

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 1,190 residents and increase the amount of development on Riverside Avenue from 220,300 square feet to ±510,000 square feet (0.60 average FAR for properties designated as Commercial Mixed Use within the Plan area).

Downtown Specific Plan

The Downtown Specific Plan (DTSP) was adopted in April 2009. The Specific Plan encompasses 176 acres and includes the Historic Old Town, Vernon Street District, and Royer and Saugstad Parks. The Plan area is divided into 11 districts and emphasizes the addition of mixed-use and residential development. At buildout, the Plan area is expected to accommodate 900,000 square feet of new ground floor retail development, 1,020 new residential units, and a cumulative total of 4.4 million square feet. The DTSP is the overriding policy document and contains the guiding principles for development of the plan area. The associated Downtown Code is the implementing document that takes the policies from the DTSP and physically applies them to the parcel/districts within the Plan area. The Downtown Code has been adopted in Chapter 19.31 of the Roseville Municipal Code, and includes development and sign regulations, regulatory incentives and design guidelines that are unique to the Plan area.

Sierra Vista Specific Plan

The Sierra Vista Specific Plan was adopted in May 2010 and amended in 2012 with the rezoning of the previously zoned Urban Reserve area, commonly referred to as the Westbrook project. The Plan area includes 2,081 acres west of Fiddymont Road, north of Baseline Road. The Specific Plan includes ~~8,658~~ single and multi-family units, 493 age-restricted units, 241 acres of Commercial, 105 acres of Park, 317 acres of Open Space, 46 acres of Schools and 40 acres of Urban Reserve. At buildout, the Plan area is expected to accommodate approximately 22,198 residents and provide 9,000 jobs.

Update to 8,679 to reflect correct unit totals

Creekview Specific Plan

The Creekview Specific Plan was adopted in August 2012 and includes 502 acres northwest of the West Roseville Specific Plan. The Plan area was annexed into the City of Roseville from unincorporated Placer County. The Specific Plan includes 2,011 single and multi-family units, 19 acres of Commercial and Commercial/Business Professional, 16 acres of Parks, 133 acres of Open Space, 10 acres for schools and other Public/Quasi-Public uses, and 40 acres of Urban Reserve. At buildout the plan area is expected to accommodate 5,249 residents and provide 5,500 jobs.

Amoruso Ranch Specific Plan

The Amoruso Ranch Specific Plan was adopted in June 2016 and includes 694 acres north of the Creekview Specific Plan. The Specific Plan includes 2,827 single and multifamily residential units, 51 acres of Commercial, 22 acres of Parks, 145 acres of Open Space, 20 acres of Urban Reserve and 17 acres for an elementary school and other Public/Quasi Public uses such as a fire station. At buildout the plan area is expected to accommodate 7,378 residents and provide approximately 1,115 jobs.

SPHERE OF INFLUENCE

Included within Roseville's primary planning area are approximately 796 acres of land within the City's sphere of influence as reflected on Figure II-1 and Table II-1. 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.

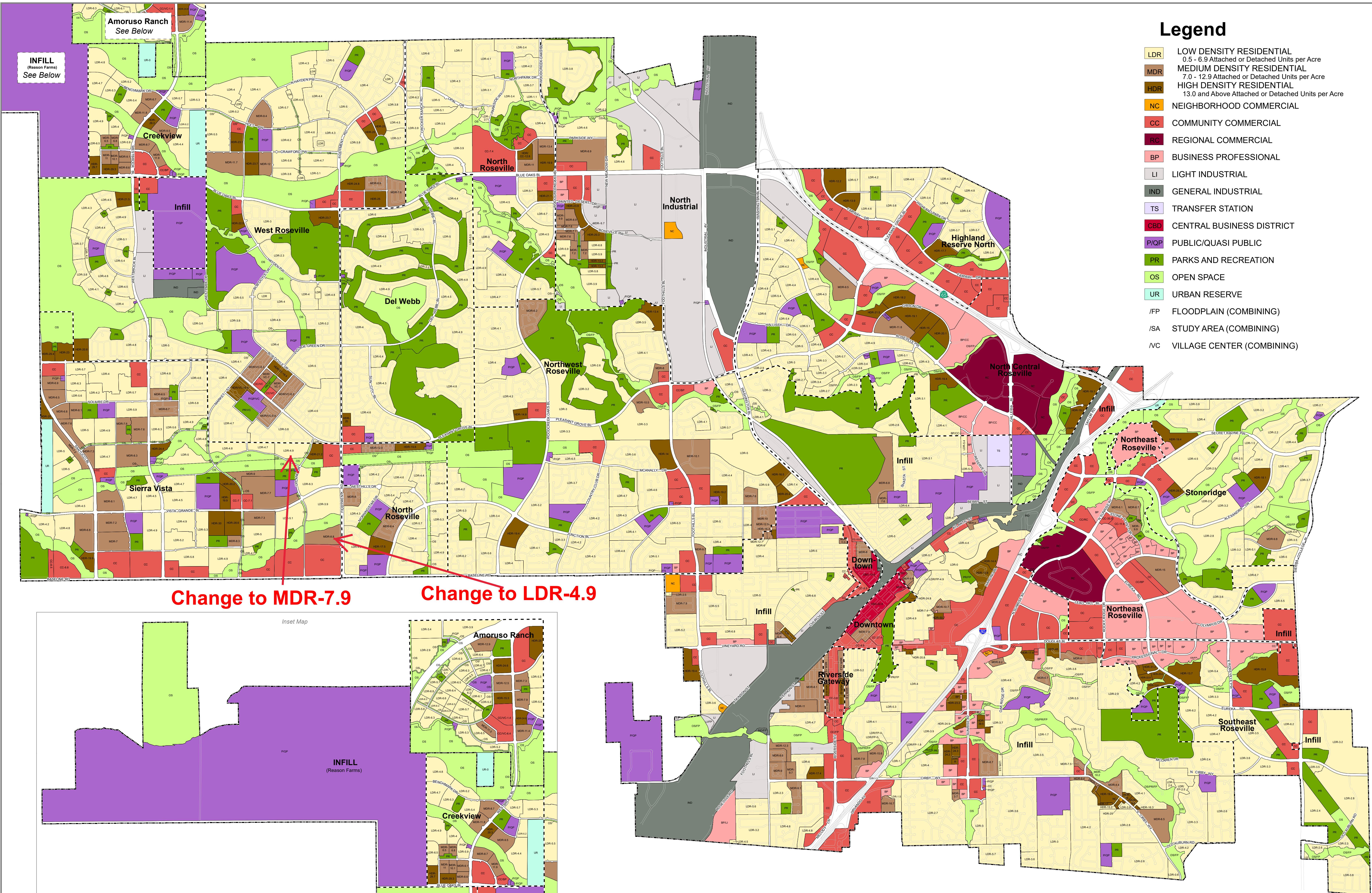
The City does not have the jurisdiction or ability to control projects within its sphere, but it does receive notices and may comment on any such projects. All potential annexations, and expansions of the sphere of influence, are considered by the City in accordance with the policies of the Growth Management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

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

SUBAREA	DWELLING UNITS			POPULATION ¹		
	(2016)	(2035)	Buildout	(2016)	(2035)	Buildout
Infill	15,647	16,359	16,359	40,839	43,167	43,167
Southeast Roseville	3,054	3,163	3,163	7,971	8,255	8,255
Northeast Roseville	1,098	1,350	1,350	2,866	3,524	3,524
Northwest Roseville	8,930	9,068	9,068	23,307	23,667	23,667
North Central Roseville	4,261	4,711	4,711	11,121	12,296	12,296
North Industrial	1,043	1,991	1,991	2,722	5,196	5,196
Del Webb	3,210	3,210	3,210	5,859	5,859	5,859
Highland Reserve North	1,669	1,669	1,669	4,356	4,356	4,356
North Roseville	5,434	5,801	5,801	14,183	15,141	15,141
Stoneridge	2,446	2,861	2,861	6,384	7,467	7,467
West Roseville	4,606	10,495	10,495	11,461	26,822	26,822
Riverside Gateway	206	456	456	538	1,190	1,190
Downtown	255	2,272	2,272	665	5,930	5,930
Sierra Vista	23	8,658 8,679	8,658 8,679	60	22,198 22,253	22,198 22,253
Creekview	0	2,011	2,011	0	5,249	5,249
ARSP	0	2,827	2,827	0	7,378	7,378
TOTAL	51,882	76,902	76,902	132,332	197,695	197,695

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

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

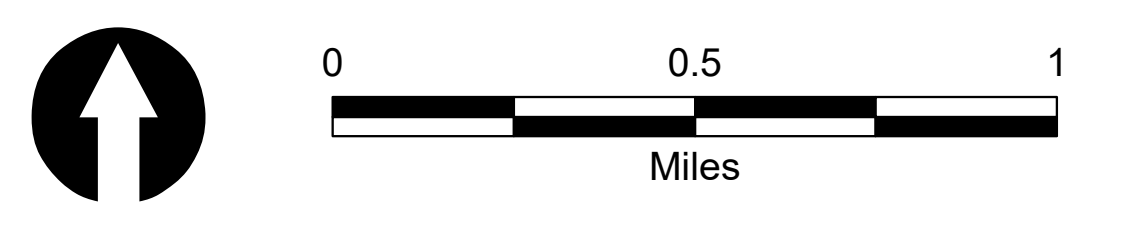
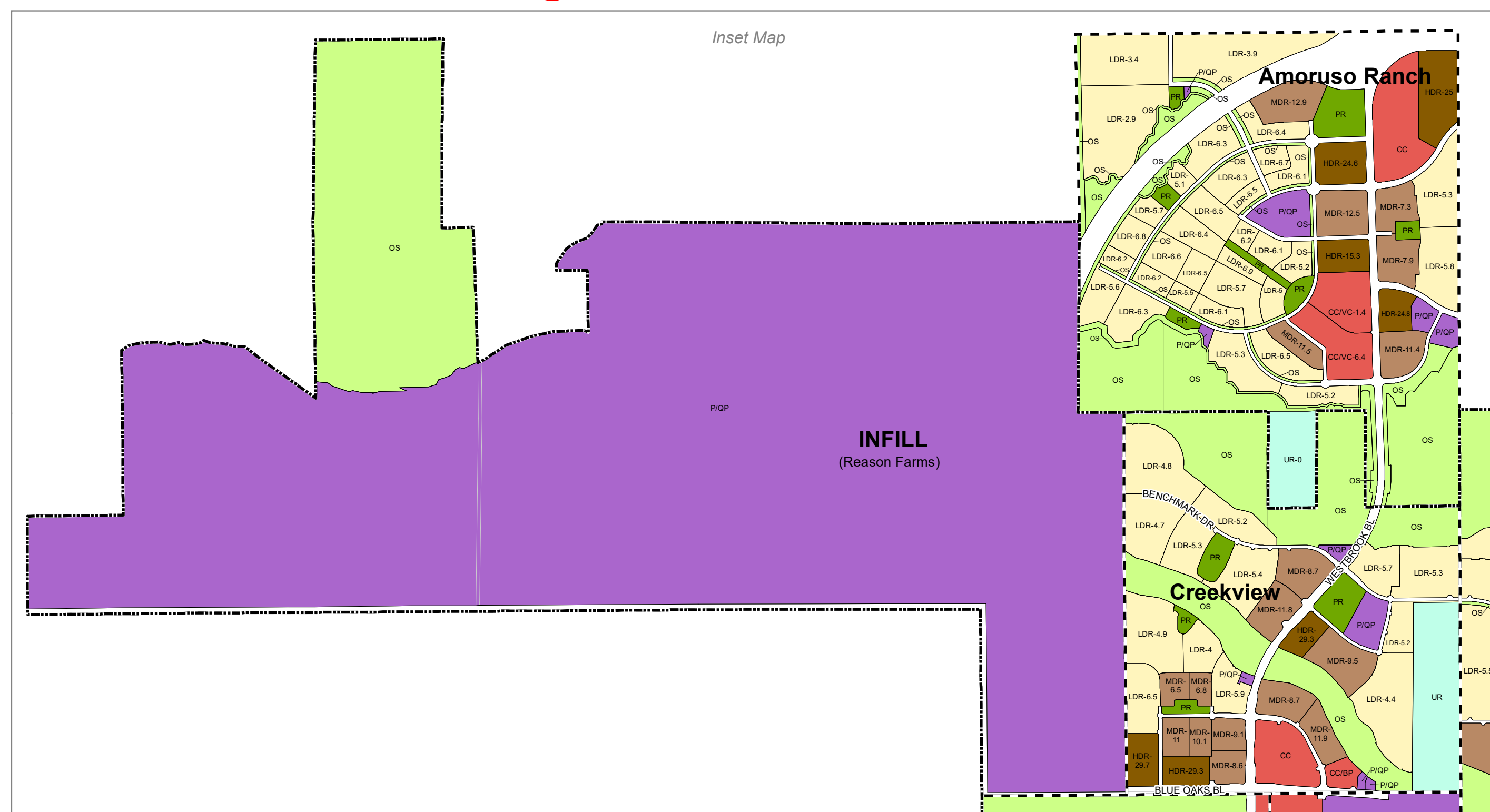


Legend

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

Change to MDR-7.9

Change to LDR-4.9



Last updated: May 2018

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