and service needs of the community and performance standards to ensure that desired service levels are maintained. Discussed are civic facilities, libraries, schools, electric and privately owned utilities, water and wastewater systems, solid waste and recycling, water and energy conservation, and the extension of City services. Emphasis is placed on the fair share contribution of new development towards the provision of services and facilities.

**Safety Element** establishes standards and plans for the protection of the community from a variety of hazards including earthquakes, flooding, crime, fire, hazardous materials, and electromagnetic fields.

**Noise Element** establishes standards for transportation and fixed noise sources to protect the health and welfare of the community.

**Housing Element** identifies the existing and projected housing needs and establishes goals, policies, and implementation measures for the preservation, improvement and development of housing to meet the needs of all economic sectors of the community.

The Plan also incorporates a glossary and an appendix. The appendix includes a list of references that were used in the preparation of the Plan, including the issue papers, EIR and specific plans. All referenced materials are available through the Roseville Planning and Redevelopment Department.

The City of Roseville considers this General Plan incorporating the land use map, to meet all the state mandated requirements for the substance and content of a General Plan.

## F. PLAN ADMINISTRATION AND AMENDMENT PROCEDURES

A continuing administrative program of monitoring and evaluation will accompany plan implementation. To remain effective in dealing with changing trends and conditions, the General Plan must maintain some flexibility. As determined appropriate, regular evaluation may, over time, identify desired amendments to the General Plan. Monitoring and evaluation provide an internal process for ensuring that the Plan remains dynamic and relevant, and also provides background for private sector amendments to be evaluated.

All General Plan amendments must be adopted by resolution, and require at least one public hearing by the Planning Commission and one by the City Council. State law allows Charter Cities, such as Roseville, to amend their General Plans as often as necessary. All General Plan

amendments will require appropriate environmental documentation in accordance with the California Environmental Quality Act.

The following principles shall regulate the administration and amendment of Roseville's General Plan:

1. The City shall regularly evaluate the effectiveness and adequacy of the entire General Plan. Such evaluation should occur a minimum of every five (5) years starting from the date of initial adoption of the Plan, or whenever any significant modification to the General Plan is contemplated. The evaluation will consider the accuracy of data, effectiveness and relevance of goals, policies, and implementation measures, and compliance with relevant legislation.
2. Policy and text amendments to the General Plan may only be considered by the City when such amendments do not result in any internal inconsistencies within the Plan.
3. Amendments to the land use map may only be considered by the City when such amendments are consistent with all of the goals, policies and implementation, measures of the General Plan.



# II. LAND USE



**2020**



# LAND USE

## Existing Conditions and Projections Land Use Designations, Definitions and Standards Community Form Community Design Growth Management Relationship to Specific Plans

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### **Land Use Element Purpose and Setting**

As prescribed by State law, the purpose of the Land Use Element is to designate “the proposed general distribution and general location and extent of uses of land.” Given this considerable task, the Land Use Element has the broadest scope of the General Plan elements, and plays the central role in correlating all land use issues into a set of coherent development policies. The Land Use Element’s goals, policies and implementation measures relate directly to the other elements of the General Plan.

A City’s land use distribution and pattern are influenced by a number of factors. These include projected capacity of local and regional infrastructure and services, maintenance of desired service levels, natural and environmental constraints, market opportunities and constraints, social factors, and hazard considerations. In addition, land uses are influenced by and impact a number of less measurable considerations. These include the character and identity of the community.

The land use pattern and various influencing factors have a complex interrelationship, each

impacting the other. As an example, resource capacities and the desired character of a community influence the mix and distribution of planned land uses. At the same time, the mix and distribution of land uses influence the amount and type of needed resources and represent a primary factor in determining the character of the community.

Roseville, along with the entire South Placer/ Sacramento region, has and continues to experience significant growth. This has led to a transition of the City from a relatively small residential community to a larger center with a mix of uses and increasingly urban character. The city’s population has ~~quadrupled~~<sup>nearly tripled</sup> over the past 20 years, from 26,127 in 1982 to ~~105,436~~<sup>96,604</sup> in 2004. In addition, Roseville has experienced significant non-residential growth including commercial, office and industrial development. As a result, the City has had the challenge of accommodating and providing for growth, while attempting to retain its character and identity.

There are a number of underlying principles that form the foundation for the goals and policies of the Land Use Element. These principles are

based on input the City has received from its residents through various forums such as surveys, task forces, and committees. Some of the primary directing principles include the following:

- Promote and enhance Roseville's unique character and identity.
- Distinguish Roseville from adjacent communities through the quality of development and design, and the level of public services and facilities provided.
- Protect and enhance Oldtown/ Downtown and the City's established neighborhoods.
- Promote new development, which is an integrated and connected part of the City's land use pattern.
- Provide a variety of housing types and opportunities, including those for all income groups.
- Create a balanced land use pattern with an appropriate mix of uses to accommodate resident employment, service and social needs within the community.
- Promote a land use pattern that provides a high level of open space and recreational amenities and is sensitive to the natural environment.
- Create a land use mix and pattern which accommodates and promotes alternative transportation modes for ease of access and improved air quality.
- Proactively manage and plan for growth.

While not all of the above principles convert directly into a specific land use goal or policy, they have impacted the overall policy direction and the land use pattern. The principles are further carried out through the goals and policies of the other elements of the General Plan.

The Land Use Element consists of the land use map and land use policies. The land use map visually illustrates the City's existing and planned land use mix and pattern. A copy of the land use map is available through the Planning and Redevelopment Department at 311 Vernon

Street. A land use "diagram," which schematically reflects the uses from the land use map, is included in the back of the General Plan. This diagram should be utilized as a general reference only.

Land use decision-making is guided by the goals, policies and implementation measures contained in the text of the Land Use Element. While the land use map is an illustration of policy, it only reflects those policies that can be graphically shown. As a result, the land use map and land use policies should be used in combination with each other, and the policies from the other elements, to determine consistency with the General Plan.

The Land Use Element text and policies are organized into the following six components:

**Existing Conditions and Projections** provides a description of the planning area, existing land use inventory, and future projections.

**Land Use Designations, Definitions and Standards** identifies and defines the City's land use categories, incorporating general use, development, intensity, ~~siting~~ and siting and compatibility standards.

**Community Form** provides goals and policies to define and direct the future form and pattern of the City. Issues addressed include community character; relationship to transit, pedestrian, air quality; downtown/neighborhoods; relationship of new development; jobs/housing; economic development; community involvement; and inter-jurisdictional coordination.

**Community Design** includes goals and policies that address aesthetics and function; the integration of the built and natural environment; and community character. Emphasis is placed on the development of a design framework that reflects the City's goal of high quality, community-wide design.

**Growth Management** focuses on the proactive management of growth in the community. Included is the identification of performance standards to regulate potential future growth areas. Policies addressing annexations and expansion of the City's sphere of influence are also included.

**Relationship to Specific Plans** discusses the interrelationship between the General Plan and the City's ten existing specific plans.

The General Plan recognizes that the City may determine the need or desire to further expand in the future. Goals and policies are identified which must be met should the City determine it appropriate to expand its land use allocation or

boundaries. Such expansion will require an amendment to the General Plan.

**It is the overall goal of the Land Use Element to promote a balanced land use pattern that supports innovative land use approaches and retains and enhances the distinct character and identity of Roseville.**

# 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 36.26 square miles of incorporated lands as well as an additional 6,63498 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 ~~twelve~~eleven subareas that have been planned for urban development. These include the Infill Area, ~~the North Industrial area,~~ and the City's ~~ten~~nine specific plan areas, ~~and the North Industrial area.~~ 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, which includes Central Roseville (the ~~Historic~~ Oldtown, Downtown, and Riverside business districts), which is currently the focus of redevelopment and revitalization planning efforts. Totaling ~~6,9085,982~~ gross acres, the Infill area will accommodate approximately ~~39,78742,313~~ residents and 24,482 jobs 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 new development area. The Plan, originally adopted in February 1985 and expanded in April 1988, provides for the development of approximately

1,02645 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 ~~8,0349,643~~ 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 ~~9550~~ 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 ~~1,6551,080~~ 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 ~~4,2043,835~~ residents with 18,587 jobs.

#### Northwest Roseville Specific Plan Area

The Northwest Roseville Specific Plan was adopted in May 1989 and includes ~~2,6632,617~~ 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 ~~23,02823,678~~ 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 ~~1,8231,715~~ 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 ~~11,397,181~~ residents and  
15,633 jobs at buildout.

Remove this page and insert:

Figure II-1  
General Plan Planning Areas

Back side of

Figure II-1  
General Plan Planning Areas

Remove this page and insert:

Figure II-2  
Central Roseville

Back side of  
Figure II-2  
Central Roseville

**TABLE II-1  
PLANNING AREA ACREAGES**

**INCORPORATED AREA**

<b>SUBAREA</b>	<b>GROSS<sup>+</sup> ACREAGE</b>
INFILL*	5,982
SOUTHEAST	1,006
NORTHEAST	950
NORTH CENTRAL	1,715
NORTHWEST	2,617
NORTH INDUSTRIAL	1,945
HIGHLAND RESERVE NORTH	610
NORTH ROSEVILLE	1,552
DEL WEBB	1,200
STONERIDGE	1,083
WEST ROSEVILLE	3,162
PLEASANT GROVE WASTE WATER TREATMENT PLANT	182
OTHER	1,197
<b>TOTAL INCORPORATED AREA</b>	<b>23,207</b>

\* Includes Roseville Gateway

**SPHERE OF INFLUENCE**

<b>SUBAREA</b>	<b>GROSS<sup>+</sup></b>
ROSEVILLE NORTH (ATHENS)	3,518
BOOTH & PFE	308
LIVOTI TRACT	132
ANNABELE	375
WEST ROSEVILLE	2,365
<b>TOTAL SPHERE OF INFLUENCE</b>	<b>6,698</b>

**TOTAL PLANNING AREA**

<b>TOTAL</b>	<b>29,905 GROSS<sup>+</sup> ACRES</b>
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SOURCE: City of Roseville Planning Department, 2003

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

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Table II-1  
Planning Area Acreages

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Table II-1  
Planning Area Acreages

## 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 2,0451,945 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. The North Industrial area will accommodate approximately 2,649889 residents and provide 31,346 jobs at buildout.

## Del Webb Specific Plan

The Del Webb Specific Plan was adopted in December 1993 and includes 1,2029 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 8,1566,300 residents and provides for 4034,173 jobs at buildout.

## Highland Reserve North Specific Plan

The Highland Reserve Specific Plan was adopted in May 1997 and includes 610 acres previously identified as urban reserve in the North Central Roseville Specific Plan. The Specific Plan includes 1,6694,886 single and multi-family units, approximately 162449 acres of commercial use, and a 3936-acre church/private school site. At buildout, the plan area is expected to accommodate approximately 4,2394,496 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—734 acres previously identified as urban reserve (233 acres) and light industrial (504 acres).

The North Roseville Specific Plan (Phase II) was adopted in May 1999 and includes approximately 659653 acres previously identified in the urban reserve. The North

Roseville Specific Plan (Phase III) was adopted in July 2000 and includes approximately 161460 acres previously located within Placer County with a land use designation of Agriculture. Combined, the three phases of the NRSP include 5,5265,644 single and multi-family dwelling units, 101440 acres of commercial, 5 acres of business professional, 117449 acres of parks, 183485 acres of open space, and 6869 acres of public/quasi-public. At buildout, the plan anticipates approximately 14,03644,239 residents and 1,215 jobs.

## Stoneridge Specific Plan

The Stoneridge Specific Plan was adopted in March 1998 and includes 1,1174,088 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 2,8462,855 single and multi-family units, 3536 acres of Commercial, 5 acres of Business Professional, 7876 acres of Park, 270265 acres of Open Space, a 2345-acre school site and a fire station. At buildout, the Plan area is expected to accommodate approximately 7,2297,333 residents and provide 1,563 jobs.

## West Roseville Specific Plan

The West Roseville Specific Plan was adopted in February 2004 and includes 3,1632 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 8,4329 single and multi-family units, including 704740 age-restricted units, 48.5 acres of Commercial, 19.6 acres of Business Professional, 112408.5 acres of Industrial, 259270.4 acres of Park, 699684.6 acres of Open Space, and 111407.7 acres of Schools. At buildout the Plan area is expected to accommodate approximately 21,41720,840 residents and provide 3,7269,408 jobs.

## Downtown – Riverside Gateway Specific Plan

The Riverside Gateway Specific Plan (AKA Downtown – 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 streetscape enhancement project within the Infill area. The Specific Plan and Streetscape project consists of a six-block area between Douglas Boulevard and Darling Way. By integrating the streetscape and infrastructure improvements with a modified land use plan, it is envisioned that new opportunities will be created for private investment, in both residential and commercial markets. At buildout, the Plan area is expected to accommodate approximately 280 additional residents (110) units, and increase the amount of development on Riverside Avenue from 220,300 square feet to ±510,000 square feet (Note: this figure does not match what's on Exhibit M) (0.60 average FAR for properties designated as Commercial Mixed Use within the Plan area).

## SPHERE OF INFLUENCE

Included within Roseville's primary planning area are approximately 6,63498 acres of land within the City's sphere of influence. As reflected on Figure II-1 and Table II-1, the sphere of influence properties have been designated into five general areas. These lands, while not within the City's incorporated boundaries, do bear relation to Roseville's planning efforts. Lands within the City's sphere of influence are considered likely to be within the ultimate physical boundaries and service area of Roseville. Although it is not required that the city annex these areas, it is probable that these areas will be considered for annexation in the future.

The City does not have the jurisdiction or ability to control projects within its sphere, but it does receive notices and may comment on any such projects. All potential annexations, and expansions of the sphere of influence, are considered by the City in accordance with the policies of the Growth Management component of this element, and are subject to approval by the Placer County Local Agency Formation Commission (LAFCO).

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

## B. LAND USE INVENTORY

Roseville's total General Plan land use allocation by use category is reflected on Table II-2. Included are the number of grossnet acres and percent of the total City acres for each use at buildout of the General Plan. Table II-3 breaks the acreage down by incorporated subareas.

~~These figures should be considered as estimates, as they simply attempt to reflect the amount of development which could conceivably occur on all parcels after roadway easements and other encumbrances are excluded. The exact number of "built" or "net" acres for undeveloped land cannot be accurately determined until project specific plans have been approved.~~

~~AFor a comparison of currently developed versus undeveloped acreage for each land use category please refer to Planning and Redevelopment's Quarterly Development Activity Report. is included in Table II-4. The table indicates that the inventory of vacant nonresidential lands remains sizable. This situation is typical for growing cities, as nonresidential development usually follows population growth and residential development. The mix of land use over time is expected to change, when the non-residential land builds out. As a result, Roseville is likely to continue to have a balance of employment and service uses in proportion to its population at buildout.~~

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

<b>USE CATEGORY</b>	<b>NET<sup>2</sup> ACRES</b>	<b>% OF TOTAL ACRES</b>
RESIDENTIAL	10,035	49%
COMMERCIAL	1,833	9%
BUSINESS PROFESSIONAL/OFFICE	954	5%
INDUSTRIAL/WAREHOUSE	2,151	10%
OTHER (PUBLIC/PARKS/OPEN SPACE)	5,715	27%
<b>TOTAL*</b>	<b>20,684</b>	<b>100%</b>

\* - Not including public right-of-way

SOURCE: City of Roseville Planning Department 2003

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

These two Tables will be updated by Tables II-2 and II-3 from Exhibit C

<b>Area</b>	<b>Res.</b>	<b>Comm.</b>	<b>Office</b>	<b>Indust.</b>	<b>Open Space/ Rec</b>	<b>Right of Way</b>	<b>Other<sup>4</sup></b>	<b>Total</b>
III	2,723	616	147	887		409	1,200	5,982
SERSP	566	79	97		19.4	62	20	1,006
NERSP	110	297	383		76	65	19	950
NCRSP	628	342	196	78	285	96	90	1,715
NWRSP	1,750	129	20		462	104	152	2,617
NI	179	36	10	1,471	161	71	24	1,945
DelWebb	667	12			468	48	5	1,200
SRSP	614	36	5		340	69	24	1,088
HRNSP	294	162			77	30	46	609
NRSP	994	109			302	78	69	1,552
WRSP	1,754	48.5	19.6	108.5	955	128.3	148	3,162
<b>Total Acres</b>	<b>10,169</b>	<b>1,848.5</b>	<b>924.6</b>	<b>2,640.5</b>	<b>3,292</b>	<b>1,156.3</b>	<b>1795</b>	<b>21,826</b>

SOURCE: City of Roseville 2004

<sup>2</sup> Net acre assumes developable land after roadways, highways, easements and other encumbrances are extracted

<sup>3</sup> Open space/Recreation includes open space, developed park and recreation areas, floodway open space, golf courses, and wildlife/vernal pool preserves.

<sup>4</sup> Other land uses include day care, schools, churches, fire stations, electrical substations, corporation yards, and park and ride lots

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Tables II-2 and II-3  
Total Land Use Allocation  
Land Use Allocation By Incorporated  
Subarea

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Tables II-2 and II-3  
Total Land Use Allocation  
Land Use Allocation By Incorporated  
Subarea

**TABLE II-4  
DEVELOPED VERSUS UNDEVELOPED LANDS BY USE**

<b>Land Use</b>	<b>Developed Land as-of 2003 (acres)</b>	<b>Undeveloped Land (acres)</b>	<b>Total acres (% of total)</b>
Commercial/Retail	1,147 ac.	685.5 ac.	1,832.5 ac. (10%)
Business-Professional/Office	473 ac.	472.6 ac.	945.6 ac. (5%)
Industrial/Warehouse	809 ac.	1,336.5 ac.	2,145.5 ac. (12%)
Single-Family Residential	6739 ac.	2,544.4 ac.	9,283.4 ac. (43%)
Multi-Family Residential	489 ac.	271.7 ac.	760.7 ac. (4%)
Other (Public/Parks/Open Space)	developed/undeveloped combined	5,715 ac.	5,715 ac. (26%)
<b>TOTAL</b>	<b>9,657 ac.</b>	<b>11,025.7 ac.</b>	<b>20,682.7 ac. (100%)</b>

Source: City of Roseville 2003

Table to be deleted  
(Refer to Quarterly Development  
Activity Report for up to date  
development data)

## C. GROWTH PROJECTIONS

The question of when Roseville will achieve buildout of its General Plan land uses impacts the City's land use inventory, infrastructure and resource needs and service calculations is not known. Estimates of projected growth vary from source to source dependent upon the methodology utilized. Under all scenarios, however, Roseville, along with the remainder of the South Placer and Sacramento region, is anticipated to remain attractive to both residential and nonresidential growth.

The General Plan does not specify a maximum growth rate. In general, growth rates mirror national economic trends, increasing during periods of economic expansion and decreasing during economic downturns. Periods of rapid growth are frequently followed by slower periods.

Over the past twenty years, Roseville has grown at a rate considerably above that of Placer County and the surrounding region. As growth rates have increased in the region, the City has captured an increasing share of the growth, although the community remains a small part of the region.

There are numerous complex and interrelated factors that influence growth in the region. Most of these factors cannot be altered by general plan policies. A general plan can, and usually does however, influence how much of a region's growth is captured in a community. Some of the factors that influence regional and local growth are listed below.

- General economic conditions in the State
- Federal budget issues and planned cutbacks
- State budget issues and planned cutbacks
- Competition from new growth areas
- Perceptions about the quality of life in the region
- Housing costs
- Job opportunities
- Infrastructure and resource availability

## RESIDENTIAL/POPULATION

Table II-45 contains a series of alternative population projections developed from data from SACOG, the State Department of Finance, and historical population trends. The assumptions and base population figures used in each of these projections vary slightly. For comparison purposes, adjustments have been made to the projections to extend some to the year 2020. Dependent upon the projection selected, Roseville will exhaust its General Plan allocation of residential land somewhere between the years 2010 and 2020.

For planning purposes, the City assumes, based on economic conditions and available land use, that growth rates between 2000 and 2020 will exceed those experienced between 1970 and 1990 (4.59%). It is also anticipated that overall rates will be less than those experienced during the accelerated growth of the mid to late 1980's (8.59%). As a result, Roseville will likely experience buildout of its residential land use allocation prior to the 2020 horizon year of the General Plan.

Table II-46 breaks residential unit and population figures out by incorporated subarea. Based on ~~1990~~2000 census data, an average person per household figure of 2.543 has been utilized to project future population rates.

## NONRESIDENTIAL/EMPLOYMENT

Given the increased number of economic and locational variables, employment estimates can be even more difficult to project than population figures. Roseville hired the firm of MuniFinancial to prepare forecasts for use in the City traffic model. The numbers generated are used in the General Plan for consistency.

[The City annually updates employment information in the Demographic, Development and Employment Profile due to the frequency of change in this data, the Profile is the most up to date source for employment information.](#)

**TABLE II-5  
RESIDENTIAL UNITS/POPULATION BY INCORPORATED SUBAREA**

AREA	DWELLING UNITS			POPULATION <sup>5</sup>		
	2004	2040	BUILDOUT	2004	2040 <sup>7</sup>	BUILDOUT
INFILL	15,967	16,007	16,007	36,333	40,658	40,658
SERSP	2,903	3,163	3,163	7,373	8,034	8,034
NERSP	936	1,080	1,080	2,377	2,743	2,743
NCRSP	2,377	4,409	4,409	6,038	11,199	11,199
NWRSP	8,565	8,898	8,898	21,755	22,600	22,600
Del Webb	3,179	3,500	3,500	5,722	6,300	6,300
NRSP	877	5,644	5,644	2,227	14,335	14,335
Stoneridge	80	2,855	2,855	203	7,252	7,252
Highland Reserve	0	1,560	1,560	0	3,962	3,962
N-Industrial	0	895	895	0	2,273	2,273
WRSP	4	3,500	8,130	26	3,365	20,810
Riverside Gateway	0		440	0		279
<b>TOTAL</b>	<b>37,339</b>	<b>57,911</b>	<b>56,541</b>	<b>82,043</b>	<b>127,721</b>	<b>117,145</b>

This Table will be updated by Table II-4 from

Exhibit C

<sup>5</sup> — Sources: City of Roseville Planning Department - 2004

<sup>5</sup> — Assumes 2.54 persons per household for 2040 at buildout (1990 census)

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Table II-4  
Residential Units And Population By  
Incorporated Subarea

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Table II-4  
Residential Units And Population By  
Incorporated Subarea

~~The methodology utilized to forecast employment or Roseville involved a “top-down” process. Forecasts for the Sacramento region (MSA) were stepped down to counties and then down to cities and community plan areas within the county based on projected market conditions. A major advantage of this approach is that it produces consistent numbers from the regional level down to the City level.~~

~~Table II-7 reflects a comparison of projected employment by use, including the percentage of the total developed for each use, for 1990, 2010 and buildout. Table II-8 indicates projected buildout employment by incorporated subarea. Based on market projections converted to employees, the City has a considerable excess of nonresidential land uses. As a result, some non-residential uses will be less than 50 percent built out by the year 2020. Full buildout would occur considerably after this date.~~

## D. CONCLUSIONS

Because of the sheer number of factors affecting growth trends and the complex interrelationships of these factors, making accurate projections is difficult. The longer the time period covered by the projections, the more imprecise the projection usually is at best, a twenty year projection provides a snapshot of the future; tomorrow, the picture may very well be different.

Based on Roseville’s long-term growth projections and General Plan land use allocation, the City will have a projected shortage of residential uses and an excess of employment and services uses in 2020. It is likely that all residential lands will be developed prior to 2020. If the area of analysis is broadened to include lands outside the City, but within commute distance, an imbalance still exists based on currently allocated land uses.

Depending upon the perspective, the City’s General Plan land use allocation either does not provide sufficient residential acreage, provides an excess of nonresidential acreage, or a combination of the two. In either case, it is projected that residential land will be exhausted well before buildout of nonresidential land could be achieved.

Without the addition of residential opportunities, or the reduction or employment generating land uses within Roseville and/or the adjacent jurisdictions, sufficient employees will not exist to fill potential job generation within reasonable commute distances. This brings into questions the likelihood that full buildout of nonresidential lands could actually occur based on current land use allocations.

The Land Use Element contains polices which promote a reasonable jobs/housing balance. The desired balance is dependent upon a number of factors including commute distances, job income, housing prices and desired land use inventories for economic development purposes. Having the same number of jobs and employed residents in an area is a worthy objective, although it does not necessarily ensure that a jobs/housing balance will be achieved. Planning the relationship between jobs and housing is not just a mathematical exercise, but rather requires both a quantitative and qualitative analysis of commute behavior, employment opportunities by occupation and wage, housing need and income type, and the rate of both job and housing growth. In addition, the relationship between jobs and housing must be looked at in a regional context.

Both the Community Form and Growth Management components of this element identify the development of an Economic Development Study Plan. This study will include a full analysis of the jobs/housing balance in the area. Based upon the findings of this and other studies, the City may consider amending its General Plan land use allocation.

**TABLE II-6  
CITYWIDE EMPLOYMENT BY USE**

	<b>1990 (% Buildout)</b>	<b>2010 (% Buildout)</b>	<b>BUILDOUT (% Buildout)</b>
COMMERCIAL	9,002 (39%)	27,028 (88%)	30,829 (+892 <sup>1</sup> ) (100%)
OFFICE	6,843 (19%)	17,534 (47%)	36,984 (100%)
INDUSTRIAL	6,185 (16%)	18,684 (45%)	41,438 (100%)
<b>TOTAL</b>	<b>22,030 (22%)</b>	<b>106,108 (83%)</b>	<b>127,308 (100%)</b>

Source: City of Roseville 2003.

1. Includes CMU uses within Riverside Gateway Specific Plan

Tables to be deleted

~~TOTAL PROJECTED EMPLOYMENT BY INCORPORATED SUBAREA~~

(Refer to Demographic, Development and Employment Profile for up to date employment data)

<b>SUBAREA</b>	<b>COMMERCIAL</b>	<b>OFFICE</b>	<b>INDUSTRIAL</b>	<b>TOTAL</b>
NI Area	0	0	31,346	31,346
SERSP	1,229	3,157	0	4,386
NERSP	1,114	16,469	0	18,587
NCRSP	5,353	7,470	2,810	15,633
NWRSP	2,610	1,626	0	4,236
DelWebb	1,173	0	0	1,173
Stoneridge	--	--	--	1,563
NRSP	--	--	--	1,215
HRNSP	--	--	--	4,900
WRSP	6,297	281	2,830	9,408
NI Area	0	0	31,346	31,346
<b>TOTAL</b>	<b>30,829 (+892<sup>1</sup>)</b>	<b>36,984</b>	<b>41,438</b>	<b>116,929 (+892<sup>1</sup>)</b>

1. Includes CMU uses within Riverside Gateway Specific Plan

# LAND USE DESIGNATIONS, DEFINITION AND STANDARDS

## A. INTRODUCTION

Policies contained in each General Plan element, in conjunction with the land use map and land use designations, constitute the City's General Plan. The land use map portrays the City's planned land use mix and pattern at build-out of the adopted General Plan. Implementation measures are included as a means by which the General Plan will be carried out.

The land use designations applied to the General Plan land use map are defined in this component and listed in Table II-59. The density and intensity standards, as applicable, have been specified for each classification.

The land use designations address both public and private development and serve as a guide for zoning and other land use regulations. Because the land use map provides a guide for future development, it is possible that more than one zoning district may be consistent with any one land use designation. Table II-610 includes a listing of implementing zone districts for each land use designation.

Where appropriate, the proposed land use definitions are broad in scope to allow the flexibility necessary to achieve the General Plans polices related to pedestrian orientation and convenience gained by allowing mixed use projects. This is achieved through the permitted secondary uses associated with each land use designation. The Zoning Ordinance and Community-wide Design guidelines aid the integration of mixed uses by containing specific use restrictions and standards to assure compatibility with adjacent uses. The extent of the secondary uses permitted, and conditions related to their use, will be as specified in the overlying zoning, specific plan and/or other mater plan.

Generally only one land use designation will be applied to a given area. However, to further accomplish mixed use policies of the General Plan, it is possible that two or more designations may be applied to a single area, establishing a variety of complementary land uses. Policies of the Specific Plan and Planned Development

zoning are utilized to specify the mix of use and any restrictions on uses otherwise associated with these two land use designations. It is expected that this technique may also be utilized in Central Roseville and the West Plan Village Center planning programs where a mix of high density residential, commercial, and office may be desirable.

In addition to specifying the permitted uses, the land use designations contain standards to be applied to each use. These include density standards for residential uses, intensity standards, expressed as floor area ratios (FAR), for nonresidential uses, and, where appropriate, land use compatibility standards. Tables II-744 and II-842 summarize the intensity standards for each land use designation. Table II-943 includes a land use compatibility matrix for all land use designations.

The low, medium and high density residential land use categories are based on the number of dwelling units per gross developable area. For the purposes of interpreting the land use map, a gross developable acre is defined as the land remaining after overhead power lines and their easements, areas within the designated 100-year floodplain, and any lands not designated for residential uses are subtracted.

Intensity standards for non-residential development are useful and are required by State planning law. Floor Area Ratios (FARs) are usually expressed as a percentage of total floor area (including all floors and not just the "footprint" of a building) when compared to the lot or parcel area. Typical commercial FARs range from 20% to 35%, but may be as high as 300% (i.e. a three floor building covering 100% of the lot area) in downtown Roseville. In addition to defining building intensity, FARs provide a basis for generalized traffic and employment projections.

The acreage, FAR and compatibility standards for the various commercial, office and industrial land use designations are intended as guidelines and not as absolute restrictions. Factors such as General Plan policies, intensity of use, anticipated traffic levels, and the

availability of public facilities and infrastructure will be assessed to determine the appropriate level of floor area to land area ratio. Adjustments to the specified FARs, whether an increase or

decrease, when supported by information relating to potential impacts, may be approved as part of a use permit approval, specific plan or General Plan amendment.

**TABLE II-58**  
**SUMMARY OF LAND USE DESIGNATION**

**RESIDENTIAL**

<b>LDR</b>	<u>LOW DENSITY RESIDENTIAL</u> (0.5 - 6.9 DWELLING UNITS PER GROSS DEVELOPABLE ACRE)
<b>MDR</b>	<u>MEDIUM DENSITY RESIDENTIAL</u> (7.0 - 12.9 DWELLING UNITS PER GROSS DEVELOPABLE ACRE)
<b>HDR</b>	<u>HIGH DENSITY RESIDENTIAL</u> (13.0 DWELLING UNITS PER GROSS DEVELOPABLE ACRE AND ABOVE)

**COMMERCIAL**

<b>NC</b>	<u>NEIGHBORHOOD COMMERCIAL</u>
<b>CC</b>	<u>COMMUNITY COMMERCIAL</u>
<b>RC</b>	<u>REGIONAL COMMERCIAL</u>

**OFFICE**

<b>BP</b>	<u>BUSINESS PROFESSIONAL</u>
-----------	------------------------------

**INDUSTRIAL**

<b>LI</b>	<u>LIGHT INDUSTRIAL</u>
<b>IND</b>	<u>GENERAL INDUSTRIAL</u>
<b>TS</b>	<u>TRANSFER STATION</u>

**SPECIAL AREAS**

<b>CBD</b>	<u>CENTRAL BUSINESS DISTRICT</u>
<b>P/QP</b>	<u>PUBLIC/QUASI-PUBLIC</u>
<b>P/R</b>	<u>PARKS AND RECREATION</u>
<b>OS</b>	<u>OPEN SPACE</u>
<b>UR</b>	<u>URBAN RESERVE</u>

**COMBINING DESIGNATIONS**

<b>FP</b>	<u>FLOODPLAIN</u>
<b>SA</b>	<u>STUDY AREA</u>
<b>VC</b>	<u>VILLAGE CENTER</u>
<b>TS</b>	<u>TRANSFER STATION</u>

**TABLE II-69**  
**LAND USE DESIGNATIONS AND IMPLEMENTING ZONES<sup>1</sup>**

LAND USE DESIGNATION	IMPLEMENTING ZONES		
LDR	R1 R2	PD RS	RMU
MDR	R2 R3 RS PD		RMU
HDR	R3  PD		RMU
NC	NC PD		
CC	NC CC GC	HC PD CMU	
RC	CC GC PD		
BP	PD		
LI	CM M1 PD		CMU
IND	MP M1 M2 PD		CMU
CBD	R3 HD CBD PD	NC CC CMU	

<sup>1</sup> Land use designation implementation is not necessarily limited to these zones, especially when combined with an RS or PD zone. Additional zones may be consistent for transitional or interim land uses consistent with General Plan policies. Mixed land use designations may require a variety of land use designations and/or a PD zone.

**TABLE II-710**  
**RESIDENTIAL LAND USE CHARACTERISTICS**

LAND USE CATEGORY	DWELLING UNITS PER ACRE	ESTIMATED POPULATION PER GROSS ACRE <sup>1</sup>
LOW DENSITY RESIDENTIAL	0.5 TO 6.9	1.27 - 17.53
MEDIUM DENSITY RESIDENTIAL	7.0 TO 12.9	17.78 - 32.77
HIGH DENSITY RESIDENTIAL	13.0 AND ABOVE	33.02+

<sup>1</sup> Assumes 2.54 persons per household (1990 Census).

**TABLE II-811**  
**NON-RESIDENTIAL LAND USE CHARACTERISTICS**

LAND USE CATEGORY	FLOOR AREA RATIO*	ACRES	SQUARE FOOTAGE
NEIGHBORHOOD COMMERCIAL	20% TO 40%	3 TO 7	≤ 50,000
COMMUNITY COMMERCIAL	20% TO 40%	5 TO 25	50,000 TO 250,000
REGIONAL COMMERCIAL	20% TO 40%	≥25	≥250,000
BUSINESS PROFESSIONAL	20% TO 40%	N/A	N/A
LIGHT INDUSTRIAL	20% TO 50%	N/A	N/A
GENERAL INDUSTRIAL	20% TO 50%	N/A	N/A
CENTRAL BUSINESS DISTRICT	TO 300%	N/A	N/A

\* FAR's are intended as guidelines and not as absolute restriction.

**TABLE II-912**

**COMPATIBILITY OF ADJACENT<sup>1</sup> LAND USE DESIGNATIONS  
AS APPLIED ON THE GENERAL PLAN LAND USE MAP**

	LDR	MDR	HDR	NC	CC	RC	BP	LI	IND	CBD	P/QP	P/R	OS	UR
LDR	●	●	○	○	○	N	○	○	N	○	○	●	●	○
MDR	●	●	●	○	○	N	○	○	N	○	○	●	●	○
HDR	○	●	●	○	○	○	○	○	N	●	○	●	●	○
NC	○	○	○	●	●	○	●	●	○	●	●	○	○	○
CC	○	○	○	●	●	●	●	●	○	●	●	○	○	○
RC	N	N	○	○	●	●	●	●	○	○	○	○	○	○
BP	○	○	○	●	●	●	●	●	○	●	○	●	●	○
LI	○	○	○	●	●	●	●	●	●	○	○	○	○	○
IND	N	N	N	○	○	○	○	●	●	N	○	N	○	○
CBD	○	○	●	●	●	○	●	○	N	●	●	●	●	○
P/QP	○	○	○	●	●	○	○	○	○	●	○	●	●	○
P/R	●	●	●	○	○	○	●	○	N	●	○	●	●	○
OS	●	●	●	○	○	○	●	○	○	○	●	○	●	○
UR	○	○	○	○	○	○	○	○	○	○	○	○	○	●
VC	○	○	○	○	○	○	○	○	○	○	○	○	○	●

- Compatible land uses
- Conditionally Compatible
- N Not compatible

LDR – LOW DENSITY RESIDENTIAL  
 MDR – MEDIUM DENSITY RESIDENTIAL  
 HDR – HIGH DENSITY RESIDENTIAL  
 NC – NEIGHBORHOOD COMMERCIAL  
 CC – COMMUNITY COMMERCIAL  
 RC – REGIONAL COMMERCIAL  
 BP – BUSINESS PROFESSIONAL

LI – LIGHT INDUSTRIAL  
 IND – GENERAL INDUSTRIAL  
 CBD – CENTRAL BUSINESS DISTRICT  
 P/QP – PUBLIC/QUASI PUBLIC  
 P/R – PARK AND RECREATION  
 OS – OPEN SPACE  
 UR – URBAN RESERVE  
 VC – VILLAGE CENTER

<sup>1</sup> For purposes of this table, “adjacent” includes land uses separated by collectors and local streets but does not include land uses separated by major arterials or highways.

## **B. LAND USE DESIGNATIONS, DEFINITIONS, AND STANDARDS**

### **1. RESIDENTIAL LAND USES**

Each residential land use designation will be indicated on the land use map as an abbreviation (e.g. LDR) and will be followed by a number, indicating the number of dwelling units per gross developable area (e.g. LDR-6.0). Minimum and maximum densities for each residential land use designation are included within the standards listed for each designation.

The density within any single area designated for residential use may be averaged, provided that no portion of the residential density is less than or exceeds the minimum or maximum gross developable density for that designation. For example, an area planned MDR-8.0 could include a variety of lot sizes and open space areas provided that no area was less than 7.0 units per acre or exceeded 12.9 dwelling units per acre. An exception to this restriction may be approved pursuant to Planned Development zoning. By using this zoning technique, a greater variety in density and housing type (e.g. cluster housing with common open space) may be approved provided that it is found to be consistent with the General Plan land use designation.

Each residential designation includes both primary and secondary land uses. As expected, the primary land uses are residential in each of these designations, but also include public parks, resource preservation and open space areas. The primary land uses also indicate the permitted building types (attached or detached). Specified secondary uses include those uses such as schools, churches, and private recreation which are normally associated with residential areas and are of such a limited size that a separate or distinct land use designation (e.g. public facility or commercial) is not always warranted.

In addition to the traditional secondary uses, there are other secondary uses included that under some circumstances may be compatible with each residential designation. These include limited office, commercial childcare facilities, and

neighborhood retail and services. These uses may be permitted to further General Plan goals and policies regarding neighborhood convenience, pedestrian orientation, and reducing vehicular trips.

Because of potential incompatibility with adjacent residential areas, these other secondary uses are limited in size to one and one-half (1½) acres, must be located on a collector or arterial, and are restricted to uses found necessary for neighborhood convenience. Such development is in addition to those areas already designated for nonresidential development on the General Plan land use map, and would be in-lieu of residential development (i.e. the area would not be included in residential density calculations). The location of such uses shall also be pedestrian oriented. Implementing zoning districts will further specify standards and the permitting process for these uses, including the prohibition of gas stations, auto repair, auto sales, and other more intense commercial uses.

#### **LOW DENSITY RESIDENTIAL (LDR)**

***Purpose:*** The low-density residential land use category is applied to lands where single-family dwelling units that comprise the majority of Roseville's housing supply are located. The lower densities are assigned to lands with the flexibility to accommodate development constraints (e.g. slopes, trees, etc.). Typically, low-density residential lands should require minimal grading or disturbance of natural features.

***Primary Uses:*** Attached and detached single-family residences; and public parks, resource preservation and open space areas.

***Secondary Uses:*** Secondary uses include public and private schools, religious assembly, private recreation; and limited office, commercial childcare facilities, and neighborhood retail and services.

***Standards:*** 0.5 to 6.9 dwelling units per gross developable acre. Lot sizes average 6,000 to 7,500 square feet, but may be larger or smaller.

Avoidance of land use limitations (topography, vegetation, easements, etc.) can be achieved by designing larger or smaller lots or by clustering and attaching units.

### **MEDIUM DENSITY RESIDENTIAL (MDR)**

**Purpose:** The medium density residential land use category is applied to lands characterized by small lot single family detached dwelling units and attached patio homes, half-plexes, townhouses, condominiums, and mobile home parks. This residential land use will accommodate a variety of housing types and designs, and is often located as a transition or buffer between higher intensity land uses and low density residential land use. It may also be applied as a transition between higher volume roadways and lower density residential uses.

**Primary Uses:** Attached and detached single family and multi-family residences; and public parks, resource preservation and open space areas.

**Secondary Uses:** Secondary uses include public and private schools, religious assembly, private recreation; and limited office, commercial childcare facilities, and neighborhood retail and services.

**Standards:** 7.0 to 12.9 dwelling units per gross developable acre.

### **HIGH DENSITY RESIDENTIAL (HDR)**

**Purpose:** The high density residential land use category is normally developed with apartments or condominiums with multiple story structures containing multiple, attached, dwelling units. The broad range of densities in this category will yield a variety of design options. In some areas this land use category may be combined with commercial uses to form a mixed-use development where higher densities could be desirable and beneficial.

**Primary Uses:** Multiple family dwellings in attached units; and public parks, resource preservation and open space areas.

**Secondary Uses:** Secondary uses include public and private schools, religious assembly, private recreation; and limited office, commercial childcare facilities, and neighborhood retail and services.

**Standards:** 13.0 and above dwelling units per gross developable acre. High density residential land use should be applied to lands adjacent to

arterial streets, transit linkages, and in close proximity to commercial services.

## **2. NON-RESIDENTIAL LAND USES**

The non-residential designations include areas designated for commercial, office, industrial uses, special areas, and combining districts. Special areas include the Central Business District, Public and Quasi-Public uses, Parks and Recreation, Open Space, and Urban Reserve. Like the residential designations, each non-residential designation includes a purpose statement, primary and secondary uses, and standards for the use including a floor area ratio (FAR). As pointed out in the Introduction Section to this component, adjustments to the specified FARs, when supported by information relating to potential impacts, may be increased or decreased as part of a use permit approval, specific plan, or General Plan amendment.

Unlike the specific secondary uses listed in the residential designations, which are intended to be subordinate and may be permitted only to support neighborhood convenience, the relationship of secondary uses in non-residential areas differ. It is the intention of the non-residential land use designations to permit secondary land uses that are supportive and complimentary of the primary uses and not necessarily subordinate. Like the secondary residential uses, typically the size of these areas would be limited and would therefore not warrant a separate land use designation.

## **COMMERCIAL**

### **NEIGHBORHOOD COMMERCIAL (NC)**

**Purpose:** The neighborhood commercial land use designation is intended to provide basic commercial services for the convenience of surrounding neighborhoods within walking distance of major residential areas.

**Primary Uses:** A limited range of goods and services, including gas stations, intended for the convenience of the immediate neighborhood and compatible with adjacent land uses.

**Secondary Uses:** Medical offices, veterinary clinics, other professional offices and commercial child care facilities.

**Standards:** The neighborhood commercial land use should be applied to lands that are adjacent to collector and/or arterial streets, and residential neighborhoods. Goods and services may be provided in stand-alone buildings, or in small centers, on three to seven acres, with a floor area ratio between 20% and 40%. Project designs in this category will have a pedestrian scale and orientation, and provide convenient pedestrian and bicycle access thereby reducing the need for an automobile trip.

### **COMMUNITY COMMERCIAL (CC)**

**Purpose:** The community commercial land use category is distinguished from the neighborhood commercial designation by providing a broader range of goods and services to an expanded service area.

**Primary Uses:** Retail stores and businesses selling a full range of goods and services including auto sales and repair, and commercial child care facilities.

**Secondary Uses:** Professional offices uses, including medical offices and clinics.

**Standards:** Due to the larger service area, the acreages are larger than in the neighborhood commercial land use category. The acreages range from 5 to 25 acres, the square footage ranges from 50,000 to 250,000 square feet, and the floor area ratio ranges from 20% to 40%. Appropriate areas for community commercial land use are the corners of, and adjacent to, arterials.

### **REGIONAL COMMERCIAL (RC)**

**Purpose:** The regional commercial land use category is intended to accommodate the larger shopping centers and commercial activities where uses provide goods and services to a citywide and regional service area.

**Primary Uses:** Major department and discount stores, automalls, hotels and motels, and commercial recreation or entertainment.

**Secondary Uses:** Office and financial institutions.

**Standards:** Lands with this designation should be larger than 25 acres, and located adjacent to and with immediate access to major transit linkages, arterials, regional roadways, and highways. Sites should possess good automobile and truck access to accommodate the larger traffic volumes that normally occur in this land use category. Shopping centers in the regional commercial land use should exceed 250,000 square feet with a floor area ratio between 20% and 40%.

## **OFFICE**

### **BUSINESS PROFESSIONAL (BP)**

**Purpose:** To provide areas for small and large office uses, including uses supportive of offices.

**Primary Uses:** The business professional land use category includes administrative, professional, government and medical offices, and research and development (not including any assembly or manufacturing). Hospitals and clinics may also be permitted by this land use designation.

**Secondary Uses:** Limited service commercial uses (e.g. banks, restaurants, day care centers, travel agencies, florists, etc.) are encouraged where they would minimize the need for vehicle travel for convenience trips, but only as secondary uses in proximity to large office parks and complexes. In association with clinics and hospitals, pharmacies and other medical related retail may be permitted.

**Standards:** Offices developed in stand-alone buildings or in a business park or campus setting. The business professional land use designation may be applied to lands that are adjacent to regional and community commercial. This designation may also be used as a buffer between residential areas; and arterials, community commercial and light industrial. Floor area ratios should range between 20% and 40%.

# INDUSTRIAL

## LIGHT INDUSTRIAL (LI)

**Purpose:** The light industrial land use category is applied to lands reserved for office, industrial, and research and development uses that generate very limited noise, vibration, odor, dust, smoke, light, or other pollutants, and are either integrated or compatible with surrounding uses.

**Primary Uses:** Research and development (which may include manufacturing and assembly), electronics assembly, warehousing, intensive commercial uses (e.g. autobody repair, landscaping material sales, retail and wholesale lumberyards), and associated administrative offices.

**Secondary Uses:** Limited service commercial uses (e.g. banks, restaurants, day care centers, travel agencies, florist, etc.) are encouraged where they would minimize the need for vehicle travel for convenience trips, but only as secondary uses in proximity to larger industrial parks and complexes. Service uses with large space requirements such as health clubs, religious assembly, dance and gymnastic studios, and off-peak public assembly uses may also be permitted.

**Standards:** Lands designated for light industrial uses should be located adjacent to major roadways with convenient truck access to accommodate the needs of the businesses that require this land use. Floor area ratios range from 20% to 50%.

## GENERAL INDUSTRIAL (IND)

**Purpose:** The general industrial land use category is intended to provide areas for industrial uses that tend to generate noise, vibration, odor, dust, smoke, light, and an aesthetic appearance not compatible with residential and other sensitive receptors. The intent of this category is to provide a place for industrial uses within the City that is properly buffered from other uses.

**Primary Uses:** A wide range of activities including manufacturing, wholesale distribution, large storage areas and other industrial uses are permitted.

**Secondary Uses:** Incidental retail and service commercial uses associated with large employment areas and industrial parks.

**Standards:** Areas developed under this designation should be located with direct access to major roads, freeways, or rail lines. Floor area ratios range from 20% to 50%.

## TRANSFER STATION (TS)

**Purpose:** To reserve and protect industrial areas suitable for a solid waste transfer station.

**Primary Uses:** Intermediate waste handling facilities where solid waste is transferred from hauling vehicles to a transfer vehicle where the waste or portion thereof undergoes processing, recycling, or further handling before transport to a disposal site, waste processing facility, or other facility.

### Standards:

1. The TS designation shall only be applied where all of the following is satisfied:
  - A. All surrounding land use designations are industrial or light industrial;
  - B. The area has access from major arterials capable of providing access for transfer vehicles and the public;
  - C. The use of the area as a transfer facility is consistent with the existing or planned character of the area; and
  - D. All areas within 200 feet of the transfer facility property shall be zoned such that the transfer facility use is protected from incompatible adjacent uses.
2. Transfer stations shall be designed and maintained to, at a minimum, include enclosed processing areas, paved access, fenced and screened storage areas for recycled goods, dust mitigation, and be in compliance with other City, county, state and federal standards.

## SPECIAL LAND USE DESIGNATIONS

### **CENTRAL BUSINESS DISTRICT (CBD)**

**Purpose:** The Central Business District is a distinct land use category that acknowledges land use patterns of significantly greater intensities and traditional mixed uses of retail, office and apartment. The district is limited in its application to Central Roseville, the West Roseville Village Center, and to areas of greater urban intensity.

**Primary Uses:** Lands with this land use designation contain a mix of retail and office uses, including municipal offices, public assembly, theaters, and restaurants.

**Secondary Uses:** Medium density and high density residential. .

**Standards:** Floor area ratios may be as high as 300% (three times the site area).

### **PARK AND RECREATION (P/R)**

**Purpose:** The park and recreation designation is used to identify public parks in Roseville and public and private recreation facilities.

**Primary Uses:** Public park and recreation facilities, including ball diamonds and fields, golf courses, pools, bike trails and community buildings; and private recreation uses when they include outside facilities such as golf course, tennis courts, etc.

**Secondary Uses:** Libraries, child/elder care facilities, resource mitigation, and drainage detention.

**Standards:** For public recreation, the Parks and Recreation Element contains policies and standards that establish locational criteria, acreage requirements and the types of improvements planned for each of the City parks.

### **OPEN SPACE (OS)**

**Purpose:** The open space land use designation is used to reserve and protect public and private lands that are significant due to wild life habitat, natural features, or flood hazard. Within new development areas, the 100-year floodplain boundaries will be designated as Open Space. In addition, sensitive or unique natural features, including, but not limited to, wetlands, vernal

pools, and oak woodlands are also to be designated as open space as part of specific plans and other major development review processes.

**Primary Uses:** Passive recreation and minor recreation facilities (picnic tables, restrooms), walking and bike trails, and resource interpretive facilities.

**Secondary Uses:** Resource mitigation and drainage detention.

**Standards:** All permitted uses shall be compatible with the preservation and protection of open space values (habitat and visual) and comply with the policies and standards contained in the Open Space and Conservation Element.

### **PUBLIC/QUASI-PUBLIC (P/QP)**

**Purpose:** The public/quasi-public land use designation is used to establish areas for education, religious assembly, governmental offices, municipal corporation yards, and water treatment plants.

**Primary Uses:** Municipal, governmental or public facilities.

**Standards:** This land use designation shall apply to all municipal facilities and may also be applied to quasi-public facilities where the size of such facilities warrants an individual land use designation.

### **URBAN RESERVE (UR)**

**Purpose:** The urban reserve land use designation is applied to those lands that are anticipated to receive urban land entitlements, but at the present time are constrained by growth management policies, availability of services or other limitations.

**Primary Uses:** Agriculture, open space, passive recreation and resource protection.

**Secondary Uses:** Caretakers residence.

**Standards:** A caretaker's residence may be established at a density of one unit per 300 acres. Prior to the allocation of any urban land use entitlements, the applicable constraints must be resolved consistent with the policies

contained in the Growth Management Component of this element.

## COMBINING DESIGNATIONS

These designations are only applied in combination with another land use designation and modify the uses and standards of that designation.

### FLOODPLAIN (FP)

**Purpose:** The floodplain designation identifies those lands that are within the 100-year floodplain boundaries as defined in the Safety Element. Development of lands with a floodplain land use designation is strictly regulated by the City of Roseville. In areas with existing development, the floodplain designation is an overlay or combining land use. As part of a specific plan, the land use designation may be combined with an open space or parks designation, if found consistent with the policies of the Safety Element.

**Permitted Uses and Standards:** Uses are limited to those that minimize impacts on upstream and downstream areas and are consistent with both the policies of the Safety Element and the underlying land use designation.

### STUDY AREA (SA)

**Purpose:** The study area land use designation is used as a combining land use to identify future General Plan or neighborhood study areas. This combining designation may be applied to any area where the City believes that additional land use analysis and amendment of the General Plan may be desirable to resolve specific neighborhood or land use issues.

**Permitted Uses and Standards:** Concurrent with a land use map amendment to apply this combining designation, the City shall also adopt an ordinance regulating interim land use development. Such regulations shall relate to the land use issue necessitating such regulations and shall include an expiration date.

### VILLAGE CENTER (VC)

**Purpose:** The Village Center land use designation is intended allow for a mix and

density of land uses common to a traditional downtown, urban setting. It allows for flexibility and deviation from the standards and permitted uses contained in the primary land use designation for which it is combined.

**Permitted Uses and Standards:** Use of this combining designation requires comprehensive land use planning through approval of a Specific Plan area. The permitted uses, standards, and extent of deviation are to be defined in the Specific Plan.

### TRANSFER STATION (TS)

~~**Purpose:** To reserve and protect industrial areas suitable for a solid waste transfer station.~~

~~**Primary Uses:** Intermediate waste handling facilities where solid waste is transferred from hauling vehicles to a transfer vehicle where the waste or portion thereof undergoes processing, recycling, or further handling before transport to a disposal site, waste processing facility, or other facility.~~

#### ~~**Standards:**~~

~~1. The TS combining designation shall only be applied where all of the following is satisfied:~~

~~A. All surrounding land use designations are industrial or light industrial;~~

~~B. The area has access from major arterials capable of providing access for transfer vehicles and the public;~~

~~C. The use of the area as a transfer facility is consistent with the existing or planned character of the area; and~~

~~D. All areas within 200 feet of the transfer facility property shall be zoned such that the transfer facility use is protected from incompatible adjacent uses.~~

~~2. Transfer stations shall be designed and maintained to, at a minimum, include enclosed processing areas, paved access, fenced and screened storage areas for recycled goods, dust mitigation, and be in~~

~~compliance with other City, county, state  
and federal standards.~~

The following components to the General Plan Land Use Element have intentionally been excluded from this exhibit, as they do not include text updates:

- Community Form (pages II-38 to II-48)
- Community Design (pages II-49 to II-52)
- Growth Management (pages II-53 to II-66)

## RELATIONSHIP TO SPECIFIC PLANS

Both existing and future specific plans play a predominant role in Roseville's planning efforts. Each element of the General Plan references and provides policies relating to specific plans. It is anticipated that these plans will be a primary mechanism in implementing the goals and policies of the General Plan. Given their prominence, it is important to clarify the relationship between the General Plan and specific plans.

As is described in the Existing Conditions and Projections Component of this element, the City currently has ten specific plans. These plans have been utilized to comprehensively plan Roseville's growth areas. The current plans consist of the:

- Southeast Roseville Specific Plan (SRSP);
- Northeast Roseville Specific Plan (NERSP);
- ~~Northwest Roseville Specific Plan (NERSP);~~
- ~~North Central Roseville Specific Plan (NCRSP);~~
- ~~Del Webb Specific Plan (DWSP);~~
- ~~Highland Reserve North Specific Plan (HRNSP);~~
- ~~North Roseville Specific Plan (NRSP);~~
- Stoneridge Specific Plan (SRSP);
- ~~North Central Roseville Specific Plan (NCRSP)~~
- ~~Highland Reserve North Specific Plan (HRNSP)~~
- ~~Northwest Roseville Specific Plan (NERSP)~~
- ~~North Roseville Specific Plan (NRSP), and~~
- ~~Del Webb Specific Plan (DWSP)~~
- West Roseville Specific Plan (WRSP); and
- Riverside Gateway Specific Plan (RGSP);

Additional specific plans may be utilized in the North Industrial Area, and potential future growth areas.

The specific plans are consistent with, and are hereby incorporated by this reference, as a component of the Land Use Element of the General Plan. Specific plan land uses are reflected on the General Plan land use map. 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. The specific plans utilize General Plan Land Use designations, but may create new categories which further General Plan policy. These categories may be more specific or tailored to a particular situation. The General Plan includes the Specific Plan areas and all its policies apply to the areas.

Copies of all of the City's specific plans can be obtained through the Planning and Redevelopment Department in the Civic Center at 311 Vernon Street.



TABLE II-1  
PLANNING AREA ACREAGES

**INCORPORATED AREA**

<b>SUBAREA</b>	<b>GROSS(1) ACREAGE</b>
Infill	6,908
Southeast Roseville	1,026
Northeast Roseville	955
Northwest Roseville	2,663
North Central Roseville	1,823
North Industrial	2,045
Del Webb	1,202
Highland Reserve North	678
North Roseville	1,569
Stoneridge	1,117
West Roseville	3,163
Riverside Gateway	50
<b>TOTAL INCORPORATED AREA</b>	<b>23,199</b>

**SPHERE OF INFLUENCE**

<b>SUBAREA</b>	<b>GROSS(1) ACREAGE</b>
Sunset Industrial Area	3,500
Booth Road	143
PFE Road	142
Livoti Tract	132
Annabele	381
M.O.U. Remainder Area (2)	2,336
<b>TOTAL SPHERE OF INFLUENCE</b>	<b>6,634</b>

**TOTAL PLANNING AREA**

<b>TOTAL</b>	<b>29,833</b>
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SOURCE: City of Roseville Planning and Redevelopment Department 2007

(1) Gross acreage includes road and highway rights-of-way, easements, etc.

(2) Memorandum of Understanding between City of Roseville and Placer County.

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

<b>USE CATEGORY</b>	<b>GROSS(1) ACRES</b>	<b>% OF TOTAL ACRES</b>
Residential (RES)	10,982	47%
Commercial (COM)	1,904	8%
Business Professional (BP)	829	4%
Industrial (IND)	2,562	11%
Open Space (OS)	2,285	10%
Park & Recreation (PR)	1,963	8%
Public/Quasi Public (P/QP)	1,112	5%
Right of Way (ROW)	1,562	7%
<b>TOTAL</b>	<b>23,199</b>	<b>100%</b>

SOURCE: City of Roseville Planning and Redevelopment Department 2007

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

<b>SUBAREA</b>	<b>RES</b>	<b>COM</b>	<b>BP</b>	<b>IND (2)</b>	<b>OS (3)</b>	<b>PR (4)</b>	<b>P/QP (5)</b>	<b>ROW</b>	<b>TOTAL ACRES</b>
INFILL	3,340	647	201	914	329	487	603	386	6,907
SERSP	559	83	99	0	74	111	20	78	1,024
NERSP	151	288	310	0	88	11	10	96	954
NWRSP	1,760	119	11	0	155	353	107	159	2,664
NCRSP	644	340	174	78	183	100	75	230	1,824
NIPA	202	39	10	1,458	170	32	6	129	2,046
DWSP	659	13	0	0	98	378	4	51	1,203
HRNSP	294	162	0	0	37	37	48	98	676
NRSP	982	101	0	0	183	117	68	119	1,570
SRSP	615	35	5	0	270	78	23	91	1,117
WRSP	1,754	48	19	112	699	259	147	126	3,164
RGSP	21	29	0	0	0	0	0	0	50
<b>TOTAL ACRES</b>	<b>10,981</b>	<b>1,904</b>	<b>829</b>	<b>2,562</b>	<b>2,286</b>	<b>1,963</b>	<b>1,111</b>	<b>1,563</b>	<b>23,199</b>

SOURCE: City of Roseville Planning and Redevelopment Department 2007

(1) Gross acreage includes road and highway rights-of-way, easements, etc.

(2) Industrial includes Transfer Station.

(3) Open Space includes open space, floodway open space, and wildlife/vernal pool preserves.

(4) Parks and Recreation includes developed park and recreation areas and golf courses.

(5) Public/Quasi Public includes day care, schools, churches, fire stations, electrical substations, corporation yards, and park and ride lots.

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

SUBAREA	DWELLING UNITS			POPULATION (1)		
	2007	2010	2020	2007	2010	2020
Infill	15,664	15,664	15,664	39,787	39,787	39,787
Southeast Roseville	3,047	3,163	3,163	7,739	8,034	8,034
Northeast Roseville	933	1,655	1,655	2,370	4,204	4,204
Northwest Roseville	8,939	9,066	9,066	22,705	23,028	23,028
North Central Roseville	4,247	4,487	4,487	10,787	11,397	11,397
North Industrial	1,043	1,043	1,043	2,649	2,649	2,649
Del Webb	3,211	3,211	3,211	8,156	8,156	8,156
Highland Reserve North	1,669	1,669	1,669	4,239	4,239	4,239
North Roseville	4,563	5,526	5,526	11,590	14,036	14,036
Stoneridge	2,446	2,846	2,846	6,213	7,229	7,229
West Roseville	2,096	3,544	8,432	5,324	9,002	21,417
Riverside Gateway	203	456	456	516	1,158	1,158
<b>TOTAL</b>	<b>48,061</b>	<b>52,330</b>	<b>57,218</b>	<b>122,075</b>	<b>132,919</b>	<b>145,334</b>

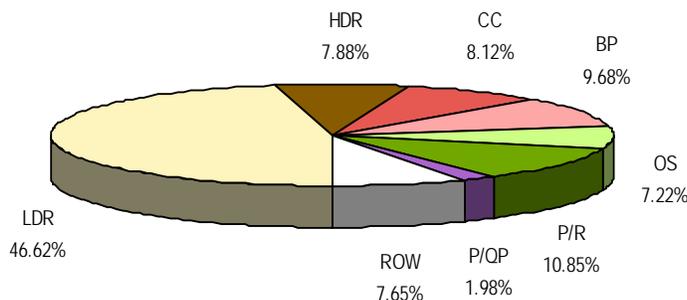
SOURCE: City of Roseville Planning and Redevelopment Department 2007

(1) Assumes 2.54 persons per household (1990 census)

Table 1A: Land Use Summary

GENERAL PLAN LAND USE (Specific Plan Land Use)	ACRES	% OF TOTAL ACRES	UNITS	% OF TOTAL UNITS
<b>RESIDENTIAL</b>				
LDR (Residential)	478.23	46.62%	1,779	56.24%
HDR (Residential)	62.19	6.06%	984	31.11%
HDR (Elderly Housing)	18.68	1.82%	400	12.65%
<b>Subtotal</b>	<b>559.10</b>	<b>54.50%</b>	<b>3,163.0</b>	<b>100.00%</b>
<b>SERVICE AND EMPLOYMENT</b>				
CC (Commercial)	51.36	5.01%	0	0.00%
CC (Raquet Club)	14.93	1.46%	0	0.00%
CC (Wholesale/Retail Nursery)	17.00	1.66%	0	0.00%
BP (Business Professional)	99.30	9.68%	0	0.00%
<b>Subtotal</b>	<b>182.59</b>	<b>17.80%</b>	<b>0.0</b>	<b>0.00%</b>
<b>OPEN SPACE AND PUBLIC</b>				
OS (Floodway)	24.74	2.41%	0	0.00%
OS (Recreation Floodway)	40.81	3.98%	0	0.00%
OS (Vernal Pool Preserve Area)	8.48	0.83%	0	0.00%
P/R (Maidu Park Addition)	24.06	2.35%	0	0.00%
P/R (Park)	41.40	4.04%	0	0.00%
P/R (Private Recreation)	45.84	4.47%	0	0.00%
P/QP (Daycare)	1.59	0.16%	0	0.00%
P/QP (Substation)	2.11	0.21%	0	0.00%
P/QP (Fire Station)	1.57	0.15%	0	0.00%
P/QP (School)	15.01	1.46%	0	0.00%
ROW (Right of Way)	78.49	7.65%	0	0.00%
<b>Subtotal</b>	<b>284.10</b>	<b>27.70%</b>	<b>0.0</b>	<b>0.00%</b>
<b>Total</b>	<b>1,025.79</b>	<b>100.0%</b>	<b>3,163</b>	<b>100.0%</b>

Percent Acres by Land Use Designation



# SOUTHEAST ROSEVILLE LAND USE PLAN

## Figure 7



Land Use Designation		Acres
LDR	Residential	478.23
HDR	Residential	62.19
	Elderly Housing	18.68
CC	Commercial	51.36
	Raquet Club	14.93
	Wholesale/Retail Nursery	17.00
BP	Business Professional	99.30
OS	Floodway	24.74
	Recreation Floodway	40.81
	Vernal Pool Preserve Area	8.48
P/R	Park	41.40
	Private Recreation	45.84
	Maidu Park Addition	24.06
P/QP	School	15.01
	Daycare	1.59
	Substation	2.11
	Fire Station	1.57
ROW	Right of Way	78.49

\*See Land Use By Parcel Table for Units **Totals: 1,025.79**

# SOUTHEAST ROSEVILLE LAND USE BY PARCEL

**Table 1: Land Use by Parcel Number**

PARCEL	GENERAL PLAN LAND USE (Specific Plan Land Use)	ZONING	ACRES	ALLOCATED UNITS	FINALED UNITS	AVAILABLE UNITS	DENSITY
1	CC (Commercial)	CC/SA-SE	6.44				
2	CC (Commercial)	CC/SA-SE	4.47				
3	BP (Business Professional)	BP/SA-SE	9.22				
4	BP (Business Professional)	BP/SA-SE	2.49				
5	BP (Business Professional)	BP/SA-SE	12.59				
6	LDR (Residential)	R1	8.89	37	37	0	4.2
7A	BP (Business Professional)	BP/SA-SE	3.01				
7B	BP (Business Professional)	BP/SA-SE	2.85				
7C	BP (Business Professional)	BP/SA-SE	3.09				
7D	BP (Business Professional)	BP/SA-SE	9.22				
7E	BP (Business Professional)	BP/SA-SE	20.61				
8A	HDR (Residential)	R3	19.14	262	262	0	13.7
8B	LDR (Residential)	R1/DS	25.59	137	137	0	5.4
9A	HDR (Elderly Housing)	R3/SA-SE	2.69	50	50	0	18.6
9B	HDR (Elderly Housing)	R3/SA-SE	3.52	110	110	0	31.3
9C	HDR (Elderly Housing)	R3/SA-SE	3.32	76	76	0	22.9
9D	HDR (Elderly Housing)	R3/SA-SE	3.28	84	84	0	25.6
10	P/QP (Fire Station)	P/QP	1.57				
11	HDR (Elderly Housing)	R3/SA-SE	5.87	80	80	0	13.6
12	P/QP (Daycare)	P/QP/SA-SE	1.59				
13	LDR (Residential)	R1/DS	18.37	114	114	0	6.2
13B	OS (Floodway)	OS/FW	3.26				
16	LDR (Residential)	R1	21.96	92	92	0	4.2
18	LDR (Residential)	R1/DS	22.74	106	106	0	4.7
19	LDR (Residential)	R1	23.99	149	87	0	6.2
20	CC (Commercial)	CC	21.70				
21	BP (Business Professional)	BP/SA-SE	10.88				
24	LDR (Residential)	R1	15.94	52	52	0	3.3
26	P/QP (Substation)	P/QP	2.11				
27	CC (Raqueet Club)	PR/SA-SE	14.93				
28	P/QP (School)	P/QP	8.00				
29	HDR (Residential)	R3	38.70	612	612	0	15.8
30	BP (Business Professional)	BP/SA-SE	25.34				
32	HDR (Residential)	R3	4.35	110	56	0	25.3
34	LDR (Residential)	R1/DS	19.26	70	70	0	3.6
35	LDR (Residential)	R1/DS	19.81	66	66	0	3.3
37	CC (Commercial)	CC/SA-SE	5.95				
40	CC (Commercial)	CC/SA-SE	12.80				
41	LDR (Residential)	R1	91.85	297	297	0	3.2
42	LDR (Residential)	R1/DS-SE & OS	72.34	204	204	0	2.8
43	LDR (Residential)	R1/DS	55.64	209	209	0	3.8
44	LDR (Residential)	R1/DS	4.55	12	12	0	2.6
45	LDR (Residential)	R1/DS	6.53	15	15	0	2.3
46	LDR (Residential)	R1/DS-SE & OS	23.99	57	57	0	2.4
49	LDR (Residential)	R1	41.24	146	146	0	3.5
50	P/R (Maidu Park Addition)	PR	9.00				
51	P/R (Maidu Park Addition)	PR	14.40				
52	P/QP (School)	P/QP	7.01				
53	P/R (Maidu Park Addition)	PR	0.66				
54	LDR (Residential)	PD423	1.03	0	0	0	0.0
55	LDR (Residential)	R1/DS-SE	4.51	16	16	0	3.5
61	P/R (Park)	PR	15.03				
62	P/R (Park)	PR	3.74				
63	P/R (Park)	PR	10.76				
64	P/R (Park)	PR	11.87				
70	OS (Floodway)	OS/FW	5.37				
71	OS (Recreation Floodway)	OS/FW	6.66				
72	OS (Floodway)	OS/FW	9.02				
73	OS (Recreation Floodway)	OS/FW	15.97				
74	OS (Recreation Floodway)	OS/FW	6.72				
75	OS (Recreation Floodway)	OS/FW	11.46				
76	OS (Floodway)	OS/FW	7.09				
80	P/R (Private Recreation)	PR	11.36				
81	CC (Wholesale/Retail Nursery)	PD240	17.00				
82	P/R (Private Recreation)	PR	22.49				
83	OS (Vernal Pool Preserve Area)	OS	8.48				
84	P/R (Private Recreation)	PR	9.37				
85	P/R (Private Recreation)	PR	2.62				
ROW	ROW (Right of Way)	ROW	78.49				
<b>Total</b>			<b>1025.79</b>	<b>3,163</b>	<b>3,047</b>	<b>0</b>	

**Notes:**

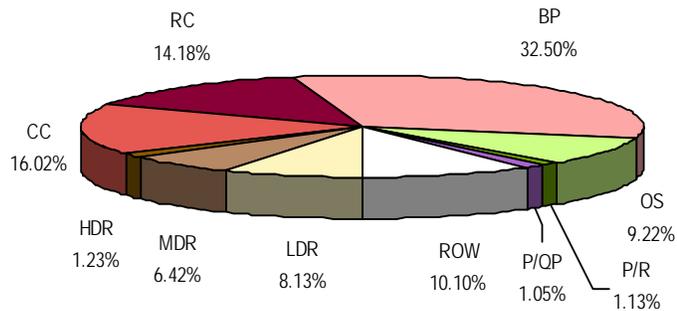
- Finalized Units: Number of units recorded with the final subdivision map (For planning areas that are built out, this is the total number of units)
- Available Units: Not Applicable for Southeast Roseville Specific Plan
- A verification study conducted in December of 2006 resulted in minor adjustments to the acreage and number of dwelling units.

# NORTHEAST ROSEVILLE LAND USE SUMMARY

# EXHIBIT E

GENERAL PLAN LAND USE (Specific Plan Land Use)	ACRES	% OF TOTAL ACRES	UNITS	% OF TOTAL UNITS
<b>RESIDENTIAL</b>				
LDR (Residential)	77.66	8.13%	615	37.16%
MDR (Residential)	61.31	6.42%	815	49.24%
HDR (Residential)	11.79	1.23%	225	13.60%
<b>Subtotal</b>	<b>150.76</b>	<b>15.79%</b>	<b>1,655.0</b>	<b>100.00%</b>
<b>SERVICE AND EMPLOYMENT</b>				
CC (Commercial)	54.68	5.73%	0	0.00%
CC (Business Professional and Commercial)	45.16	4.73%	0	0.00%
CC (Community and Regional Commercial)	15.34	1.61%	0	0.00%
CC (Highway Commercial)	37.79	3.96%	0	0.00%
RC (Regional Commercial)	48.44	5.07%	0	0.00%
RC (Automall)	86.96	9.11%	0	0.00%
BP (Medical Campus)	102.22	10.71%	0	0.00%
BP (Business Park and Professional Office)	150.24	15.74%	0	0.00%
BP (Research and Development)	57.84	6.06%	0	0.00%
<b>Subtotal</b>	<b>598.67</b>	<b>62.71%</b>	<b>0.0</b>	<b>0.00%</b>
<b>OPEN SPACE AND PUBLIC</b>				
OS (Open Space)	62.12	6.51%	0	0.00%
OS (Watershed)	25.95	2.72%	0	0.00%
P/R (Park)	10.77	1.13%	0	0.00%
P/QP (School)	10.00	1.05%	0	0.00%
ROW (Right of Way)	96.47	10.10%	0	0.00%
<b>Subtotal</b>	<b>205.31</b>	<b>21.50%</b>	<b>0.0</b>	<b>0.00%</b>
<b>Total</b>	<b>954.74</b>	<b>100.0%</b>	<b>1,655</b>	<b>100.0%</b>

**Percent Acres by  
Land Use Designation**



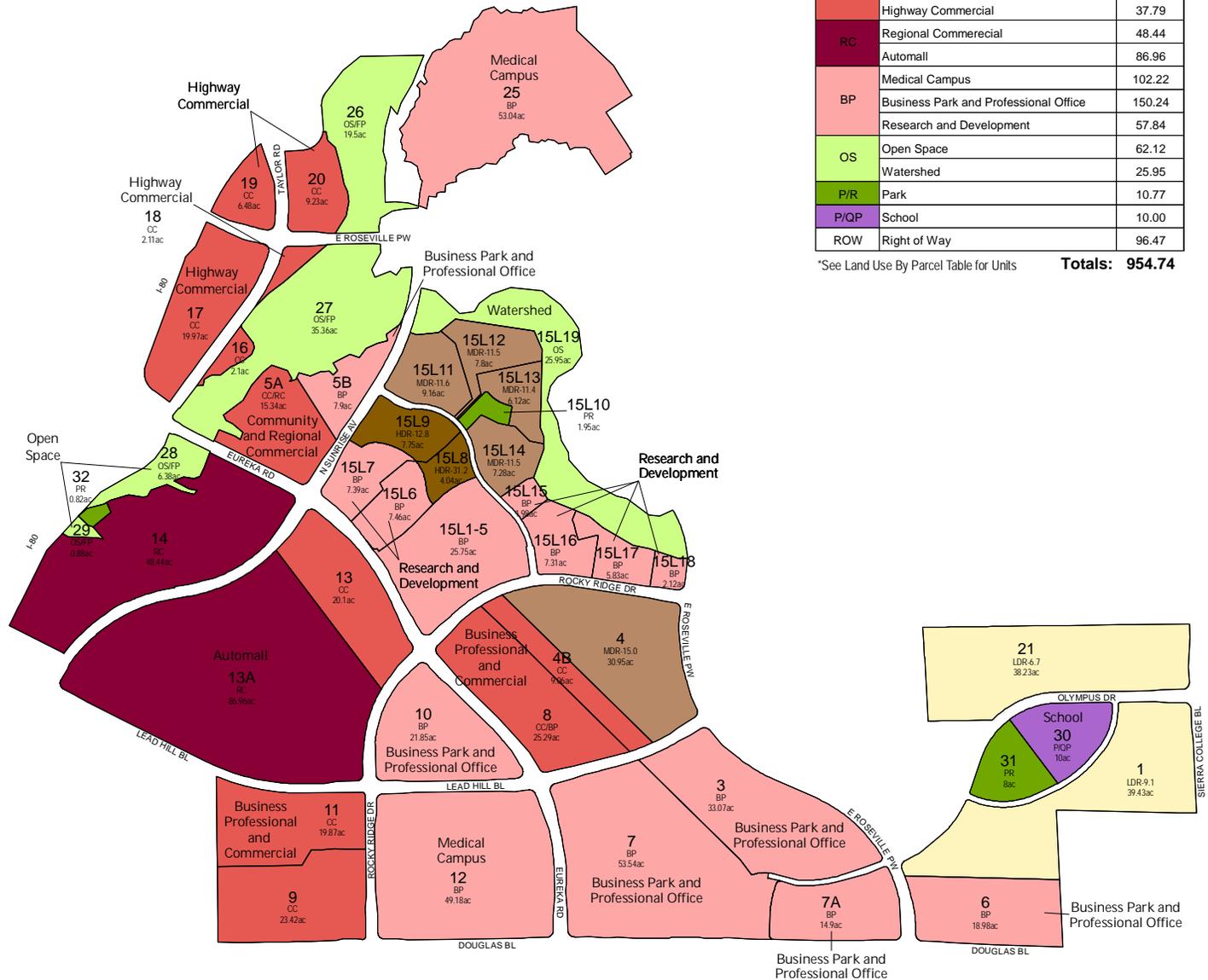
# NORTHEAST ROSEVILLE LAND USE PLAN

## Exhibit 8B

Land Use Designation		Acres
LDR	Residential	77.66
MDR	Residential	61.31
HDR	Residential	11.79
CC	Commercial	54.68
	Business Professional and Commercial	45.16
	Community and Regional Commercial	15.34
RC	Highway Commercial	37.79
	Regional Commercial	48.44
BP	Automall	86.96
	Medical Campus	102.22
	Business Park and Professional Office	150.24
OS	Research and Development	57.84
	Open Space	62.12
P/R	Watershed	25.95
	Park	10.77
P/QP	School	10.00
ROW	Right of Way	96.47

\*See Land Use By Parcel Table for Units

**Totals: 954.74**



# NORTHEAST ROSEVILLE LAND USE BY PARCEL

PARCEL	GENERAL PLAN LAND USE (Specific Plan Land Use)	ZONING	ACRES	ALLOCATED UNITS	FINALED UNITS	AVAILABLE UNITS	DENSITY
1	LDR (Residential)	RS/DS	39.43	357	214	143	9.1
3	BP (Business Park and Professional Office)	BP/SA-NE	33.07				
4	MDR (Residential)	R3	30.95	465	465	0	15.0
4B	CC (Commercial)	GC/SA	9.06				
5A	CC (Community and Regional Commercial)	RC/SA-NE	15.34				
5B	BP (Business Park and Professional Office)	BP/SA-NE	7.90				
6	BP (Business Park and Professional Office)	BP/SA-NE	18.98				
7	BP (Business Park and Professional Office)	BP/SA-NE	53.54				
7A	BP (Business Park and Professional Office)	BP/SA-NE	14.90				
8	CC (Business Professional and Commercial)	CC/SA-NE	25.29				
9	CC (Commercial)	CC	23.42				
10	BP (Business Park and Professional Office)	BP/SA-NE	21.85				
11	CC (Business Professional and Commercial)	CC/SA-NE	19.87				
12	BP (Medical Campus)	PD470	49.18				
13	CC (Commercial)	RC/SA-NE	20.10				
13A	RC (Automall)	PD247, PD253, PD261	86.96				
14	RC (Regional Commercial)	RC/SA-NE	48.44				
15L1-5	BP (Research and Development)	PD 178	25.75				
15L6	BP (Research and Development)	PD 178	7.46				
15L7	BP (Research and Development)	PD 178	7.39				
15L8	HDR (Residential)	R3/DS	4.04	126	0	0	31.2
15L9	HDR (Residential)	R3/DS	7.75	99	0	0	12.8
15L10	P/R (Park)	PR	1.95				
15L11	MDR (Residential)	R3/DS	9.16	106	0	0	11.6
15L12	MDR (Residential)	R3/DS	7.80	90	0	0	11.5
15L13	MDR (Residential)	R3/DS	6.12	70	0	0	11.4
15L14	MDR (Residential)	R3/DS	7.28	84	0	0	11.5
15L15	BP (Research and Development)	PD 178	1.98				
15L16	BP (Research and Development)	PD 178	7.31				
15L17	BP (Research and Development)	PD 178	5.83				
15L18	BP (Research and Development)	PD 178	2.12				
15L19	OS (Watershed)	OS	25.95				
16	CC (Commercial)	CC	2.10				
17	CC (Highway Commercial)	HC/SA-NE	19.97				
18	CC (Highway Commercial)	HC/SA-NE	2.11				
19	CC (Highway Commercial)	HC/SA-NE	6.48				
20	CC (Highway Commercial)	HC/SA-NE	9.23				
21	LDR (Residential)	RS/DS	38.23	258	254	4	6.7
25	BP (Medical Campus)	PD457	53.04				
26	OS (Open Space)	OS	19.50				
27	OS (Open Space)	OS	35.36				
28	OS (Open Space)	OS	6.38				
29	OS (Open Space)	OS	0.88				
30	P/QP (School)	P/QP	10.00				
31	P/R (Park)	PR	8.00				
32	P/R (Park)	PR	0.82				
ROW	ROW (Right of Way)	ROW	96.47				
<b>Total</b>			<b>954.74</b>	<b>1,655</b>	<b>933</b>	<b>147</b>	

**Notes:**

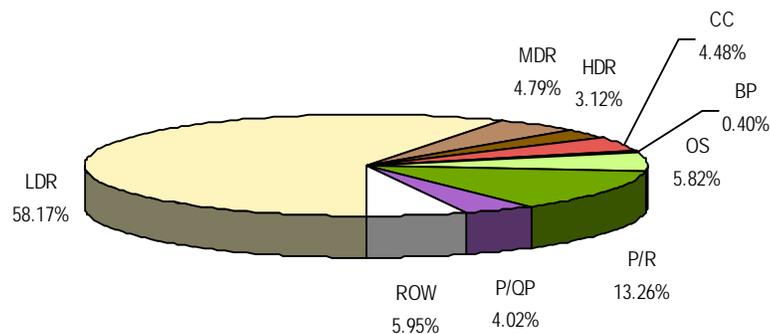
- Finalized Units: Number of units recorded with the final subdivision map (For planning areas that are built out, this is the total number of units)
- Available Units: Units available for transfer after the subdivision map has recorded (Available Units does not equal the difference between Allocated Units and Finalized Units)
- A verification study conducted in December of 2006 resulted in minor adjustments to the acreage and number of dwelling units.

# NORTHWEST ROSEVILLE LAND USE SUMMARY

# EXHIBIT F

GENERAL PLAN LAND USE (Specific Plan Land Use)	ACRES	% OF TOTAL ACRES	UNITS	% OF TOTAL UNITS
<b>RESIDENTIAL</b>				
LDR (Residential)	1,485.42	55.77%	6,246	68.89%
LDR (Mobile Homes)	63.77	2.39%	320	3.53%
MDR (Residential)	127.44	4.79%	1,132	12.49%
HDR (Residential)	83.03	3.12%	1,368	15.09%
<b>Subtotal</b>	<b>1,759.66</b>	<b>66.07%</b>	<b>9,066.0</b>	<b>100.00%</b>
<b>SERVICE AND EMPLOYMENT</b>				
CC (Commercial)	95.63	3.59%	0	0.00%
CC (Commercial Recreation)	14.87	0.56%	0	0.00%
CC (Business Professional - Commercial)	8.83	0.33%	0	0.00%
BP (Business Professional)	10.69	0.40%	0	0.00%
<b>Subtotal</b>	<b>130.02</b>	<b>4.88%</b>	<b>0.0</b>	<b>0.00%</b>
<b>OPEN SPACE AND PUBLIC</b>				
OS (Open Space)	14.75	0.55%	0	0.00%
OS (Floodway)	24.83	0.93%	0	0.00%
OS (Recreation Floodway)	20.59	0.77%	0	0.00%
OS (Urban Reserve)	48.37	1.82%	0	0.00%
OS (OS/Wetland)	30.77	1.16%	0	0.00%
OS (Wetland Reserve)	15.63	0.59%	0	0.00%
P/R (Golf Course)	196.78	7.39%	0	0.00%
P/R (Park)	126.26	4.74%	0	0.00%
P/R (Park Reserve)	29.99	1.13%	0	0.00%
P/QP (Church)	11.74	0.44%	0	0.00%
P/QP (Substation)	1.64	0.06%	0	0.00%
P/QP (Elementary School)	39.25	1.47%	0	0.00%
P/QP (Fire Station)	0.50	0.02%	0	0.00%
P/QP (High School)	35.97	1.35%	0	0.00%
P/QP (Middle School)	17.97	0.67%	0	0.00%
ROW (Right of Way)	158.56	5.95%	0	0.00%
<b>Subtotal</b>	<b>773.60</b>	<b>29.05%</b>	<b>0.0</b>	<b>0.00%</b>
<b>Total</b>	<b>2,663.28</b>	<b>100.0%</b>	<b>9,066</b>	<b>100.0%</b>

**Percent Acres by  
Land Use Designation**

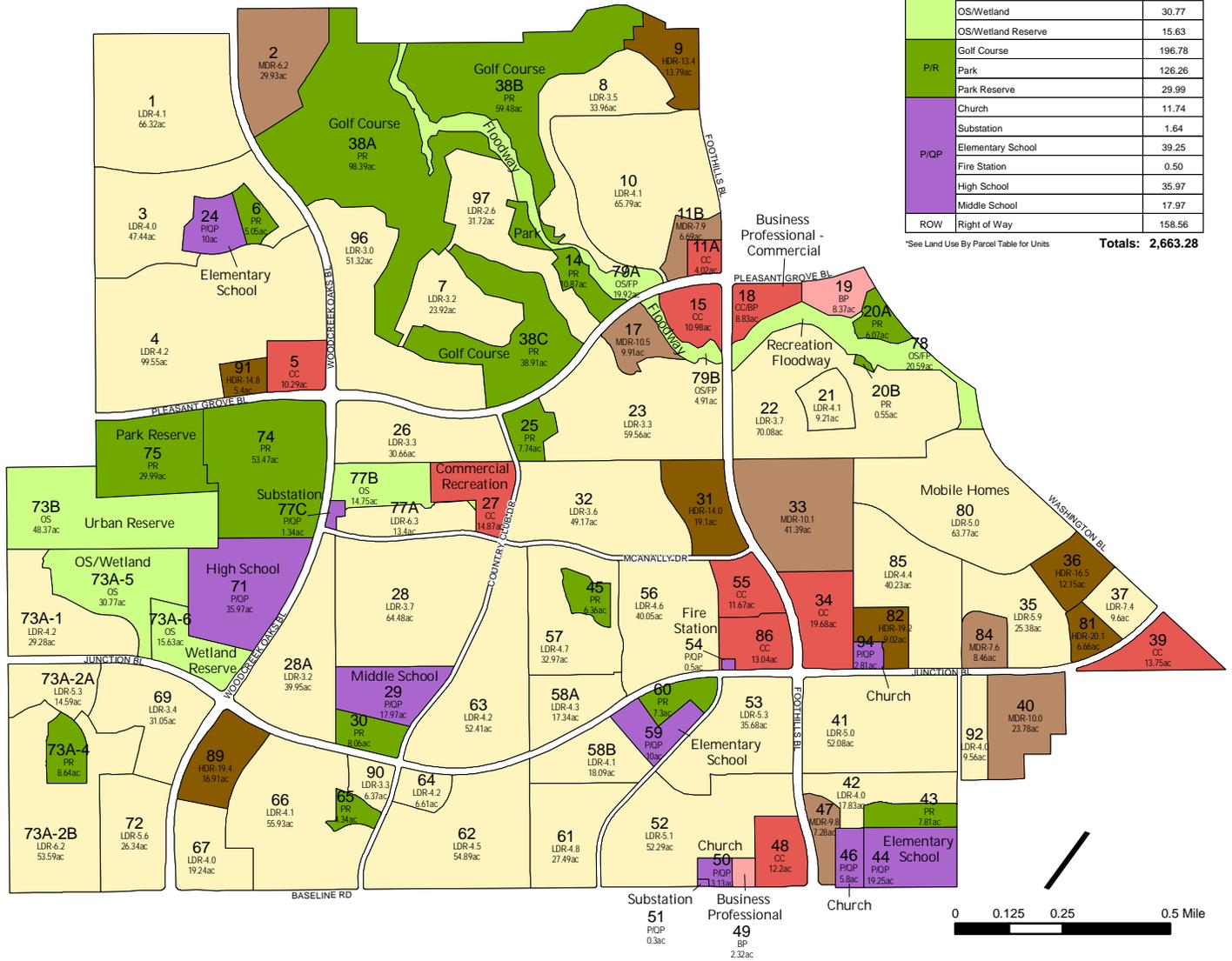


# NORTHWEST ROSEVILLE SPECIFIC PLAN

## Figure 8

Land Use Designation		Acres
LDR	Residential	1,485.42
	Mobile Homes	63.77
MDR	Residential	127.44
	Residential	83.03
CC	Commercial	95.63
	Commercial Recreation	14.87
BP	Business Professional - Commercial	8.83
	Business Professional	10.69
OS	Open Space	14.75
	Floodway	24.83
	Recreation Floodway	20.59
	Urban Reserve	48.37
	OS/Wetland	30.77
P/R	OS/Wetland Reserve	15.63
	Golf Course	196.78
P/QP	Park	126.26
	Park Reserve	29.99
P/OP	Church	11.74
	Substation	1.64
	Elementary School	39.25
	Fire Station	0.50
	High School	35.97
ROW	Middle School	17.97
	Right of Way	158.56
<b>Totals:</b>		<b>2,663.28</b>

\*See Land Use By Parcel Table for Units



# NORTHWEST ROSEVILLE LAND USE BY PARCEL

PARCEL	GENERAL PLAN LAND USE (Specific Plan Land Use)	ZONING	ACRES	ALLOCATED UNITS	FINALED UNITS	AVAILABLE UNITS	DENSITY
1	LDR (Residential)	R1/DS	66.32	272	272	0	4.1
2	MDR (Residential)	RS/DS	29.93	186	186	0	6.2
3	LDR (Residential)	R1/DS	47.44	189	189	0	4.0
4	LDR (Residential)	R1/DS	99.55	415	415	0	4.2
5	CC (Commercial)	CC/SA-NW	10.29				
6	P/R (Park)	PR	5.05				
7	LDR (Residential)	R1	23.92	77	77	0	3.2
8	LDR (Residential)	R1	33.96	120	120	0	3.5
9	HDR (Residential)	R3/SA-NW	13.79	185	185	0	13.4
10	LDR (Residential)	R1	65.79	267	267	0	4.1
11A	CC (Commercial)	CC/SA-NW	4.02				
11B	MDR (Residential)	R-3	6.69	53	0	0	7.9
14	P/R (Park)	PR	10.87				
15	CC (Commercial)	CC/SA-NW	10.98				
17	MDR (Residential)	R3/SA-NW	9.91	104	104	0	10.5
18	CC (Business Professional - Commercial)	CC/SA-NW	8.83				
19	BP (Business Professional)	BP/SA-NW	8.37				
20A	P/R (Park)	PR	6.07				
20B	P/R (Park)	PR	0.55				
21	LDR (Residential)	R1	9.21	38	38	0	4.1
22	LDR (Residential)	R1	70.08	261	261	0	3.7
23	LDR (Residential)	R1/DS	59.56	195	195	0	3.3
24	P/QP (Elementary School)	P/QP	10.00				
25	P/R (Park)	PR	7.74				
26	LDR (Residential)	R1	30.66	100	100	0	3.3
27	CC (Commercial Recreation)	CC/SA-NW	14.87				
28	LDR (Residential)	R1/DS	64.48	236	236	0	3.7
28A	LDR (Residential)	R1/DS	39.95	128	128	0	3.2
29	P/QP (Middle School)	P/QP	17.97				
30	P/R (Park)	PR	8.06				
31	HDR (Residential)	R3	19.10	268	268	0	14.0
32	LDR (Residential)	RS/DS	49.17	175	175	0	3.6
33	MDR (Residential)	R3	41.39	416	416	0	10.1
34	CC (Commercial)	CC/SA-NW	19.68				
35	LDR (Residential)	PD76	25.38	150	150	0	5.9
36	HDR (Residential)	R3	12.15	200	200	0	16.5
37	LDR (Residential)	RS/DS	9.60	71	71	0	7.4
38A	P/R (Golf Course)	PR	98.39				
38B	P/R (Golf Course)	PR	59.48				
38C	P/R (Golf Course)	PR	38.91				
39	CC (Commercial)	M1	13.75				
40	MDR (Residential)	R3	23.78	238	238	0	10.0
41	LDR (Residential)	R1	52.08	262	262	0	5.0
42	LDR (Residential)	R1	17.83	71	71	0	4.0
43	P/R (Park)	PR	7.81				
44	P/QP (Elementary School)	P/QP	19.25				
45	P/R (Park)	PR	6.36				
46	P/QP (Church)	R1	5.80				
47	MDR (Residential)	R1	7.28	71	0	0	9.8
48	CC (Commercial)	CC/SA-NW	12.20				
49	BP (Business Professional)	R1	2.32				
50	P/QP (Church)	R1	3.13				
51	P/QP (Substation)	R1	0.30				
52	LDR (Residential)	R1	52.29	269	269	0	5.1
53	LDR (Residential)	R1	35.68	189	189	0	5.3
54	P/QP (Fire Station)	CC/SA-NW	0.50				
55	CC (Commercial)	CC	11.67				
56	LDR (Residential)	R1	40.05	183	183	0	4.6
57	LDR (Residential)	R1	32.97	155	155	0	4.7
58A	LDR (Residential)	R1	17.34	74	74	0	4.3
58B	LDR (Residential)	R1	18.09	74	74	0	4.1
59	P/QP (Elementary School)	P/QP	10.00				
60	P/R (Park)	PR	7.30				
61	LDR (Residential)	R1	27.49	131	131	0	4.8
62	LDR (Residential)	R1/DS	54.89	249	249	0	4.5
63	LDR (Residential)	R1	52.41	222	222	0	4.2
64	LDR (Residential)	R1	6.61	28	28	0	4.2
65	P/R (Park)	PR	4.34				
66	LDR (Residential)	R1/DS	55.93	228	228	0	4.1
67	LDR (Residential)	R1	19.24	76	76	0	4.0
69	LDR (Residential)	R1	31.05	105	105	0	3.4
71	P/QP (High School)	P/QP	35.97				
72	LDR (Residential)	RS/DS	26.34	147	147	0	5.6
73A-1	LDR (Residential)	R1	29.28	122	122	0	4.2
73A-2A	LDR (Residential)	R1/DS	14.59	77	77	0	5.3
73A-2B	LDR (Residential)	RS/DS	53.59	330	330	0	6.2
73A-4	P/R (Park)	PR	8.64				

PARCEL	GENERAL PLAN LAND USE (Specific Plan Land Use)	ZONING	ACRES	ALLOCATED UNITS	FINALED UNITS	AVAILABLE UNITS	DENSITY
73A-5	OS (OS/Wetland)	OS	30.77				
73A-6	OS (Wetland Reserve)	OS	15.63				
73B	OS (Urban Reserve)	UR	48.37				
74	P/R (Park)	PR	53.47				
75	P/R (Park Reserve)	PR	29.99				
77A	LDR (Residential)	RS/DS	13.40	85	85	0	6.3
77B	OS (Open Space)	OS	14.75				
77C	P/QP (Substation)	P/QP	1.34				
78	OS (Recreation Floodway)	OS/FW	20.59				
79A	OS (Floodway)	OS/FW	19.92				
79B	OS (Floodway)	OS/FW	4.91				
80	LDR (Mobile Homes)	PD37	63.77	320	319	0	5.0
81	HDR (Residential)	PD76	6.66	134	134	0	20.1
82	HDR (Residential)	PD76	9.02	173	173	0	19.2
84	MDR (Residential)	PD76	8.46	64	64	0	7.6
85	LDR (Residential)	PD76	40.23	177	177	0	4.4
86	CC (Commercial)	CC/SA-NW	13.04				
89	HDR (Residential)	R3	16.91	328	328	0	19.4
90	LDR (Residential)	R1/DS	6.37	21	21	0	3.3
91	HDR (Residential)	R3	5.40	80	80	0	14.8
92	LDR (Residential)	R1	9.56	38	36	0	4.0
94	P/QP (Church)	PD76	2.81				
96	LDR (Residential)	R1	51.32	156	156	0	3.0
97	LDR (Residential)	R1	31.72	83	83	0	2.6
ROW	ROW (Right of Way)	ROW	158.56				
<b>Total</b>			<b>2663.28</b>	<b>9,066</b>	<b>8,939</b>	<b>0</b>	

Notes:

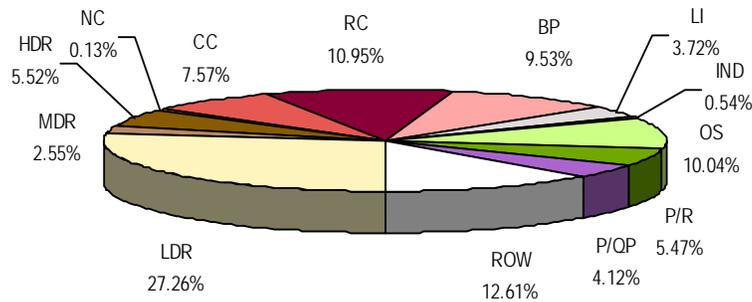
-Finalized Units: Number of units recorded with the final subdivision map (For planning areas that are built out, this is the total number of units)

-Available Units: Units available for transfer after the subdivision map has recorded (Available Units does not equal the difference between Allocated Units and Finalized Units)

-A verification study conducted in December of 2006 resulted in minor adjustments to the acreage and number of dwelling units.

GENERAL PLAN LAND USE (Specific Plan Land Use)	ACRES	% OF TOTAL ACRES	UNITS	% OF TOTAL UNITS
<b>RESIDENTIAL</b>				
LDR (Residential)	497.01	27.26%	2,110	47.02%
MDR (Residential)	46.57	2.55%	488	10.88%
HDR (Residential)	100.68	5.52%	1,889	42.10%
<b>Subtotal</b>	<b>644.26</b>	<b>35.34%</b>	<b>4,487.0</b>	<b>100.00%</b>
<b>SERVICE AND EMPLOYMENT</b>				
NC (Neighborhood Commercial)	2.31	0.13%	0	0.00%
CC (Commercial)	137.97	7.57%	0	0.00%
RC (Regional Commercial)	199.57	10.95%	0	0.00%
BP (Business Professional)	71.89	3.94%	0	0.00%
BP (Business Professional / Commercial)	101.83	5.59%	0	0.00%
LI (Light Industrial)	46.54	2.55%	0	0.00%
LI (Light Industrial / Reserve)	21.25	1.17%	0	0.00%
IND (Industrial)	9.77	0.54%	0	0.00%
<b>Subtotal</b>	<b>591.13</b>	<b>32.42%</b>	<b>0.0</b>	<b>0.00%</b>
<b>OPEN SPACE AND PUBLIC</b>				
OS (Lower Watershed)	121.12	6.64%	0	0.00%
OS (Open Space / Recreation)	38.43	2.11%	0	0.00%
OS (Slope Easement)	18.58	1.02%	0	0.00%
OS (Wetland Preserve)	4.90	0.27%	0	0.00%
P/R (Golf Course)	0.88	0.05%	0	0.00%
P/R (Park)	50.04	2.74%	0	0.00%
P/R (Park / Preserve)	48.74	2.67%	0	0.00%
P/QP (Corp Yard)	1.48	0.08%	0	0.00%
P/QP (Daycare)	1.09	0.06%	0	0.00%
P/QP (Substation)	1.18	0.06%	0	0.00%
P/QP (Elementary School)	15.98	0.88%	0	0.00%
P/QP (Fire Station)	3.25	0.18%	0	0.00%
P/QP (Middle School)	18.45	1.01%	0	0.00%
P/QP (PG and E)	33.72	1.85%	0	0.00%
ROW (Right of Way)	229.95	12.61%	0	0.00%
<b>Subtotal</b>	<b>587.79</b>	<b>32.24%</b>	<b>0.0</b>	<b>0.00%</b>
<b>Total</b>	<b>1,823.18</b>	<b>100.0%</b>	<b>4,487</b>	<b>100.0%</b>

**Percent Acres by  
Land Use Designation**

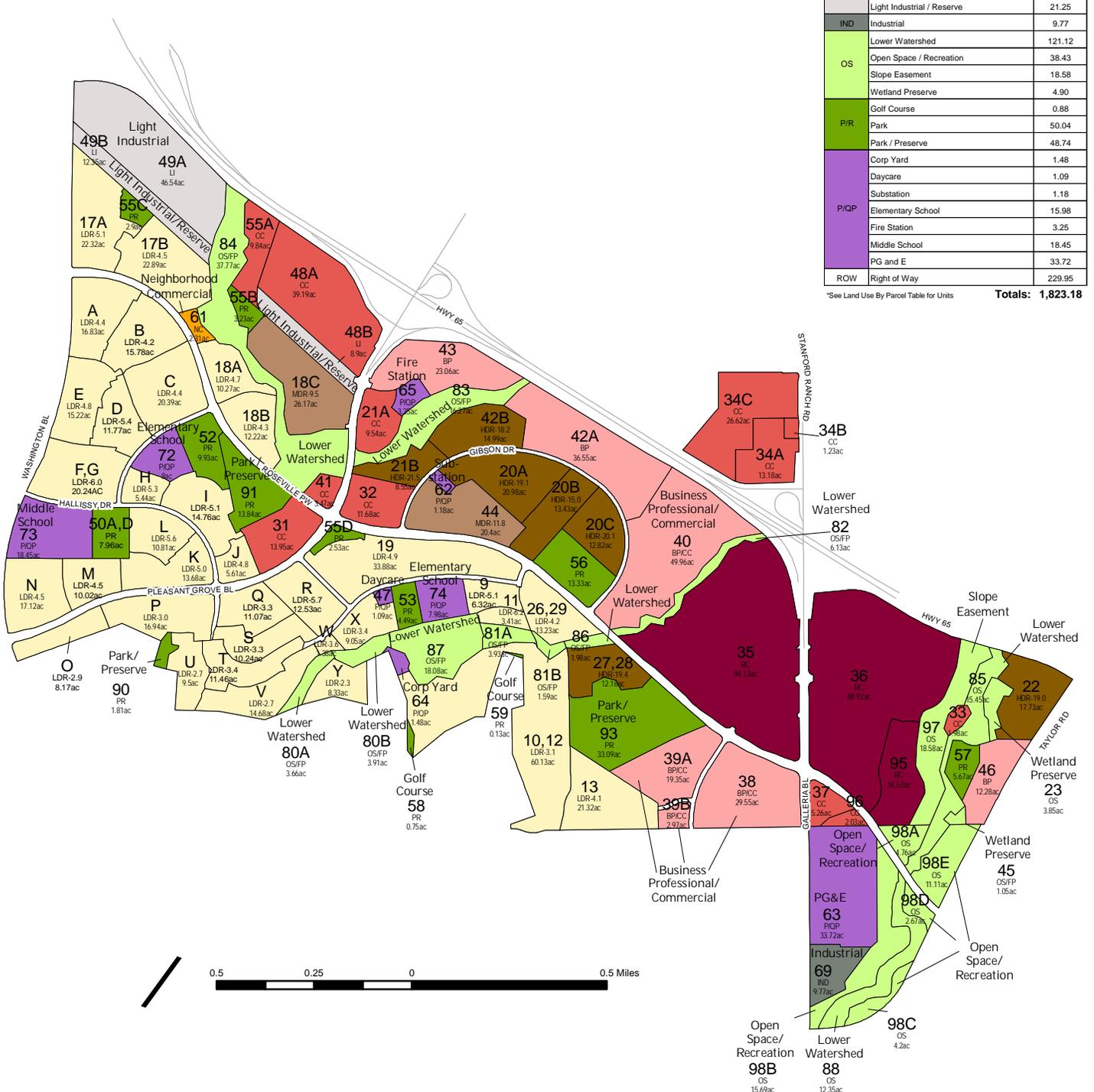


# NORTH CENTRAL ROSEVILLE LAND USE PLAN

## Figure 2-4

Land Use Designation	Acres	
LDR	Residential	497.01
MDR	Residential	46.57
HDR	Residential	100.68
NC	Neighborhood Commercial	2.31
CC	Commercial	137.97
RC	Regional Commercial	199.57
BP	Business Professional	71.89
BP/PC	Business Professional - Commercial	101.83
LI	Light Industrial	46.54
LI/RES	Light Industrial / Reserve	21.25
IND	Industrial	9.77
OS	Open Space / Recreation	121.12
SE	Slope Easement	38.43
WP	Wetland Preserve	18.58
GC	Golf Course	0.88
P/R	Park	50.04
P/P	Park / Preserve	48.74
CY	Corp Yard	1.48
DC	Daycare	1.09
ST	Substation	1.18
P/PS	Elementary School	15.98
FS	Fire Station	3.25
MS	Middle School	18.45
PG&E	PG and E	33.72
ROW	Right of Way	229.95
<b>Totals:</b>	<b>1,823.18</b>	

\*See Land Use By Parcel Table for Units



# NORTH CENTRAL ROSEVILLE LAND USE BY PARCEL

PARCEL	GENERAL PLAN LAND USE (Specific Plan Land Use)	ZONING	ACRES	ALLOCATED UNITS	FINALED UNITS	AVAILABLE UNITS	DENSITY
A	LDR (Residential)	R1/DS	16.83	74	74	0	4.4
B	LDR (Residential)	R1/DS	15.78	67	67	0	4.2
C	LDR (Residential)	R1/DS	20.39	90	90	0	4.4
D	LDR (Residential)	R1/DS	11.77	63	63	0	5.4
E	LDR (Residential)	R1/DS	15.22	73	73	0	4.8
F,G	LDR (Residential)	RS/DS	20.24	121	121	0	6.0
H	LDR (Residential)	RS/DS	5.44	29	29	0	5.3
I	LDR (Residential)	RS/DS	14.76	75	75	0	5.1
J	LDR (Residential)	RS/DS	5.61	27	27	0	4.8
K	LDR (Residential)	RS/DS	13.68	68	68	0	5.0
L	LDR (Residential)	RS/DS	10.81	61	61	0	5.6
M	LDR (Residential)	R1/DS	10.02	45	45	0	4.5
N	LDR (Residential)	R1/DS	17.12	77	77	0	4.5
O	LDR (Residential)	R1/DS	8.17	24	24	0	2.9
P	LDR (Residential)	R1/DS	16.94	50	50	0	3.0
Q	LDR (Residential)	R1/DS	11.07	36	36	0	3.3
R	LDR (Residential)	RS/DS	12.53	71	71	0	5.7
S	LDR (Residential)	R1/DS	10.24	34	34	0	3.3
T	LDR (Residential)	R1/DS	11.46	39	39	0	3.4
U	LDR (Residential)	R1/DS	9.50	26	26	0	2.7
V	LDR (Residential)	R1/DS	14.68	40	40	0	2.7
W	LDR (Residential)	R1/DS	1.38	5	5	0	3.6
X	LDR (Residential)	R1/DS	9.05	31	31	0	3.4
Y	LDR (Residential)	R1/DS	8.33	19	19	0	2.3
9	LDR (Residential)	RS	6.32	32	32	0	5.1
10,12	LDR (Residential)	R1/DS-NC	60.13	185	185	0	3.1
11	LDR (Residential)	RS	3.41	21	21	0	6.2
13	LDR (Residential)	RS/DS	21.32	88	88	0	4.1
17A	LDR (Residential)	RS	22.32	113	113	0	5.1
17B	LDR (Residential)	RS	22.89	104	104	0	4.5
18A	LDR (Residential)	RS	10.27	48	48	0	4.7
18B	LDR (Residential)	RS	12.22	53	53	0	4.3
18C	MDR (Residential)	R3	26.17	248	248	0	9.5
19	LDR (Residential)	RS	33.88	165	165	0	4.9
20A	HDR (Residential)	R3	20.98	400	400	0	19.1
20B	HDR (Residential)	R3	13.43	202	202	0	15.0
20C	HDR (Residential)	R3	12.82	258	258	0	20.1
21A	CC (Commercial)	CC	9.54				
21B	HDR (Residential)	R3	8.55	184	184	0	21.5
22	HDR (Residential)	R3	17.73	336	336	0	19.0
23	OS (Wetland Preserve)	OS	3.85				
26,29	LDR (Residential)	R1/DS	13.23	56	56	0	4.2
27,28	HDR (Residential)	R3/DS-NC	12.18	236	236	0	19.4
31	CC (Commercial)	CC/SA-NC	13.95				
32	CC (Commercial)	CC/SA-NC	11.68				
33	CC (Commercial)	CC/SA-NC	1.98				
34A	CC (Commercial)	GC/SA-NC	13.18				
34B	CC (Commercial)	GC/SA-NC	1.23				
34C	CC (Commercial)	GC/SA-NC	26.62				
35	RC (Regional Commercial)	RC/SA-NC	94.13				
36	RC (Regional Commercial)	RC/SA-NC	88.92				
37	CC (Commercial)	CC/SA-NC	5.26				
38	BP (Business Professional / Commercial)	CC/SA-NC	29.55				
39A	BP (Business Professional / Commercial)	CC/SA-NC	19.35				
39B	BP (Business Professional / Commercial)	CC/SA-NC	2.97				
40	BP (Business Professional / Commercial)	CC/SA-NC	49.96				
41	CC (Commercial)	CC/SA-NC	3.47				
42A	BP (Business Professional)	BP/SA-NC	36.55				
42B	HDR (Residential)	R3	14.99	273	273	0	18.2
43	BP (Business Professional)	BP/SA-NC	23.06				
44	MDR (Residential)	R3-DS	20.40	240	0	0	11.8
45	OS (Wetland Preserve)	OS	1.05				
46	BP (Business Professional)	BP/SA-NC	12.28				
47	P/QP (Daycare)	P/QP/SA-NC	1.09				
48A	CC (Commercial)	CC	39.19				
48B	LI (Light Industrial / Reserve)	M1/SA-NC	8.90				
49A	LI (Light Industrial)	PD/SA-NC	46.54				
49B	LI (Light Industrial / Reserve)	M1/SA-NC	12.35				
50A,D	P/R (Park)	PR	7.96				
52	P/R (Park)	PR	9.93				
53	P/R (Park)	PR	4.49				
55A	CC (Commercial)	CC	9.84				
55B	P/R (Park)	PR	3.23				
55C	P/R (Park)	PR	2.90				
55D	P/R (Park)	PR	2.53				
56	P/R (Park)	PR	13.33				
57	P/R (Park)	PR	5.67				

PARCEL	GENERAL PLAN LAND USE (Specific Plan Land Use)	ZONING	ACRES	ALLOCATED UNITS	FINALED UNITS	AVAILABLE UNITS	DENSITY
58	P/R (Golf Course)	PR	0.75				
59	P/R (Golf Course)	PR	0.13				
61	NC (Neighborhood Commercial)	NC/SA-NC	2.31				
62	P/QP (Substation)	P/QP	1.18				
63	P/QP (PG and E)	M2	33.72				
64	P/QP (Corp Yard)	PR	1.48				
65	P/QP (Fire Station)	P/QP	3.25				
69	IND (Industrial)	M2	9.77				
72	P/QP (Elementary School)	P/QP	8.00				
73	P/QP (Middle School)	P/QP	18.45				
74	P/QP (Elementary School)	P/QP	7.98				
80A	OS (Lower Watershed)	OS	3.66				
80B	OS (Lower Watershed)	OS	3.91				
81A	OS (Lower Watershed)	OS	3.93				
81B	OS (Lower Watershed)	OS	1.59				
82	OS (Lower Watershed)	OS	6.13				
83	OS (Lower Watershed)	OS	16.27				
84	OS (Lower Watershed)	OS	37.77				
85	OS (Lower Watershed)	OS	15.45				
86	OS (Lower Watershed)	OS	1.98				
87	OS (Lower Watershed)	OS	18.08				
88	OS (Lower Watershed)	OS/FW	12.35				
90	P/R (Park / Preserve)	PR	1.81				
91	P/R (Park / Preserve)	OS	13.84				
93	P/R (Park / Preserve)	OS	33.09				
95	RC (Regional Commercial)	RC/SA-NC	16.52				
96	CC (Commercial)	CC/SA-NC	2.03				
97	OS (Slope Easement)	OS/SA-NC	18.58				
98A	OS (Open Space / Recreation)	M2	4.76				
98B	OS (Open Space / Recreation)	M2	15.69				
98C	OS (Open Space / Recreation)	M2	4.20				
98D	OS (Open Space / Recreation)	OS	2.67				
98E	OS (Open Space / Recreation)	OS	11.11				
ROW	ROW (Right of Way)	ROW	229.95				
<b>Total</b>			<b>1823.18</b>	<b>4,487</b>	<b>4,247</b>	<b>0</b>	

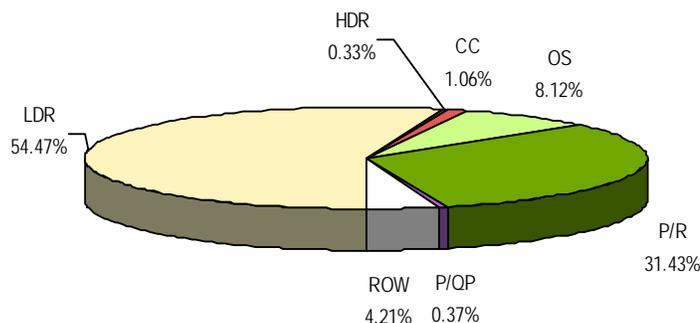
Notes:

- Finalized Units: Number of units recorded with the final subdivision map (For planning areas that are built out, this is the total number of units)
- Available Units: Units available for transfer after the subdivision map has recorded (Available Units does not equal the difference between Allocated Units and Finalized Units)
- A verification study conducted in December of 2006 resulted in minor adjustments to the acreage and number of dwelling units.

Table 2-2: Land Use Summary

GENERAL PLAN LAND USE (Specific Plan Land Use)	ACRES	% OF TOTAL ACRES	UNITS	% OF TOTAL UNITS
<b>RESIDENTIAL</b>				
LDR (Residential)	654.84	54.47%	3,111	96.89%
HDR (Residential)	4.00	0.33%	100	3.11%
<i>Subtotal</i>	658.84	54.81%	3,211.0	100.00%
<b>SERVICE AND EMPLOYMENT</b>				
CC (Commercial)	12.71	1.06%	0	0.00%
<i>Subtotal</i>	12.71	1.06%	0.0	0.00%
<b>OPEN SPACE AND PUBLIC</b>				
OS (Blue Oaks North Preserve)	17.62	1.47%	0	0.00%
OS (Blue Oaks South Preserve)	10.33	0.86%	0	0.00%
OS (Central Park Preserve)	69.72	5.80%	0	0.00%
P/R (Blue Oaks Park)	7.89	0.66%	0	0.00%
P/R (City-Wide Park)	14.45	1.20%	0	0.00%
P/R (Golf Course)	315.08	26.21%	0	0.00%
P/R (Maintenance Area)	1.70	0.14%	0	0.00%
P/R (Outdoor Recreation)	8.95	0.74%	0	0.00%
P/R (Recreation Centers)	17.57	1.46%	0	0.00%
P/R (School House Park)	8.69	0.72%	0	0.00%
P/R (Satellite Recreation Center)	3.46	0.29%	0	0.00%
P/QP (Fire Station)	1.01	0.08%	0	0.00%
P/QP (Lift Station)	0.44	0.04%	0	0.00%
P/QP (Religious Facility)	3.01	0.25%	0	0.00%
ROW (Right of Way)	50.67	4.21%	0	0.00%
<i>Subtotal</i>	530.59	44.14%	0.0	0.00%
<b>Total</b>	<b>1,202.14</b>	<b>100.0%</b>	<b>3,211</b>	<b>100.0%</b>

Percent Acres by  
Land Use Designation



# DEL WEBB LAND USE PLAN

## Figure 2-1

Land Use Designation		Acres
LDR	Residential	654.84
HDR	Residential	4.00
CC	Commercial	12.71
OS	Central Park Preserve	69.72
	Blue Oaks North Preserve	17.62
	Blue Oaks South Preserve	10.33
P/R	Golf Course	315.08
	Maintenance Area	1.70
	Recreation Centers	17.57
	Blue Oaks Park	7.89
	City-Wide Park	14.45
	School House Park	8.69
	Outdoor Recreation	8.95
	Satellite Recreation Center	3.46
P/OP	Religious Facility	3.01
	Fire Station	1.01
	Lift Station	0.44
ROW	Right of Way	50.67

\*See Land Use By Parcel Table for Units **Totals: 1,202.14**



# DEL WEBB LAND USE BY PARCEL

**Table 2-1: Land Use by Parcel Number**

PARCEL	GENERAL PLAN LAND USE (Specific Plan Land Use)	ZONING	ACRES	ALLOCATED UNITS	FINALED UNITS	AVAILABLE UNITS	DENSITY
1	LDR (Residential)	RMU/SA-DW	31.83	159	159	0	5.0
2A	LDR (Residential)	RMU/SA-DW	29.31	134	134	0	4.6
2B	LDR (Residential)	RMU/SA-DW	33.19	175	175	0	5.3
3A	LDR (Residential)	RMU/SA-DW	48.69	240	240	0	4.9
3B	LDR (Residential)	RMU/SA-DW	1.71	6	6	0	3.5
4	LDR (Residential)	RMU/SA-DW	47.04	231	231	0	4.9
5A	LDR (Residential)	RMU/SA-DW	22.05	106	106	0	4.8
5B	LDR (Residential)	RMU/SA-DW	30.43	135	135	0	4.4
5C	LDR (Residential)	RMU/SA-DW	14.73	82	82	0	5.6
6	LDR (Residential)	RMU/SA-DW	34.91	175	175	0	5.0
7	LDR (Residential)	RMU/SA-DW	15.03	67	67	0	4.5
8	LDR (Residential)	RMU/SA-DW	44.76	178	178	0	4.0
9	LDR (Residential)	RMU/SA-DW	51.41	254	254	0	4.9
10	LDR (Residential)	RMU/SA-DW	127.19	579	579	0	4.6
11	LDR (Residential)	RMU/SA-DW	29.90	129	129	0	4.3
12	LDR (Residential)	RMU/SA-DW	82.34	395	395	0	4.8
13	LDR (Residential)	RMU/SA-DW	10.32	66	66	0	6.4
14	HDR (Residential)	R3/DS-DW	4.00	100	100	0	25.0
21	CC (Commercial)	CC/SA-DW	12.71				
30	P/R (Golf Course)	RMU/SA-DW	6.81				
31	P/R (Golf Course)	RMU/SA-DW	26.10				
32	P/R (Golf Course)	RMU/SA-DW	20.33				
33	P/R (Golf Course)	RMU/SA-DW	20.32				
34A	P/R (Golf Course)	RMU/SA-DW	11.84				
34B	P/R (Golf Course)	RMU/SA-DW	22.71				
35	P/R (Golf Course)	RMU/SA-DW	21.13				
36	P/R (Golf Course)	RMU/SA-DW	11.15				
37	P/R (Golf Course)	RMU/SA-DW	35.23				
38	P/R (Golf Course)	RMU/SA-DW	139.46				
39	P/R (Maintenance Area)	RMU/SA-DW	1.70				
40A	P/R (Recreation Centers)	RMU/SA-DW	17.57				
40B	P/R (Outdoor Recreation)	RMU/SA-DW	8.95				
40C	P/R (Satellite Recreation Center)	RMU/SA-DW	3.46				
41	P/R (Blue Oaks Park)	PR	7.89				
42	P/R (School House Park)	PR	8.69				
43	P/R (City-Wide Park)	PR	14.45				
45	OS (Blue Oaks North Preserve)	OS	17.62				
46	OS (Central Park Preserve)	OS	69.72				
47	OS (Blue Oaks South Preserve)	OS	10.33				
50	P/QP (Religious Facility)	RMU/SA-DW	3.01				
51	P/QP (Fire Station)	P/QP	1.01				
53	P/QP (Lift Station)	P/QP	0.44				
ROW	ROW (Right of Way)	ROW	50.67				
<b>Total</b>			<b>1202.14</b>	<b>3,211</b>	<b>3,211</b>	<b>0</b>	

**Notes:**

-Finalized Units: Number of units recorded with the final subdivision map (For planning areas that are built out, this is the total number of units)

-Available Units: Units available for transfer after the subdivision map has recorded

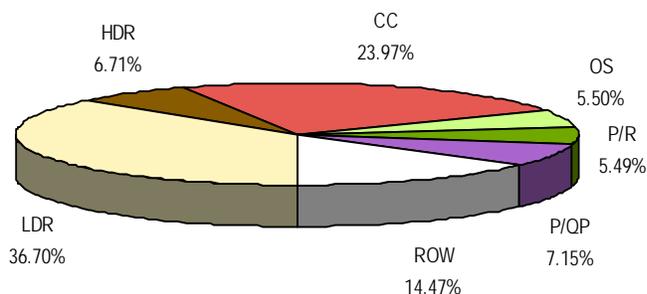
-A total of 327 units were unallocated with the original project. On June 4, 1997 the City Council (Council Communication No. 1583 - File 0401-02-07 & 0501-06-06) directed staff to transfer 150 unallocated units from DWSP to be used in other plan areas.

-A verification study conducted in December of 2006 resulted in minor adjustments to the acreage and number of dwelling units. The remaining 177 unallocated units reverted back to the City's unit p

## Table 2-1: Land Use Summary

GENERAL PLAN LAND USE (Specific Plan Land Use)	ACRES	% OF TOTAL ACRES	UNITS	% OF TOTAL UNITS
<b>RESIDENTIAL</b>				
LDR (Residential)	248.74	36.70%	1,018	60.99%
HDR (Residential)	45.49	6.71%	651	39.01%
<b>Subtotal</b>	<b>294.23</b>	<b>43.41%</b>	<b>1,669.0</b>	<b>100.00%</b>
<b>SERVICE AND EMPLOYMENT</b>				
CC (Commercial)	162.49	23.97%	0	0.00%
<b>Subtotal</b>	<b>162.49</b>	<b>23.97%</b>	<b>0.0</b>	<b>0.00%</b>
<b>OPEN SPACE AND PUBLIC</b>				
OS (Open Space)	37.27	5.50%	0	0.00%
P/R (Park)	37.23	5.49%	0	0.00%
P/QP (Church)	38.61	5.70%	0	0.00%
P/QP (Elementary School)	9.85	1.45%	0	0.00%
ROW (Right of Way)	98.07	14.47%	0	0.00%
<b>Subtotal</b>	<b>221.03</b>	<b>32.61%</b>	<b>0.0</b>	<b>0.00%</b>
<b>Total</b>	<b>677.75</b>	<b>100.0%</b>	<b>1,669</b>	<b>100.0%</b>

**Percent Acres by  
Land Use Designation**



# HIGHLAND RESERVE NORTH LAND USE PLAN

## Figure 2-1

Land Use Designation		Acres
LDR	Residential	248.74
HDR	Residential	45.49
CC	Commercial	162.49
OS	Open Space	37.27
P/R	Park	37.23
P/QP	Church	38.61
	Elementary School	9.85
ROW	Right of Way	98.07

\*See Land Use By Parcel Table for Units **Totals: 677.75**



# HIGHLAND RESERVE NORTH LAND USE BY PARCEL

Table 2-2: Land Use by Parcel Number

PARCEL	GENERAL PLAN LAND USE (Specific Plan Land Use)	ZONING	ACRES	ALLOCATED UNITS	FINALED UNITS	AVAILABLE UNITS	DENSITY
5	LDR (Residential)	RS/DS-HR	18.52	80	80	0	4.3
6A	LDR (Residential)	RS/DS-HR	12.39	42	42	0	3.4
6B	LDR (Residential)	RS/DS-HR	18.85	75	75	0	4.0
7	LDR (Residential)	RS/DS-HR	21.82	75	75	0	3.4
8	LDR (Residential)	RS/DS-HR	17.42	83	83	0	4.8
9A	LDR (Residential)	RS/DS-HR	21.42	79	79	0	3.7
9B	LDR (Residential)	RS/DS-HR	11.92	40	40	0	3.4
10	LDR (Residential)	RS/DS-HR	19.67	72	72	0	3.7
31	HDR (Residential)	R3	13.72	243	243	0	17.7
40	CC (Commercial)	CC/SA-HR	13.93				
43A	CC (Commercial)	CC/SA-HR	20.59				
43B	CC (Commercial)	CC/SA-HR	1.00				
44	CC (Commercial)	CC/SA-HR	3.96				
45A	CC (Commercial)	CC/SA-HR	13.99				
45B	CC (Commercial)	CC/SA-HR	14.54				
46A	CC (Commercial)	CC/SA-HR	9.05				
46B	CC (Commercial)	CC/SA-HR	15.21				
46C	CC (Commercial)	CC/SA-HR	11.39				
50	P/R (Park)	PR	3.35				
51	P/R (Park)	PR	3.55				
52	P/R (Park)	PR	20.35				
60	P/QP (Elementary School)	P/QP	9.85				
61	P/QP (Church)	P/QP	38.61				
70	OS (Open Space)	OS	1.92				
71	OS (Open Space)	OS	19.19				
71A	P/R (Park)	PR	4.82				
72	OS (Open Space)	OS	7.43				
<b>Phase 1 Total</b>			<b>368.46</b>	<b>789</b>	<b>789</b>	<b>0</b>	
1A	LDR (Residential)	RS/DS-HR	11.66	66	66	0	5.7
1B	LDR (Residential)	RS/DS-HR	24.25	101	101	0	4.2
2	LDR (Residential)	RS/DS-HR	30.33	145	145	0	4.8
3	LDR (Residential)	RS/DS-HR	13.79	64	64	0	4.6
4	LDR (Residential)	RS/DS-HR	26.70	96	96	0	3.6
20	HDR (Residential)	R3	11.95	166	166	0	13.9
30	HDR (Residential)	R3	19.82	242	242	0	12.2
41	CC (Commercial)	CC/SA-HR	12.37				
42A	CC (Commercial)	CC/SA-HR	14.84				
42B	CC (Commercial)	CC/SA-HR	3.40				
47A	CC (Commercial)	CC/SA-HR	9.33				
47B	CC (Commercial)	CC/SA-HR	9.51				
47C	CC (Commercial)	CC/SA-HR	9.38				
53	P/R (Park)	PR	5.16				
73	OS (Open Space)	OS	8.73				
ROW	ROW (Right of Way)	ROW	98.07				
<b>Phase 2 Total</b>			<b>309.29</b>	<b>880</b>	<b>880</b>	<b>0</b>	
<b>Total</b>			<b>677.75</b>	<b>1,669</b>	<b>1,669</b>	<b>0</b>	

Notes:

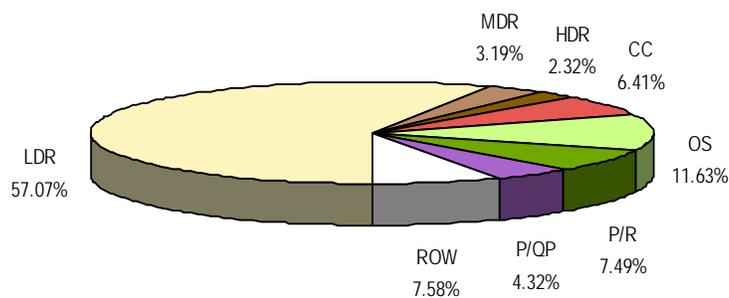
- Finalized Units: Number of units recorded with the final subdivision map (For planning areas that are built out, this is the total number of units)
- Available Units: Units available for transfer after the subdivision map has recorded (Available Units does not equal the difference between Allocated Units and Finalized Units)
- A verification study conducted in December of 2006 resulted in minor adjustments to the acreage and number of dwelling units.

# NORTH ROSEVILLE LAND USE SUMMARY

# EXHIBIT J

GENERAL PLAN LAND USE (Specific Plan Land Use)	ACRES	% OF TOTAL ACRES	UNITS	% OF TOTAL UNITS
<b>RESIDENTIAL</b>				
LDR (Residential)	895.47	57.07%	3,979	72.01%
MDR (Residential)	50.08	3.19%	461	8.34%
HDR (Residential)	36.40	2.32%	700	12.67%
<b>Subtotal</b>	<b>981.95</b>	<b>62.58%</b>	<b>5,140.0</b>	<b>93.01%</b>
<b>SERVICE AND EMPLOYMENT</b>				
CC (Commercial)	48.44	3.09%	0	0.00%
CC (Eskaton Village)	52.16	3.32%	386	6.99%
<b>Subtotal</b>	<b>100.60</b>	<b>6.41%</b>	<b>386.0</b>	<b>6.99%</b>
<b>OPEN SPACE AND PUBLIC</b>				
OS (Open Space)	118.85	7.57%	0	0.00%
OS (OS/Landscape)	1.22	0.08%	0	0.00%
OS (OS/Vegetation Buffer)	7.90	0.50%	0	0.00%
OS (Wetland Compensation)	54.54	3.48%	0	0.00%
P/R (Diamond Creek Park)	30.07	1.92%	0	0.00%
P/R (Park / Detention)	15.41	0.98%	0	0.00%
P/R (North School Park)	4.13	0.26%	0	0.00%
P/R (Park)	67.88	4.33%	0	0.00%
P/QP (Public / Quasi Public)	0.25	0.02%	0	0.00%
P/QP (Church / School)	14.74	0.94%	0	0.00%
P/QP (Substation)	1.02	0.07%	0	0.00%
P/QP (Elementary School)	25.21	1.61%	0	0.00%
P/QP (Fire Station)	1.56	0.10%	0	0.00%
P/QP (Middle School)	21.81	1.39%	0	0.00%
P/QP (School Administration)	2.98	0.19%	0	0.00%
P/QP (Well)	0.16	0.01%	0	0.00%
ROW (Right of Way)	118.88	7.58%	0	0.00%
<b>Subtotal</b>	<b>486.61</b>	<b>31.01%</b>	<b>0.0</b>	<b>0.00%</b>
<b>Total</b>	<b>1,569.16</b>	<b>100.0%</b>	<b>5,526</b>	<b>100.0%</b>

**Percent Acres by  
Land Use Designation**





# NORTH ROSEVILLE LAND USE BY PARCEL

PARCEL	GENERAL PLAN LAND USE (Specific Plan Land Use)	ZONING	ACRES	ALLOCATED UNITS	FINALED UNITS	AVAILABLE UNITS	DENSITY
DC-1A	LDR (Residential)	R1	35.64	146	146	0	4.1
DC-1B	LDR (Residential)	R1	25.29	85	85	0	3.4
DC-1C	LDR (Residential)	R1	17.11	76	72	4	4.4
DC-2	LDR (Residential)	R1	29.06	90	90	0	3.1
DC-3	LDR (Residential)	R1	2.60	7	7	0	2.7
DC-4	LDR (Residential)	R1	20.02	69	69	0	3.4
DC-5	LDR (Residential)	R1	10.33	38	38	0	3.7
DC-6	LDR (Residential)	RS	23.18	102	102	0	4.4
DC-7	MDR (Residential)	RS/DS-NR	8.60	115	0	0	13.4
DC-8	HDR (Residential)	R3	10.01	200	200	0	20.0
DC-9A	LDR (Residential)	R1/SA-NR	6.10	7	1	6	1.1
DC-9B	OS (Open Space)	OS	2.55				
DC-30	CC (Commercial)	CC/SA-NR	4.91				
DC-31	CC (Commercial)	CC	18.97				
DC-32	LDR (Residential)	R1	4.86	13	13	0	2.7
DC-33	CC (Commercial)	CC/SA-NR	5.51				
DC-50	P/R (North School Park)	PR	4.13				
DC-51	P/R (Diamond Creek Park)	PR	3.46				
DC-52	P/R (Diamond Creek Park)	PR	9.07				
DC-53	P/R (Diamond Creek Park)	PR	9.80				
DC-54	P/R (Diamond Creek Park)	PR	7.74				
DC-70	P/QP (Elementary School)	P/QP	7.94				
DC-80	OS (Open Space)	OS	6.47				
DC-81	OS (Open Space)	OS	13.20				
DC-90	P/QP (Substation)	P/QP	1.02				
DC-91	P/QP (Public / Quasi Public)	P/QP	0.25				
DC-ROW	ROW (Right of Way)	ROW	27.54				
<b>Diamond Creek (Neighborhood A) Total</b>			<b>315.36</b>	<b>948</b>	<b>823</b>	<b>10</b>	
EV-1	CC (Eskaton Village)	CC/SA-NR	52.16	386	0	0	7.4
<b>Eskaton Village (Neighborhood A) Total</b>			<b>52.16</b>	<b>386</b>	<b>0</b>	<b>0</b>	
M-1	HDR (Residential)	R3	6.21	131	131	0	21.1
M-2,3	LDR (Residential)	RS/DS-NR	17.08	115	115	0	6.7
M-4	LDR (Residential)	R1/DS-NR	19.42	88	88	0	4.5
M-5	LDR (Residential)	R1/DS-NR	17.99	103	103	0	5.7
M-6	LDR (Residential)	R1/DS-NR	16.47	74	74	0	4.5
M-30	CC (Commercial)	CC	9.07				
M-31	CC (Commercial)	CC	4.10				
M-50	P/R (Park)	PR	2.67				
M-70	P/QP (Middle School)	P/QP	21.81				
M-80	OS (Open Space)	OS	10.74				
M-81	OS (Open Space)	OS	2.88				
M-ROW	ROW (Right of Way)	ROW	19.39				
<b>Mourier 140 (Neighborhood B) Total</b>			<b>147.83</b>	<b>511</b>	<b>511</b>	<b>0</b>	
WN-1	LDR (Residential)	R1	28.39	85	85	0	3.0
WN-2	LDR (Residential)	R1	19.46	95	95	0	4.9
WN-3	LDR (Residential)	R1/DS-NR	28.56	109	109	0	3.8
WN-4	LDR (Residential)	R1/DS-NR	29.85	141	141	0	4.7
WN-5	LDR (Residential)	RS/DS-NR	23.99	136	136	0	5.7
WN-50	P/R (Park)	PR	26.31				
WN-51	P/R (Park)	PR	16.24				
WN-70	P/QP (Elementary School)	P/QP	8.03				
WN-80	OS (Open Space)	OS	6.85				
WN-81	OS (Wetland Compensation)	OS	10.80				
WN-82	OS (Open Space)	OS	9.20				
WN-83	OS (Open Space)	OS	1.49				
WN-84	OS (Open Space)	OS	0.50				
WN-85	OS (Open Space)	OS	16.48				
WN-ROW	ROW (Right of Way)	ROW	7.03				
<b>Woodcreek North (Neighborhood B) Total</b>			<b>233.18</b>	<b>566</b>	<b>566</b>	<b>0</b>	
<b>Phase 1 Total</b>			<b>748.53</b>	<b>2,411</b>	<b>1,900</b>	<b>10</b>	
W-1.2	LDR (Residential)	R1/DS-NR	18.41	71	71	0	3.9
W-3A	LDR (Residential)	R1/DS-NR	32.58	112	112	0	3.4
W-3B	LDR (Residential)	R1/DS-NR	7.31	37	37	0	5.1
W-4	LDR (Residential)	R1/DS-NR	29.20	112	112	0	3.8
W-5	LDR (Residential)	R1/DS-NR	12.17	48	48	0	3.9
W-50	P/R (Park)	PR	12.57				
W-51	P/R (Park)	PR	0.74				
W-52	P/R (Park)	PR	0.33				
W-80	OS (Open Space)	OS	17.43				
W-81	OS (Open Space)	OS	9.41				
W-82	OS (Open Space)	OS	5.46				
W-83	OS (Open Space)	OS	4.92				
W-ROW	ROW (Right of Way)	ROW	10.46				
<b>Mourier 160 (Neighborhood C) Total</b>			<b>160.99</b>	<b>380</b>	<b>380</b>	<b>0</b>	

PARCEL	GENERAL PLAN LAND USE (Specific Plan Land Use)	ZONING	ACRES	ALLOCATED UNITS	FINALED UNITS	AVAILABLE UNITS	DENSITY
WW-1	LDR (Residential)	R1	17.90	76	76	0	4.2
WW-2	LDR (Residential)	R1/DS	24.22	105	105	0	4.3
WW-3	LDR (Residential)	R1	36.93	170	170	0	4.6
WW-4	LDR (Residential)	R1	31.66	131	131	0	4.1
WW-5	LDR (Residential)	R1/DS	20.79	84	84	0	4.0
WW-6	LDR (Residential)	R1	24.04	103	103	0	4.3
WW-7	LDR (Residential)	RS	19.15	100	100	0	5.2
WW-8	LDR (Residential)	RS	24.61	117	117	0	4.8
WW-9	LDR (Residential)	R1	16.20	69	69	0	4.3
WW-10	LDR (Residential)	R1	21.07	96	96	0	4.6
WW-11	LDR (Residential)	RS	14.37	77	77	0	5.4
WW-12	LDR (Residential)	RS	17.07	114	114	0	6.7
WW-13	LDR (Residential)	RS	10.86	62	62	0	5.7
WW-14	MDR (Residential)	RS	20.25	129	129	0	6.4
WW-15	HDR (Residential)	R3	12.72	222	222	0	17.5
WW-16	MDR (Residential)	RS/DS	11.53	92	92	0	8.0
WW-17	HDR (Residential)	R3/SA-NR	7.46	147	0	0	19.7
WW-40	CC (Commercial)	CC	5.88				
WW-41	MDR (Residential)	R3/DS-NR	9.70	125	125	0	12.9
WW-50	P/R (Park / Detention)	PR	11.98				
WW-51	P/R (Park / Detention)	PR	3.43				
WW-70	P/QP (Elementary School)	P/QP	9.24				
WW-71	P/QP (School Administration)	P/QP	2.98				
WW-72	P/QP (Fire Station)	P/QP	1.56				
WW-73	P/QP (Church / School)	P/QP	14.74				
WW-74	P/QP (Well)	P/QP	0.16				
WW-82	OS (Wetland Compensation)	OS	43.74				
WW-83	OS (OS/Landscape)	OS	1.22				
WW-84	OS (OS/Vegetation Buffer)	OS	3.47				
WW-85	OS (OS/Vegetation Buffer)	OS	4.43				
WW-86	OS (Open Space)	OS	5.16				
WW-87	OS (Open Space)	OS	2.69				
WW-88	OS (Open Space)	OS	2.26				
WW-89	OS (Open Space)	OS	1.16				
WW-ROW	ROW (Right of Way)	ROW	43.65				
<b>Woodcreek West (Neighborhood D) Total</b>			<b>498.28</b>	<b>2,019</b>	<b>1,872</b>	<b>0</b>	
<b>Phase 2 Total</b>			<b>659.27</b>	<b>2,399</b>	<b>2,252</b>	<b>0</b>	
DR-1	LDR (Residential)	RS/DS-NR	7.27	45	45	0	6.2
DR-2	LDR (Residential)	R1/DS-NR	14.71	73	73	0	5.0
DR-3	LDR (Residential)	R1/DS-NR	70.76	305	0	0	4.3
DR-4	LDR (Residential)	RS/DS-NR	48.79	293	293	0	6.0
DR-50	P/R (Park)	PR	9.02				
DR-ROW	ROW (Right of Way)	ROW	10.81				
<b>Doctors Ranch (Neighborhood E) Total</b>			<b>161.36</b>	<b>716</b>	<b>411</b>	<b>0</b>	
<b>Phase 3 Total</b>			<b>161.36</b>	<b>716</b>	<b>411</b>	<b>0</b>	
<b>Total</b>			<b>1569.16</b>	<b>5,526</b>	<b>4,563</b>	<b>10</b>	

Notes:

-Finalized Units: Number of units recorded with the final subdivision map (For planning areas that are built out, this is the total number of units)

-Available Units: Units available for transfer after the subdivision map has recorded (Available Units does not equal the difference between Allocated Units and Finalized Units)

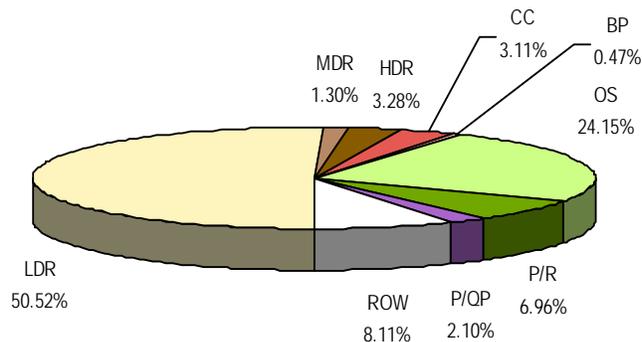
-A verification study conducted in December of 2006 resulted in minor adjustments to the acreage and number of dwelling units.

## Table 2-2: Land Use Summary

GENERAL PLAN LAND USE (Specific Plan Land Use)	ACRES	% OF TOTAL ACRES	UNITS	% OF TOTAL UNITS
<b>RESIDENTIAL</b>				
LDR (Residential)	553.43	49.56%	1,970	67.77%
LDR (Residential - UR)	10.78	0.97%	42	1.44%
MDR (Residential)	14.55	1.30%	149	5.13%
HDR (Residential)	31.33	2.81%	590	20.30%
HDR (Residential - Senior)	5.35	0.48%	156	5.37%
*Transferred From Available Units			-61	
<b>Subtotal</b>	<b>615.44</b>	<b>55.11%</b>	<b>2,846.0</b>	<b>100.00%</b>
<b>SERVICE AND EMPLOYMENT</b>				
CC (Commercial)	34.68	3.11%	0	0.00%
BP (Business Professional)	5.20	0.47%	0	0.00%
<b>Subtotal</b>	<b>39.88</b>	<b>3.57%</b>	<b>0.0</b>	<b>0.00%</b>
<b>OPEN SPACE AND PUBLIC</b>				
OS (Open Space)	229.51	20.55%	0	0.00%
OS (Open Space - Private)	4.26	0.38%	0	0.00%
OS (Open Space - UR)	27.20	2.44%	0	0.00%
OS (OS/Wetland Preserve/View Corr.)	8.73	0.78%	0	0.00%
P/R (Park)	72.39	6.48%	0	0.00%
P/R (Park - UR)	5.32	0.48%	0	0.00%
P/QP (Church)	4.04	0.36%	0	0.00%
P/QP (Fire Station)	2.03	0.18%	0	0.00%
P/QP (School)	15.30	1.37%	0	0.00%
P/QP (Water Tank)	2.07	0.19%	0	0.00%
ROW (Right of Way)	90.55	8.11%	0	0.00%
<b>Subtotal</b>	<b>461.40</b>	<b>41.32%</b>	<b>0.0</b>	<b>0.00%</b>
<b>Total</b>	<b>1,116.72</b>	<b>100.0%</b>	<b>2,846</b>	<b>100.0%</b>

\*Transferred From Available Units: Number of units re-allocated from available units within the Specific Plan

**Percent Acres by  
Land Use Designation**



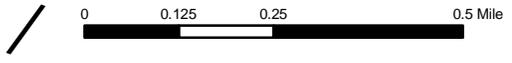
# STONERIDGE LAND USE PLAN

## Exhibit 2-1



Land Use Designation		Acres
LDR	Residential	553.43
	Residential - UR	10.78
MDR	Residential	14.55
HDR	Residential	31.33
	Residential - Senior	5.35
CC	Commercial	34.68
BP	Business Professional	5.20
OS	Open Space	229.51
	Open Space - Private	4.26
	Open Space - UR	27.20
	OS/Wetland Preserve/View Corr.	8.73
P/R	Park	72.39
	Park - UR	5.32
P/QP	Church	4.04
	School	15.30
	Fire Station	2.03
	Water Tank	2.07
ROW	Right of Way	90.55

\*See Land Use By Parcel Table for Units **Totals: 1,116.72**



Last Amended: January 1, 2007

# STONERIDGE LAND USE BY PARCEL

**Table 2-3: Land Use by Parcel Number**

PARCEL	GENERAL PLAN LAND USE (Specific Plan Land Use)	ZONING	ACRES	ALLOCATED UNITS	FINALED UNITS	AVAILABLE UNITS	DENSITY
1	LDR (Residential)	RS/DS	35.39	127	127	0	3.6
2	P/R (Park)	PR	6.33				
3	P/R (Park)	PR	20.85				
4	P/R (Park)	PR	0.68				
5	OS (Open Space)	OS	44.37				
6	OS (Open Space)	OS	5.20				
7	OS (Open Space)	OS	25.02				
8	P/QP (Fire Station)	P/QP	2.03				
9	CC (Commercial)	CC/SA	5.30				
10	CC (Commercial)	CC/SA	1.82				
11	OS (Open Space)	OS	1.39				
12	OS (Open Space)	OS	10.62				
13	CC (Commercial)	CC	10.36				
14	CC (Commercial)	CC	17.20				
15	P/QP (Church)	P/QP	4.04				
16	OS (Open Space - UR)	OS	6.42				
17	LDR (Residential - UR)	RS/DS-SR	10.78	42	42	0	3.9
18	P/R (Park)	PR	2.50				
19	LDR (Residential)	R1	24.82	72	72	0	2.9
20	LDR (Residential)	RS/DS	61.56	274	274	0	4.5
21	HDR (Residential - Senior)	R3	5.35	156	156	0	29.2
22	LDR (Residential)	RS/DS	16.71	67	67	0	4.0
23	HDR (Residential)	R3	18.60	360	322	38	19.4
24	BP (Business Professional)	BP/SA	5.20				
25	OS (Open Space)	OS	16.15				
26	OS (Open Space)	OS	21.59				
27,28	LDR (Residential)	R1	47.91	193	193	0	4.0
29	P/R (Park)	PR	18.80				
30	LDR (Residential)	R1	29.53	118	83	0	4.0
31	OS (Open Space)	OS	18.50				
32	OS (Open Space)	OS	44.36				
33	LDR (Residential)	R1	33.80	83	83	0	2.5
34	LDR (Residential)	R1/DS	29.33	94	94	0	3.2
35	LDR (Residential)	R1/DS	45.78	126	126	0	2.8
36	P/QP (School)	P/QP	15.30				
37	P/R (Park)	PR	7.99				
38	LDR (Residential)	R1	6.36	16	16	0	2.5
39	LDR (Residential)	R1	9.85	14	14	0	1.4
40	HDR (Residential)	R3	12.73	230	230	0	18.1
41	LDR (Residential)	R1	29.47	64	64	0	2.2
42	LDR (Residential)	R1	24.94	68	68	0	2.7
43	P/QP (Water Tank)	P/QP	2.07				
44	OS (OS/Wetland Preserve/View Corr.)	OS	8.73				
45	P/R (Park)	PR	4.00				
46	LDR (Residential)	RS/DS	27.51	120	120	0	4.4
47	LDR (Residential)	RS/DS	24.75	102	102	0	4.1
48	P/R (Park)	PR	2.10				
49	LDR (Residential)	R1	25.91	95	95	0	3.7
50	OS (Open Space)	OS	41.88				
51	LDR (Residential)	RS/DS	7.68	27	0	0	3.5
52A	LDR (Residential)	R1	6.91	16	0	0	2.3
52B	OS (Open Space)	OS	0.43				
53A	OS (Open Space - Private)	OS	2.75				
53B	OS (Open Space - Private)	OS	1.51				
54	MDR (Residential)	PD/SR	14.55	149	0	0	10.2
55	LDR (Residential)	RS/DS	15.07	75	0	0	5.0
56	P/R (Park)	PR	9.14				
57	LDR (Residential)	RS/DS	12.27	78	0	0	6.4
58	LDR (Residential)	R1	20.78	90	61	6	4.3
59	LDR (Residential)	R1	17.10	51	37	0	3.0
60	OS (Open Space - UR)	UR	20.78				
61	P/R (Park - UR)	UR	5.32				
ROW	ROW (Right of Way)	ROW	90.55				
Transferred From Available Units				-61			
<b>Total</b>			<b>1116.72</b>	<b>2,846</b>	<b>2,446</b>	<b>44</b>	

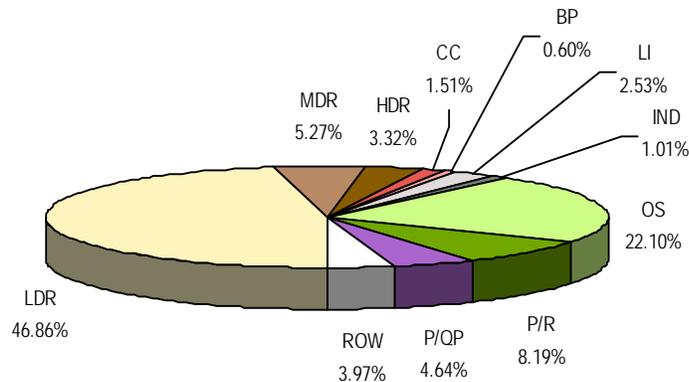
**Notes:**

- Finalized Units: Number of units recorded with the final subdivision map (For planning areas that are built out, this is the total number of units)
- Available Units: Units available for transfer after the subdivision map has recorded (Available Units does not equal the difference between Allocated Units and Finalized Units)
- Transferred From Available Units: Number of units re-allocated from available units within the Specific Plan
- A verification study conducted in December of 2006 resulted in minor adjustments to the acreage and number of dwelling units.

Table 4-1: Land Use Summary

GENERAL PLAN LAND USE (Specific Plan Land Use)	ACRES	% OF TOTAL ACRES	UNITS	% OF TOTAL UNITS
<b>RESIDENTIAL</b>				
LDR (Residential)	1,312.39	41.49%	4,691	55.63%
LDR (Age Restricted)	146.85	4.64%	704	8.35%
LDR (Pocket Park)	23.01	0.73%	0	0.00%
MDR (Residential)	120.64	3.81%	870	10.32%
MDR (VC-Residential)	46.10	1.46%	391	4.64%
HDR (Residential)	74.46	2.35%	1,180	13.99%
HDR (VC-Residential)	22.44	0.71%	405	4.80%
HDR (Senior)	8.00	0.25%	150	1.78%
<b>Subtotal</b>	<b>1,753.89</b>	<b>55.45%</b>	<b>8,391.0</b>	<b>99.51%</b>
<b>SERVICE AND EMPLOYMENT</b>				
CC (Commercial)	33.15	1.05%	0	0.00%
CC (VC-Commercial)	14.50	0.46%	40	0.47%
BP (Business Professional)	19.11	0.60%	0	0.00%
LI (Light Industrial)	80.06	2.53%	0	0.00%
IND (Industrial)	31.98	1.01%	0	0.00%
<b>Subtotal</b>	<b>178.80</b>	<b>5.65%</b>	<b>40.0</b>	<b>0.47%</b>
<b>OPEN SPACE AND PUBLIC</b>				
OS (Open Space)	684.01	21.63%	0	0.00%
OS (Paseo)	14.88	0.47%	0	0.00%
P/R (Fiddymment Park)	94.91	3.00%	1	0.01%
P/R (Park)	74.86	2.37%	0	0.00%
P/R (Sports Complex)	75.50	2.39%	0	0.00%
P/R (VC-Park)	9.93	0.31%	0	0.00%
P/R (VC-Village Green)	3.85	0.12%	0	0.00%
P/QP (Substation)	1.55	0.05%	0	0.00%
P/QP (Elementary School)	37.20	1.18%	0	0.00%
P/QP (Fire Station)	3.06	0.10%	0	0.00%
P/QP (High School)	53.30	1.69%	0	0.00%
P/QP (Middle School)	20.28	0.64%	0	0.00%
P/QP (VC-Church)	10.83	0.34%	0	0.00%
P/QP (Well)	0.46	0.01%	0	0.00%
P/QP (Water Tank)	5.10	0.16%	0	0.00%
P/QP (WWTP)	15.00	0.47%	0	0.00%
ROW (Right of Way)	112.37	3.55%	0	0.00%
ROW (VC-Right of Way)	13.13	0.42%	0	0.00%
<b>Subtotal</b>	<b>1,230.22</b>	<b>38.90%</b>	<b>1.0</b>	<b>0.01%</b>
<b>Total</b>	<b>3,162.91</b>	<b>100.0%</b>	<b>8,432</b>	<b>100.0%</b>

Percent Acres by Land Use Designation

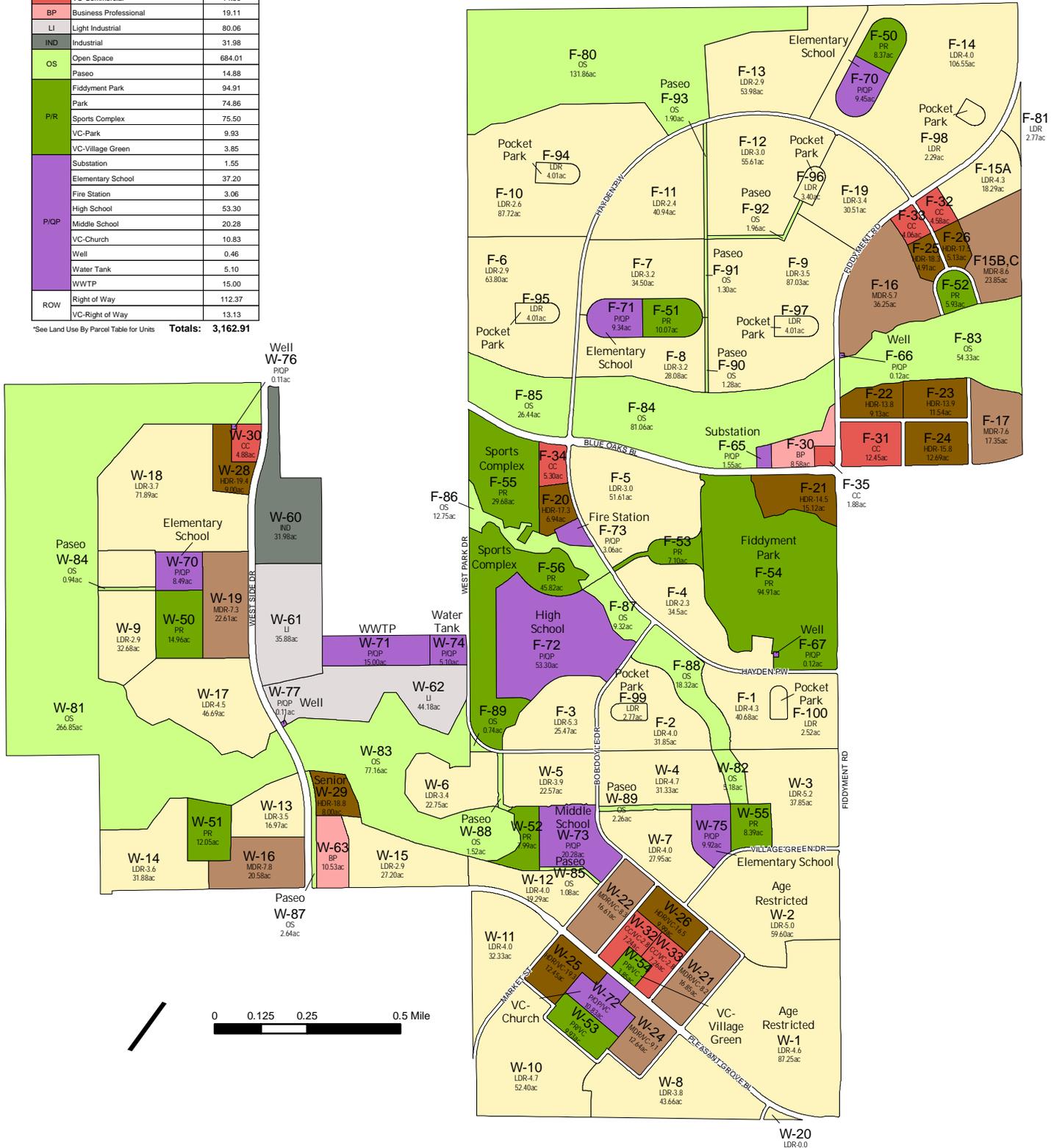


# WEST ROSEVILLE LAND USE PLAN

Figure 4-1

Land Use Designation		Acres
LDR	Residential	1,312.39
	Age Restricted	146.85
	Pocket Park	23.01
MDR	Residential	120.64
	VC-Residential	46.10
HDR	Residential	74.46
	VC-Residential	22.44
	Senior	8.00
CC	Commercial	33.15
	VC-Commercial	14.50
BP	Business Professional	19.11
LI	Light Industrial	80.06
IND	Industrial	31.98
	Open Space	684.01
OS	Paseo	14.88
	Fiddymnt Park	94.91
	Park	74.86
P/R	Sports Complex	75.50
	VC-Park	9.93
	VC-Village Green	3.85
	Substation	1.55
P/O/P	Elementary School	37.20
	Fire Station	3.06
	High School	53.30
	Middle School	20.28
	VC-Church	10.83
	Well	0.46
	Water Tank	5.10
WWTP	WWTP	15.00
ROW	Right of Way	112.37
	VC-Right of Way	13.13
<b>Totals:</b>		<b>3,162.91</b>

\*See Land Use By Parcel Table for Units



# WEST ROSEVILLE LAND USE BY PARCEL

**Table 4-2: Land Use, Zoning & Units by Parcel**

PARCEL	GENERAL PLAN LAND USE (Specific Plan Land Use)	ZONING	ACRES	ALLOCATED UNITS	FINALED UNITS	AVAILABLE UNITS	DENSITY
F-1	LDR (Residential)	RS/DS	40.68	176	176	0	4.3
F-2	LDR (Residential)	RS/DS	31.85	127	0	0	4.0
F-3	LDR (Residential)	RS/DS	25.47	135	135	0	5.3
F-4	LDR (Residential)	R1/DS	34.50	78	78	0	2.3
F-5	LDR (Residential)	R1/DS	51.61	157	157	0	3.0
F-6	LDR (Residential)	R1/DS	63.80	187	0	0	2.9
F-7	LDR (Residential)	R1/DS	34.50	111	0	0	3.2
F-8	LDR (Residential)	R1/DS	28.08	91	0	0	3.2
F-9	LDR (Residential)	R1/DS	87.03	307	0	0	3.5
F-10	LDR (Residential)	R1/DS	87.72	227	0	0	2.6
F-11	LDR (Residential)	R1/DS	40.94	99	0	0	2.4
F-12	LDR (Residential)	R1/DS	55.61	167	0	0	3.0
F-13	LDR (Residential)	R1/DS	53.98	154	0	0	2.9
F-14	LDR (Residential)	RS/DS	106.55	422	0	0	4.0
F-15A	LDR (Residential)	RS/DS	18.29	79	0	0	4.3
F15B,C	MDR (Residential)	RS/DS	23.85	206	0	0	8.6
F-16	MDR (Residential)	RS/DS	36.25	208	0	0	5.7
F-17	MDR (Residential)	RS/DS	17.35	131	131	0	7.6
F-19	LDR (Residential)	RS/DS	30.51	104	0	0	3.4
F-20	HDR (Residential)	R3	6.94	120	0	0	17.3
F-21	HDR (Residential)	R3	15.12	219	0	0	14.5
F-22	HDR (Residential)	R3	9.13	126	0	0	13.8
F-23	HDR (Residential)	R3	11.54	160	0	0	13.9
F-24	HDR (Residential)	R3	12.69	200	0	0	15.8
F-25	HDR (Residential)	R3	4.91	90	0	0	18.3
F-26	HDR (Residential)	R3	5.13	90	0	0	17.5
F-30	BP (Business Professional)	BP	8.58				
F-31	CC (Commercial)	CC	12.45				
F-32	CC (Commercial)	CC	4.58				
F-33	CC (Commercial)	CC	4.06				
F-34	CC (Commercial)	CC	5.30				
F-35	CC (Commercial)	CC	1.88				
F-50	P/R (Park)	P/R	8.37				
F-51	P/R (Park)	P/R	10.07				
F-52	P/R (Park)	P/R	5.93				
F-53	P/R (Park)	P/R	7.10				
F-54	P/R (Fiddymnt Park)	P/R	94.91	1	1	0	0.0
F-55	P/R (Sports Complex)	P/R	29.68				
F-56	P/R (Sports Complex)	P/R	45.82				
F-65	P/QP (Substation)	P/QP	1.55				
F-66	P/QP (Well)	P/QP	0.12				
F-67	P/QP (Well)	P/QP	0.12				
F-70	P/QP (Elementary School)	P/QP	9.45				
F-71	P/QP (Elementary School)	P/QP	9.34				
F-72	P/QP (High School)	P/QP	53.30				
F-73	P/QP (Fire Station)	P/QP	3.06				
F-80	OS (Open Space)	OS	131.86				
F-81	LDR (Residential)	R1/DS	2.77	0	0	0	0.0
F-83	OS (Open Space)	OS	54.33				
F-84	OS (Open Space)	OS	81.06				
F-85	OS (Open Space)	OS	26.44				
F-86	OS (Open Space)	OS	12.75				
F-87	OS (Open Space)	OS	9.32				
F-88	OS (Open Space)	OS	18.32				
F-89	OS (Open Space)	OS	0.74				
F-90	OS (Paseo)	OS	1.28				
F-91	OS (Paseo)	OS	1.30				
F-92	OS (Paseo)	OS	1.96				
F-93	OS (Paseo)	OS	1.90				
F-94	LDR (Pocket Park)	R1/DS	4.01	0	0	0	0.0
F-95	LDR (Pocket Park)	R1/DS	4.01	0	0	0	0.0
F-96	LDR (Pocket Park)	RS/DS	3.40	0	0	0	0.0
F-97	LDR (Pocket Park)	R1/DS	4.01	0	0	0	0.0
F-98	LDR (Pocket Park)	RS/DS	2.29	0	0	0	0.0
F-99	LDR (Pocket Park)	R1/DS	2.77	0	0	0	0.0
F-100	LDR (Pocket Park)	R1/DS	2.52	0	0	0	0.0
F-200	ROW (Right of Way)	R/W	60.77				
<b>Fiddymnt Total</b>			<b>1677.51</b>	<b>4,172</b>	<b>678</b>	<b>0</b>	

PARCEL	GENERAL PLAN LAND USE (Specific Plan Land Use)	ZONING	ACRES	ALLOCATED UNITS	FINALED UNITS	AVAILABLE UNITS	DENSITY
W-1	LDR (Age Restricted)	RS/DS	87.25	404	404	0	4.6
W-2	LDR (Age Restricted)	RS/DS	59.60	300	0	0	5.0
W-3	LDR (Residential)	RS/DS	37.85	198	198	0	5.2
W-4	LDR (Residential)	R1/DS	31.33	147	0	0	4.7
W-5	LDR (Residential)	R1/DS	22.57	88	88	0	3.9
W-6	LDR (Residential)	R1/DS	22.75	77	77	0	3.4
W-7	LDR (Residential)	R1/DS	27.95	111	111	0	4.0
W-8	LDR (Residential)	R1/DS	43.66	168	168	0	3.8
W-9	LDR (Residential)	R1/DS	32.68	95	0	0	2.9
W-10	LDR (Residential)	R1/DS	52.40	245	0	0	4.7
W-11	LDR (Residential)	R1/DS	32.33	130	0	0	4.0
W-12	LDR (Residential)	R1/DS	19.29	78	0	0	4.0
W-13	LDR (Residential)	R1/DS	16.97	60	0	0	3.5
W-14	LDR (Residential)	R1/DS	31.88	115	0	0	3.6
W-15	LDR (Residential)	R1/DS	27.20	80	0	0	2.9
W-16	MDR (Residential)	RS/DS	20.58	160	0	0	7.8
W-17	LDR (Residential)	R1/DS	46.69	210	0	0	4.5
W-18	LDR (Residential)	R1/DS	71.89	268	0	0	3.7
W-19	MDR (Residential)	RS/DS	22.61	165	0	0	7.3
W-20	LDR (Residential)	R1/DS	1.06	0	0	0	0.0
W-28	HDR (Residential)	R3	9.00	175	0	0	19.4
W-29	HDR (Senior)	R3	8.00	150	0	0	18.8
W-30	CC (Commercial)	CC	4.88				
W-50	P/R (Park)	P/R	14.96				
W-51	P/R (Park)	P/R	12.05				
W-52	P/R (Park)	P/R	7.99				
W-55	P/R (Park)	P/R	8.39				
W-60	IND (Industrial)	M2/SA	31.98				
W-61	LI (Light Industrial)	M1/SA	35.88				
W-62	LI (Light Industrial)	M1/SA	44.18				
W-63	BP (Business Professional)	BP	10.53				
W-70	P/QP (Elementary School)	P/QP	8.49				
W-71	P/QP (WWTP)	P/QP	15.00				
W-73	P/QP (Middle School)	P/QP	20.28				
W-74	P/QP (Water Tank)	P/QP	5.10				
W-75	P/QP (Elementary School)	P/QP	9.92				
W-76	P/QP (Well)	P/QP	0.11				
W-77	P/QP (Well)	P/QP	0.11				
W-81	OS (Open Space)	OS	266.85				
W-82	OS (Open Space)	OS	5.18				
W-83	OS (Open Space)	OS	77.16				
W-84	OS (Paseo)	OS	0.94				
W-85	OS (Paseo)	OS	1.08				
W-87	OS (Paseo)	OS	2.64				
W-88	OS (Paseo)	OS	1.52				
W-89	OS (Paseo)	OS	2.26				
W-200	ROW (Right of Way)	R/W	51.60				
<b>Westpark Total</b>			<b>1364.62</b>	<b>3,424</b>	<b>1,046</b>	<b>0</b>	
W-21	MDR (VC-Residential)	R3/DS	16.85	138	138	0	8.2
W-22	MDR (VC-Residential)	R3/DS	16.61	138	0	0	8.3
W-24	MDR (VC-Residential)	R3/DS	12.64	115	0	0	9.1
W-25	HDR (VC-Residential)	R3/DS	12.45	240	0	0	19.3
W-26	HDR (VC-Residential)	R3/DS	9.99	165	0	0	16.5
W-32	CC (VC-Commercial)	CC/SA-WR	7.24	20	0	0	2.8
W-33	CC (VC-Commercial)	CC/SA-WR	7.26	20	0	0	2.8
W-53	P/R (VC-Park)	P/R	9.93				
W-54	P/R (VC-Village Green)	P/R	3.85				
W-72	P/QP (VC-Church)	P/QP/SA-WR	10.83				
W-201	ROW (VC-Right of Way)	R/W	13.13				
<b>Westpark-VC Total</b>			<b>120.78</b>	<b>836</b>	<b>138</b>	<b>0</b>	
<b>Total</b>			<b>3162.91</b>	<b>8,432</b>	<b>1,862</b>	<b>0</b>	

Notes:

-Finaled Units: Number of units recorded with the final subdivision map (For planning areas that are built out, this is the total number of units)

-Available Units: Units available for transfer after the subdivision map has recorded (Available Units does not equal the difference between Allocated Units and Finaled Units)

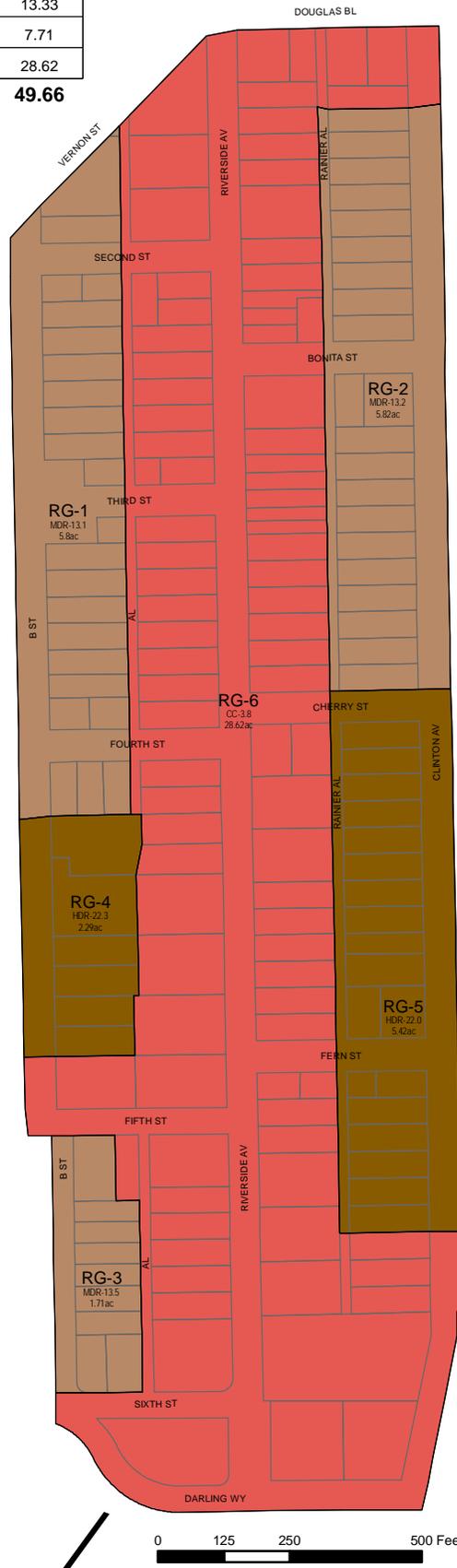
-A verification study conducted in December of 2006 resulted in minor adjustments to the acreage and number of dwelling units.

## Figure 3-1

Land Use Designation		Acres
MDR	Residential	13.33
HDR	Residential	7.71
CC	Commercial	28.62

\*See Land Use By Parcel Table for Units

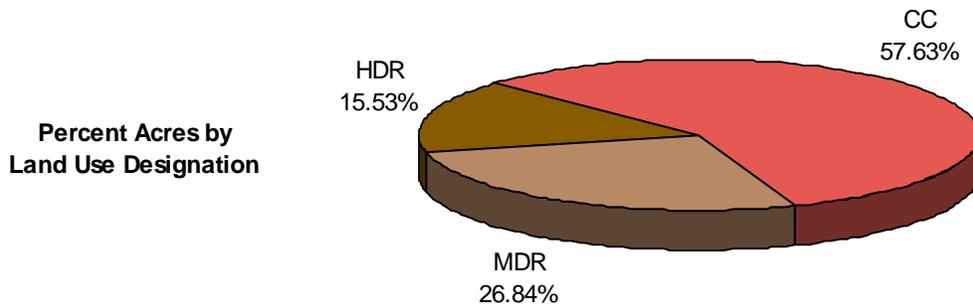
**Totals: 49.66**



# RIVERSIDE GATEWAY LAND USE SUMMARY

Table 3-1A: Land Use Summary

GENERAL PLAN LAND USE (Specific Plan Land Use)	ACRES	% OF TOTAL ACRES	UNITS	% OF TOTAL UNITS
<b>RESIDENTIAL</b>				
MDR (Medium Density Residential)	13.33	26.84%	176	38.60%
HDR (High Density Residential)	7.71	15.53%	170	37.28%
<b>Subtotal</b>	<b>21.04</b>	<b>42.37%</b>	<b>346.0</b>	<b>75.88%</b>
<b>SERVICE AND EMPLOYMENT</b>				
CC (Community Commercial)	28.62	57.63%	110	24.12%
<b>Subtotal</b>	<b>28.62</b>	<b>57.63%</b>	<b>110.0</b>	<b>24.12%</b>
<b>Total</b>	<b>49.66</b>	<b>100.0%</b>	<b>456</b>	<b>100.0%</b>



# RIVERSIDE GATEWAY LAND USE BY PARCEL

Table 3-1B: Land Use by Parcel Number

NUMBER	GENERAL PLAN LAND USE (Specific Plan Land Use)	ZONING	ACRES	ALLOCATED UNITS	FINALED UNITS	AVAILABLE UNITS	DENSITY	SQUARE FOOTAGE
RG-1	MDR (Residential)	R2/SA-RG	5.80	76	37	0	13.1	32,936
RG-2	MDR (Residential)	R2/SA-RG	5.82	77	30	0	13.2	35,651
RG-3	MDR (Residential)	R2/SA-RG	1.71	23	13	0	13.5	10,947
RG-4	HDR (Residential)	R3/SA-RG	2.29	51	50	0	22.3	25,695
RG-5	HDR (Residential)	R3/SA-RG	5.42	119	30	0	22.0	33,770
RG-6	CC (Commercial)	CMU/SA-RG	28.62	110	43	0	3.8	236,290
<b>Total</b>			<b>49.66</b>	<b>456</b>	<b>203</b>	<b>0</b>		<b>375,289</b>

Notes:

- Number: Parcel numbers are used for accounting and tracking purposes only and do not represent true Specific Plan large lot parcels.
- Finalized Units: Number of units recorded with the final subdivision map (For planning areas that are built out, this is the total number of units)
- Available Units: Units available for transfer after the subdivision map has recorded
- Density: Overall densities for residential land uses are within approved General Plan density ranges; however, individual land use densities by parcel number may not.