

## 3.1 LAND USE AND AGRICULTURAL RESOURCES

This land use analysis evaluates consistency of the proposed Phillip Road Project with applicable land use plans and policies. The physical environmental effects associated with the project, many of which pertain to issues of land use compatibility (e.g., noise, aesthetics, air quality) are evaluated in other sections of Chapter 3 of this Draft EIR.

This section also describes existing agricultural resources on the project site and evaluates potential impacts associated with the conversion of the loss of Prime Farmland, Unique Farmland, and Farmland of Statewide Importance (collectively, Farmland); and Williamson Act contracted land. The issues of forest land as defined in Public Resources Code (PRC) Section 12220(g) and timberland as defined by PRC Section 4526 are addressed in Chapter 1, "Introduction," under "Effects Found Not to be Significant" because the project site and surrounding lands are not designated or zoned as forest land or timberland.

Two comment letters regarding land use were received in response to the notice of preparation (see Appendix A). The letters, from members of the public, expressed concerns related to proposed changes in land use and zoning; project consistency with General Plan policies related to orderly growth, open space preservation, and infrastructure provision; and procedural concerns related to CEQA timing and the Surplus Land Act. These comments are addressed in this section.

### 3.1.1 Regulatory Setting

#### FEDERAL

No federal plans, policies, regulations, or laws are applicable to the provision of land use or agricultural resources for the project.

#### STATE

##### Planning and Zoning Laws

California Government Code Section 65300 et seq. establishes the obligation of cities and counties to adopt and implement general plans. The General Plan is a comprehensive, long-term, planning document for the physical development of a city or county and of any land outside its boundaries that, in the city's or county's judgment, bears relation to its planning. The General Plan addresses a broad range of topics, including at a minimum land use, circulation, housing, conservation, open space, noise, environmental justice, and safety. In addressing these topics, the general plan identifies the goals, objectives, policies, principles, standards, and plan proposals that support the city's or county's vision for the area.

The State Zoning Law (California Government Code, Section 65800 et seq.) establishes that zoning ordinances, which are laws that define allowable land uses within a specific zoning district, are required to be consistent with the general plan. Local general plan policies and zoning ordinances, as they relate to the proposed project, are summarized below.

##### California Department of Conservation Farmland Mapping and Monitoring Program

Farmland in California is classified and mapped according to the California Department of Conservation's (DOC) Farmland Mapping and Monitoring Program (FMMP). Authority for the FMMP comes from Government Code Section 65570(b) and PRC Section 612. Government Code Section 65570(b) requires the DOC to collect or acquire information on the amount of land converted to or from agricultural use for every mapped county and to report this information to the Legislature. PRC Section 612 requires the DOC to prepare, update, and maintain Farmland Series Maps and other soils and land capability information.

## The California Land Conservation Act of 1965

The California Land Conservation Act of 1965, or the Williamson Act, preserves agricultural and open space lands through property tax incentives and voluntary restrictive use contracts. Private landowners voluntarily restrict their land to agricultural and compatible open-space uses under minimum 10-year rolling term contracts. In return, restricted parcels are assessed for property tax purposes at a rate consistent with their actual use, rather than potential market value.

## Surplus Land Act

The Surplus Land Act was originally enacted in 1968 and is codified in California Government Code Section 54220 et seq. The law governs how local agencies in California (such as cities, counties, and special districts) must handle the disposal of publicly owned land that is no longer needed for agency use. Its primary goal is to prioritize the use of surplus public land for affordable housing, parks, and open space. The law requires local agencies to follow specific procedures, including notifying the California Department of Housing and Community Development (HCD) and offering the land to affordable housing developers before selling or leasing it.

In 2004, the City acquired approximately 1,700 acres of undeveloped land in the northwest corner of the City, commonly known as "Reason Farms," to develop the regional Pleasant Grove Retention Basin project and reduce flood risk in the watershed. After further evaluation of the retention basin project, it was determined that only a portion of the Reason Farms property would be required for retention basin purposes and the remaining portion of land would be available for other uses. The subject property at 6382 Phillip Road is located within a portion of the land that was ultimately determined not to be necessary for the flood control project.

Since that time, the City had not identified any future City needs for the property and the property was no longer necessary for the City's use. In 2019, the City began the formal process to dispose of the subject parcel in good faith and in accordance with the then-applicable laws regarding surplus property by a local agency as set forth in California Government Code Section 54220 et seq. and Roseville Municipal Code Section 4.12.110(B). On November 20, 2019, the City Council formally declared the property at 6382 Phillip Road as surplus property and found that it was in the City's best interest to dispose of the property as required by the applicable section of the Municipal Code. On November 21, 2019, City staff provided a notice of availability of the surplus property to all parties as required by the Surplus Land Act provisions that were in effect at the time, as identified in California Government Code Section 54222(a-e).

On December 4, 2023, the City received a procedural notice from HCD related to the applicability of the Surplus Land Act as amended by Assembly Bill (AB) 1846. AB 1846 modified the Surplus Land Act to require that the notice of availability for the property be issued to low- and moderate- income housing developers and the list of housing sponsors pursuant to Government Code Section 54222. The notice of violation, which was issued in response to a third-party complaint, stated that although the notice of availability of the surplus property was issued prior to the January 1, 2020 effective date of AB 1846, the property remained subject to the Surplus Land Act as amended by AB 1846 and did not meet the grandfathering provisions. The City has since worked with HCD and reached a Surplus Land Act resolution. Pending the sale of the property, the City of Roseville and HCD have executed a settlement agreement, effective September 16, 2024. This agreement allows for the transfer of the project site to the applicant.

## LOCAL

### City of Roseville General Plan

The Land Use Element of the *City of Roseville General Plan* (2020a) contains the following policies that may be applicable to the project:

- ▶ **Policy LU1.4:** Promote a diversity of residential living options (e.g. density ranges, housing types, affordability ranges), while ensuring community compatibility and well-designed residential development.
- ▶ **Policy LU1.5:** Promote land use patterns that result in the efficient use of urban lands and preservation of open space, as specified in the Open Space and Conservation Element.

- ▶ **Policy LU2.2:** Allow mixed-use development that integrates residential and non-residential land uses, so that residents may easily walk or bike to shopping, services, employment, and leisure activities.
- ▶ **Policy LU5.1:** Implement a land use mix and pattern of development that provides linkages between residents' jobs and local employment-generating uses, facilitates a match between the number and type of local jobs and the local labor force, and maintains the fiscal viability of the City.
- ▶ **Policy LU5.2:** Support density bonuses in the construction of affordable housing, in accordance with the Density Bonus Ordinance and the Housing Element, to promote affordable housing options in areas particularly in areas where with few such housing opportunities and where employment centers exist or are planned.
- ▶ **Policy LU5.5:** Uphold the City's Affordable Housing Goal by requiring an affordable housing target for projects seeking a General Plan Amendment, Specific Plan Amendment, and/or rezoning to a residential designation proposing 25 or more new dwelling units. For these projects, the target is for a minimum of 10% of all new housing units to cost no more than 30% of the total monthly income of very low-, low-income, and moderate-income households (the City also uses the term "middle" in certain Specific Plans to refer to moderate-income households earning no more than 100% of the Area Median Income- AMI). The breakdown of the affordable units will be, at a minimum, 40% for rental to very low- and 40% for rental to low-income households. The remaining 20% may be reserved for moderate-income purchase (which will be priced to be affordable to households earning 95% of the Area Median Income) or may be distributed equally among the rental obligations, as approved by the City. Variations in affordable housing ratios may be approved through a Development Agreement where the following criteria are met:
  - A need has been identified for a specific affordable housing type (very low-, low- or moderate-income) and the project meets this need;
  - The project does not rely on or obtain City subsidies; and
  - Units proposed within these criteria would allow for individuals to stay within their units as their future income grows.
- ▶ **Policy LU5.6:** Maintain land use patterns, intensities, and densities that ensure an adequate supply of land for office, commercial, industrial, and other employment-generating development.
- ▶ **Policy LU5.7:** Support activities that attract employment uses to the City, as identified in the Economic Development Strategy.
- ▶ **Policy LU8.1:** Growth must provide a strong diversified economic base and a balance between employment and affordable housing.
- ▶ **Policy LU8.4:** The City shall accommodate projected population and employment growth in areas where the appropriate level of public infrastructure and services are planned or will be made available concurrent with development.
- ▶ **Policy LU8.7:** The City will manage growth in such a way to ensure that significant open space areas will be preserved.
- ▶ **Policy LU9.1:** The City may consider modification to the General Plan for new growth where adequate public services and facilities and preservation and conservation of natural resources can be provided in conjunction with the following:
  - a. Additional land to accommodate demand for housing or employment uses
  - b. Projects that will provide community benefits, including, but not limited to the provision of public transit services
  - c. Ensure that growth provides benefits to the community as a whole and weigh community benefits against public costs

- ▶ **Policy LU9.2:** Prior to the consideration of any General Plan amendment to modify land use designations or expand the City's boundaries or Sphere of Influence, the City shall complete or cause to be completed the following City-wide studies/plans:
  - a. Long-range transit plan
  - b. Fiscal studies
  - c. Public facilities and services capacity study
  - d. Transportation system capacity study
  - e. Utility capacity and supply (i.e., water, sewer, drainage, and electric)

The studies shall define overall holding capacities and identify additional performance standards that will need to be met to ensure the achievement of the goals and policies of the General Plan.

- ▶ **Policy LU9.6:** As new development is proposed in or outside the City's Sphere of Influence, project proponents shall provide a transitional area between City and County lands, through a system of managed interconnecting open space or other buffers, such as separation by arterial roadways.
- ▶ **Policy LU9.9:** Development proposed on the western edge of the City shall provide a distinctive open space transition to create a physical and visual buffer between the City and County that ensures that the identity and uniqueness of the City and County will be maintained.

There are no General Plan policies related to agricultural resources that are applicable to the project.

### City of Roseville Zoning Ordinance

The City of Roseville's Zoning Ordinance (Title 19 of the Roseville Municipal Code) is the key regulatory tool meant to implement the General Plan, specifically the Land Use Element. The purpose of the ordinance is to protect and promote the public health, safety, and welfare of the city and to provide the economic and social advantages that result from an orderly, planned use of the environment. The Zoning Ordinance establishes specific, enforceable standards with which development must comply such as minimum lot size, maximum building height, minimum building setback, and a list of allowable uses. Zoning applies on a parcel-by-parcel basis, whereas the General Plan has a community-wide perspective.

### City of Roseville Blueprint Project Implementation Strategies

The *Implementation Strategy to Achieve Blueprint Project Objectives* (City of Roseville 2005) includes options for the City to implement the Blueprint Growth Principles adopted by the Sacramento Council of Governments (SACOG) in December 2004. The options include programs and specific projects that are either currently in place in the City of Roseville or could be considered for implementation over time. The Blueprint Project spans a 50-year time horizon. The Implementation Strategy includes the following goals that may be applicable to the project:

- ▶ **Mixed Land Use:** To provide a variety of services in proximity to residential uses to reduce the reliance on automobile travel and give residents transit options;
- ▶ **Compact Development:** Take advantage of compact building design;
- ▶ **Housing Choices:** Create a range of housing opportunities and choices;
- ▶ **Existing Assets:** Use of existing assets to strengthen and direct development toward existing development areas;
- ▶ **Natural Resource:** Natural resource conservation of open space and agricultural land; and
- ▶ **Quality Design:** Foster distinctive, attractive communities with a strong sense of place and use land efficiently.

### Sacramento Area Council of Government's 2025 Blueprint

On November 20, 2025, SACOG approved the 2025 update of the Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS, referred to as the 2025 Blueprint). An MTP is a long-range (at least 20 years)

comprehensive plan that is required for the region to qualify for some federal and state transportation funding for public transit, streets/roads, and bicycle and pedestrian improvements. Under California's Sustainable Communities and Climate Protection Act, or Senate Bill 375 (Statutes of 2008, Chapter 728), SACOG is required to adopt an SCS as part of every MTP. The SCS must align transportation, housing, and land use decisions to help achieve the per-capita reduction targets for greenhouse gas (GHG) emissions from passenger vehicles that are set by the California Air Resources Board. The 2025 Blueprint aims to achieve various federal, state, regional, and local policy objectives related to sustainable development, transportation, and GHG emission reduction while considering financial, growth, and regulatory constraints.

The regional growth projections for the 2025 Blueprint were adopted by the SACOG board in 2022 and anticipate that the region will grow by approximately 580,000 people, and will add just over 260,000 new jobs, and 278,000 new homes. The 2025 Blueprint is designed to achieve the regional SB 375 GHG target while prioritizing maintenance and rehabilitation of existing infrastructure. It integrates smart land use planning principles with a diverse and efficient transportation network. The plan identifies targeted transportation investments, including new capital improvements (e.g., highways, roads, bridges, and light rail), policies such as roadway pricing strategies (e.g., tolling and mileage fees), and multimodal benefits aimed at connecting housing to jobs, managing congestion, and addressing forecasted travel volumes.

The 2025 Blueprint contains the following policies that may be applicable to the project (SACOG 2025):

- ▶ **Policy Vibrant-1:** Provide incentives, information, tools, technical assistance, and encouragement for legislative and regulatory reform and investment in Center & Corridor and Established Communities that increase housing options, jobs and services, and access to amenities.
- ▶ **Policy Vibrant-3:** Encourage local policy reforms that facilitate missing middle housing, strategically allow for higher-density housing, transition from discretionary to by-right development review, reduce government-mandated parking requirements, incentivize accessory dwelling units, and reduce displacement by protecting tenants and funding subsidized affordable housing.
- ▶ **Policy Vibrant-6:** Coordinate strategically phased growth in Developing Communities that expands the region's footprint in ways that minimize impacts on working lands and habitat and create complete communities with jobs, housing choices, connected streets, and convenient access to public transportation.
- ▶ **Policy Vibrant-7:** Support the implementation of SACOG's Regional Housing Needs Plan by affirmatively furthering fair housing, taking proactive steps to overcome patterns of residential segregation, clearing barriers to housing in high opportunity areas, and supporting other activities identified by local governments in adopted housing elements.
- ▶ **Policy Build-7:** Support investments in bicycle and pedestrian infrastructure that provides safe access to schools, jobs, recreational opportunities, social gathering centers, and transit, and/or implements the Regional Trail Network
- ▶ **Policy Build-8:** Develop multimodal corridors that improve access to major economic assets and job centers and facilitate the reliable movement of freight.

## 3.1.2 Environmental Setting

### LAND USE

#### Surrounding Land Uses

The project site is in the northwest corner of the City of Roseville, in Placer County. The Al Johnson Wildlife Area is located northwest of the site and is part of a 1,700-acre site planned to accommodate the City's stormwater Regional Retention facility and potential recreation uses. Agricultural uses are located to the west and southwest of the project site. To the east, immediately adjacent to the project site, is the Creekview Specific Plan area, which is planned to

accommodate 2,011 residential units at buildout. The Amoruso Ranch Specific Plan area is located northeast of the project site and is planned to accommodate 2,827 residential units, commercial uses, an elementary school site, neighborhood parks, and a fire station. To the south of the project site is the future extension of Blue Oaks Boulevard and the West Roseville Specific Plan area, which will include 9,496 residential units, parks, open space, and commercial and industrial uses.

Land use designations to the southwest and northeast include Open Space which allows for preserved natural lands, passive recreation and minor recreation facilities, mitigation, and drainage detention. Lands to the northwest are designated as Public/Quasi-Public, which allows for municipal, governmental or public facilities, places of worship, and related uses; and land uses to the east are designated as Residential, which allows for residential development, parks, open space, and utilities (Figure 3.1-1).

## Project Site

The project site is located at 6382 Phillip Road on approximately 241 acres of undeveloped grazing land. The project site, which is currently owned by the City, is predominantly flat with some sparsely vegetated, low hills. Of the total 241 acres, approximately 176 acres are being considered for development pursuant to this application with approximately 6.8 acres for Blue Oaks Boulevard and Phillip Road extensions/widening. The remaining 57.9 acres include approximately 13.6 acres of the Pleasant Grove Creek Floodplain and Pleasant Grove Creek Bypass Channel, approximately 21.7 acres of undevelopable land northwest of the future Placer Parkway (which is not part of the application), and approximately 22.7 acres for the planned Placer Parkway alignment. (The future Placer Parkway, a planned regional facility, would connect Highway 65 in Placer County to Highway 99 in Sutter County, providing an alternate highway to Interstate 80.) Table 3.1-1 identifies and categorizes the site acreage.

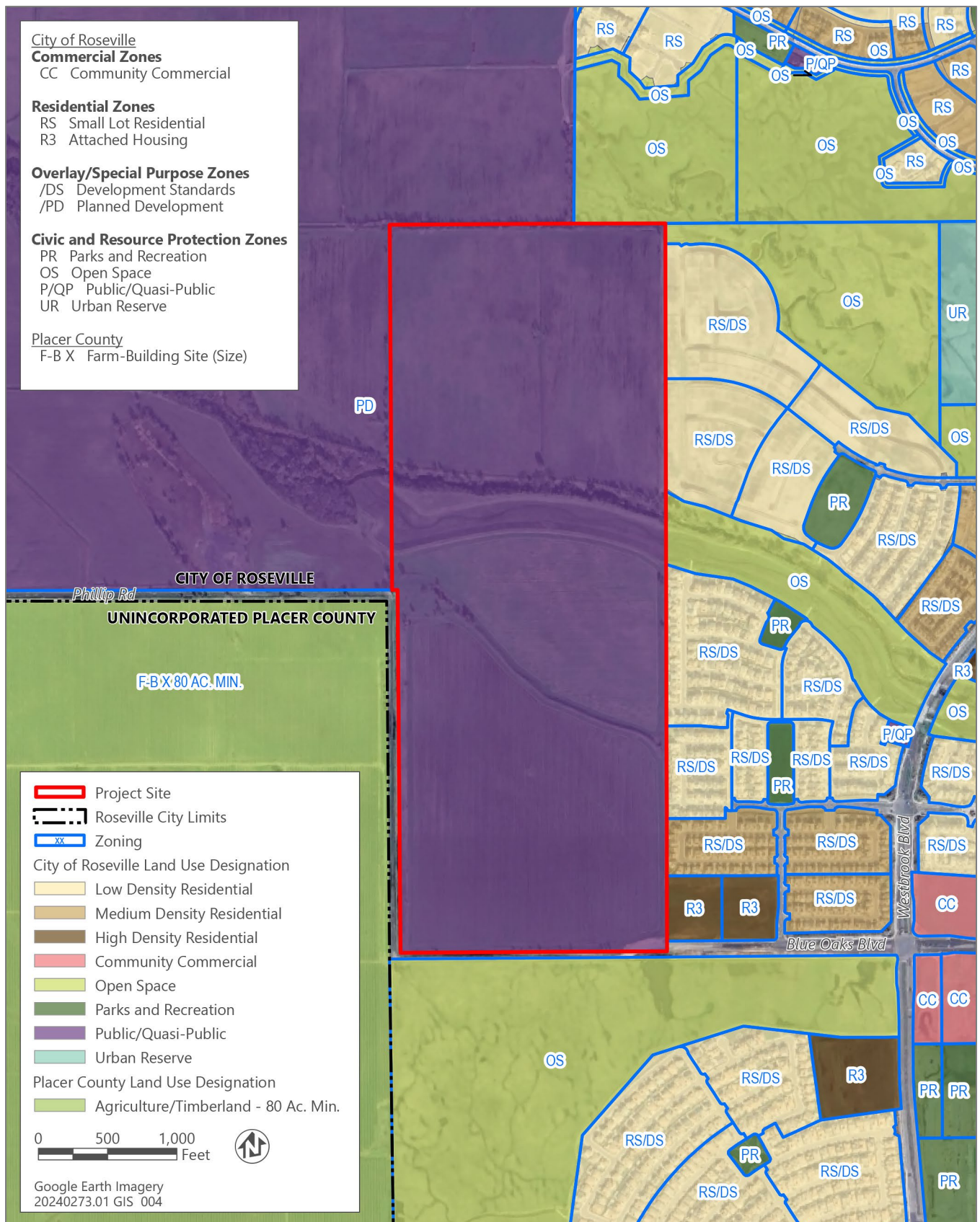
**Table 3.1-1 Site Acreage**

	Acreage (approximate)
Developable Land	176.3
Blue Oaks Boulevard and Phillip Road extensions/widening	6.8
Undevelopable Land	
Pleasant Grove Creek Floodplain and Pleasant Grove Creek Bypass Channel	13.6
Planned Placer Parkway alignment	22.7
Land northwest of the future Placer Parkway	21.7
Total undevelopable land	57.9
Total Site Acreage	241

Source: Provided by Panattoni in 2025.

The only existing structures identified within the project site are two water wells, one located along the southern edge of the property and one along the eastern edge of the property (ATC 2021).

The project site's Assessor's Parcel Number is 017-101-008-000. The existing General Plan land use designation for the project site is Public/Quasi-Public. As discussed above, the Public/Quasi-Public land use designation primarily allows for municipal and governmental facilities. The project site is zoned Planned Development (PD) and allows for agricultural, recreation, and a limited number of other civic and commercial uses (Figure 3.1-1).



Source: Data downloaded from City of Roseville and Placer County in 2025.

**Figure 3.1-1 Land Use and Zoning**

## AGRICULTURAL RESOURCES

### Farmland Classification

The State of California maps and classifies farmland through the DOC FMMP. Classifications are based on a combination of physical and chemical characteristics of the soil and climate that determine the degree of suitability of the land for crop production. The classifications under the FMMP are as follows:

- ▶ Prime Farmland—land that has the best combination of features for the production of agricultural crops;
- ▶ Farmland of Statewide Importance—land other than Prime Farmland that has a good combination of physical and chemical features for the production of agricultural crops, but that has more limitations than Prime Farmland, such as greater slopes or less ability to store soil moisture;
- ▶ Unique Farmland—land of lesser quality soils used for the production of the state’s leading agricultural cash crops;
- ▶ Farmland of Local Importance—land of importance to the local agricultural economy;
- ▶ Grazing Land—existing vegetation that is suitable for grazing;
- ▶ Urban and Built-Up Land—land occupied by structures in density of at least one dwelling unit per 1.5 acres;
- ▶ Land Committed to Nonagricultural Use—vacant areas; existing land that has a permanent commitment to development but has an existing land use of agricultural or grazing lands; and
- ▶ Other Land—land not included in any other mapping category, common examples of which include low-density rural developments, brush, timber, wetland, and vacant and nonagricultural land surrounded on all sides by urban development.

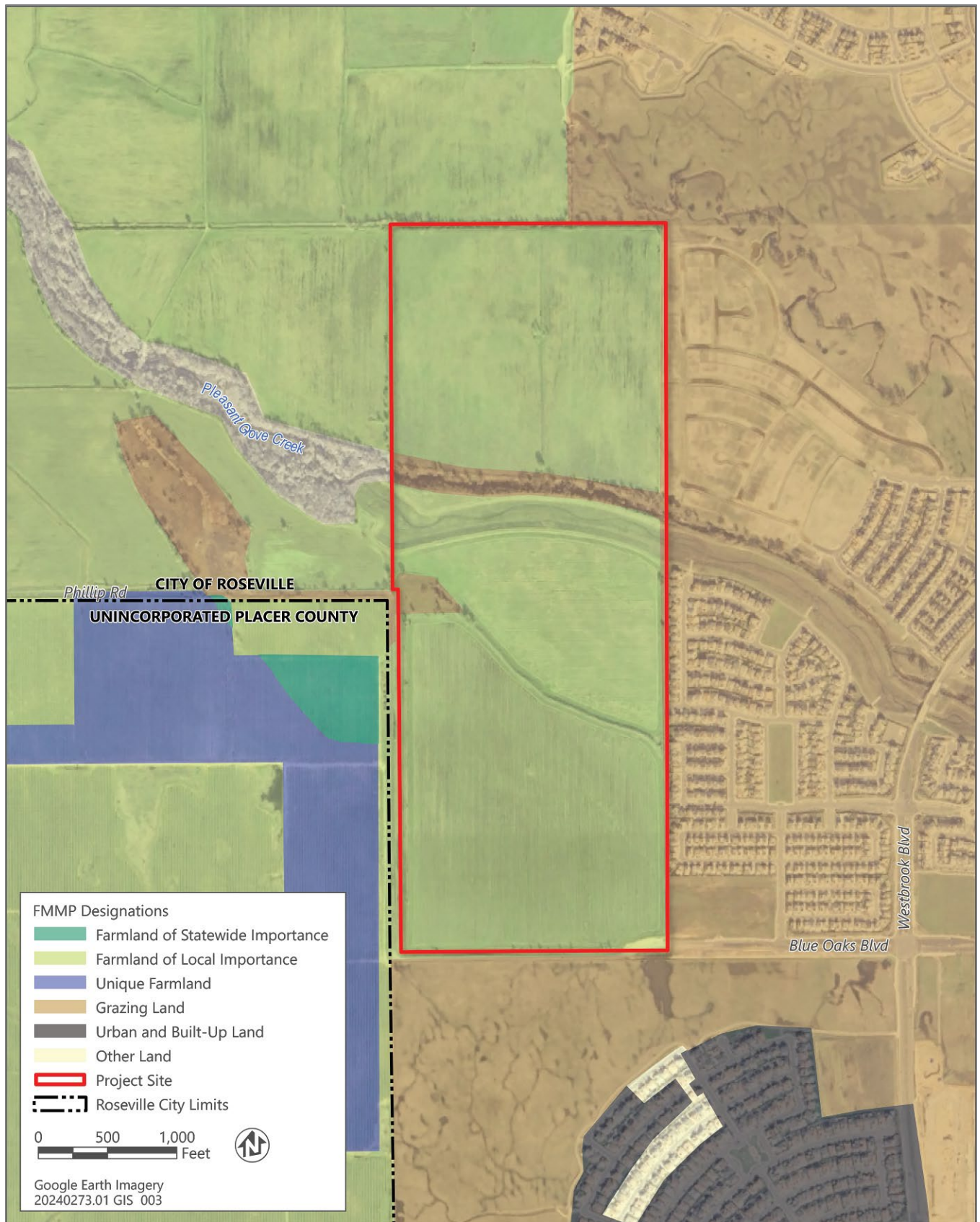
CEQA Section 21095 and CEQA Guidelines Appendix G, together, define Prime, Unique, and Farmland of Statewide Importance as “Farmland,” the conversion of which may be considered significant. Local jurisdictions can further consider other classifications of farmland as important and can also use an agricultural land evaluation and site assessment model to determine farmland importance and impacts from conversion.

### Existing Farmland

Agricultural lands including row crops, grain crops, orchards, and grassland that support livestock grazing are located in the west and northwest areas of the city and south of the project site. The City of Roseville does not contain any lands zoned for agricultural uses (City of Roseville 2020b).

Lands immediately west of the project site are within Placer County and are in active agriculture production. Lands to the west and southwest are designated as Farmland of Local Importance, Unique Farmland, and Farmland of Statewide Importance; and lands to the northwest are designated as Farmland of Local Importance (Figure 3.1-2).

The project site is not currently in agricultural production but has been used historically for agricultural purposes and is currently used for grazing. The parcel was originally planted during the 1950s and was maintained in rice production through the 1990s. The project site is designated by the DOC’s FMMP as Farmland of Local Importance, with two small areas designated as grazing land (Figure 3.1-2).



Source: 2018 FMMP data downloaded from DOC in 2025.

**Figure 3.1-2 Farmland Designations**

### 3.1.3 Environmental Impacts and Mitigation Measures

#### METHODOLOGY

##### Land Use

Evaluation of potential land use impacts is based on a review of documents pertaining to the project site, including the *City of Roseville General Plan 2035 (2020a)*, *2035 General Plan Update Final Environmental Impact Report (2020b)*, and *Draft Environmental Impact Report for the City of Roseville Detention Basin (City of Roseville 2002)*. In determining the level of significance, this analysis assumes that the project would comply with relevant state and local ordinances and regulations related to land use.

##### Agricultural Resources

To evaluate potential impacts of the proposed project on agricultural resources, the type and degree of agricultural resources that would be lost/converted were considered in relation to FMMP designations of lands within the project site and any policies and programs related to the preservation of agricultural resources.

#### THRESHOLDS OF SIGNIFICANCE

Thresholds of significance are based on Appendix G of the State CEQA Guidelines. The project would have a significant impact related to land use if it would:

- ▶ physically divide an established community; or
- ▶ cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.

The project would have a significant impact related to agricultural resources if it would:

- ▶ convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use;
- ▶ conflict with existing zoning for agricultural use, or a Williamson Act contract; or
- ▶ involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use.

#### ISSUES NOT DISCUSSED FURTHER

The project site is in the northwest corner of the City of Roseville bordering agriculture/open space in Placer County. The project site is located adjacent to the western edge of existing development within the city. The current General Plan land use designation for the project site are Public/Quasi-Public and the project site is zoned Planned Development (PD). The project site is surrounded by existing and planned development to the east (Creekview Specific Plan), south (West Roseville Specific Plan), and northeast (Amoruso Ranch Specific Plan). Agricultural and open space uses are located to the north and west within Placer County. In addition, a portion of the site would be used for the future alignment of the Placer Parkway, a planned east-west regional thoroughfare. Therefore, no part of the project would create a barrier within the established community and connectivity would be maintained through the site. Because project improvements would generally be limited to the project site (with the exception of off-site utility extensions and roadway improvements), and the project is located at the edge of the existing developed area of the city, the project would not divide an established community. Therefore, there would be no impact, and this issue is not discussed further.

The project site is not subject to a Williamson Act contract (City of Roseville 2020b), nor is it designated or zoned for agricultural use. The project includes a General Plan Amendment (GPA) and rezone of the project site, but neither the existing or proposed land use designations or zoning would include agricultural use. Therefore, there would be no impact relative to conflicts with agricultural zoning or Williamson Act contracts and these issues are not discussed further.

## ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

### Impact 3.1-1: Conflict with any Land Use Plan, Policy, or Regulation Adopted for the Purpose of Avoiding or Mitigating an Environmental Effect

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The proposed project would require a GPA and rezoning of the project site to allow for a mix of land uses. With the approval of the GPA, the project would be consistent with the *City of Roseville General Plan*, and with approval of rezoning within the project site, the project would be consistent with the City of Roseville Zoning Ordinance. In addition, the project would not conflict with other land use plans in the project area. This impact would be **less than significant**.

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The *City of Roseville General Plan* and City of Roseville Zoning Ordinance are the primary planning documents applicable to the project site. The proposed project requires a GPA and rezone. The proposed GPA would change the land use designation from Public/Quasi-Public, which primarily allows for municipal and governmental facilities, to Community Commercial (CC), Light Industrial (LI), Public/Quasi-Public (P/QP), Low-Density Residential (LDR), High-Density Residential (HDR), Parks and Recreation (PR), and Open Space (OS) along Pleasant Grove Creek. Each land use designation provides a general framework for the types of uses that can occur in each area, as well applicable city-wide policies. This framework is then further refined and implemented by the Zoning Designation on each parcel. The final list of allowable uses would be determined by the respective Zoning Designations, as described below.

The General Plan Community Commercial (CC) Land Use Designation lists primary uses of retail stores and businesses selling a range of goods and services, including auto sales and repair, and commercial child care facilities and secondary uses of professional offices uses, including medical offices and clinics. The proposed zoning designation of this project, as listed in Table 2-3, does not permit many typical community commercial uses, including automotive repair, gas sales, building material stores, and personal storage facilities, among other uses. The General Plan Light Industrial (LI) Land Use Designation lists primary uses of research and development (which may include manufacturing and assembly), electronics assembly, warehousing, intensive commercial uses (e.g., auto body repair, landscaping material sales, retail and wholesale lumberyards), and associated administrative offices; and secondary uses of limited service commercial uses (e.g., banks, restaurants, commercial day care centers, travel agencies, florist, etc.) The proposed zoning designation of this project, as listed in Table 2-3 in Chapter 2, "Project Description," does not permit many typical light industrial uses, such as warehousing, intensive commercial uses (e.g., auto body repair, landscaping material sales, retail and wholesale lumberyards), and equipment and material storage yards, among other uses. The General Plan Low- and High-Density Residential (LDR and HDR) Land Use Designations allow for a broad array of housing types with different densities as well as public parks, resource preservation and open space areas, landscape corridors, and other public utility easements. The General Plan Parks and Recreation (PR) Land Use Designation would accommodate public parks and public and private recreation facilities. The General Plan Open Space (OS) Land Use Designation adjacent to Pleasant Grove Creek would allow for natural lands, passive recreation and minor recreation facilities, walking and bike trails, and resource interpretive facilities.

The *City of Roseville General Plan* includes compatibility guidelines for land use designations. Community Commercial, Light Industrial, and Open Space are considered compatible or conditionally compatible with residential uses (City of Roseville 2020a). Additionally, a special area overlay (explained below) would be applied to the project site to restrict certain land uses within the Community Commercial and Light Industrial designations to provide a transition between the commercial and industrial elements of the project, the residential elements, and surrounding land uses as well as to ensure overall compatibility of existing and planned land uses. Further, potential impacts of locating the project (mixed-use development) adjacent to residential uses are addressed throughout this EIR (see Section 3.3, "Transportation and Circulation," Section 3.4, "Air Quality," Section 3.6, "Noise and Vibration," Section 3.9, "Hazardous Materials, Wildfire, and Other Hazards," and Section 3.13 "Aesthetics"). With the approval of the GPA, the project would be consistent with the

*City of Roseville General Plan.* In addition, the GPA to allow for OS along Pleasant Grove Creek would be more protective of sensitive environmental resources than the existing land use designation.

Rezoning of the project site would change the zoning from PD to a mix of uses, including Community Commercial—Planned Development (CC-PD), Innovation Tech Park—Planned Development (ITP-PD), Public/Quasi-Public (P/QP), Small Lot Residential/Development Standards (RS/DS), Multi-Family Housing (R3), Parks and Recreation (PR), and OS. The proposed retail area would be rezoned as Community Commercial and would include a modified Planned Development zone, which allows for the sale and rental of goods and the provision of services other than those classified as civic or industrial use types. The proposed innovation area would be rezoned as Innovation Tech Park and would include a modified Planned Development zone, which is a revision to the existing zoning designation. The proposed uses in the ITP zone are provided in the project application and in Table 2-3 in Chapter 2, “Project Description.” The ITP zone will also preclude certain industrial uses, such as Warehouse and Distribution. Small areas of the project site (i.e., area northwest of the future Placer Parkway, area for proposed electrical substation, and area for proposed sewer lift station) would retain the Public/Quasi-Public zoning. Most of the proposed residential area would be rezoned as Small Lot Residential, which allows for either attached or detached single-family dwellings, and the proposed high-density residential area would be rezoned as Multi-Family Housing, which allows for a range of high density and multiple-family housing (e.g., apartments, condominiums, townhomes, and small lot cluster housing). In addition, the area surrounding Pleasant Grove Creek would be rezoned as Open Space, which allows for agriculture, resource protection and restoration, and resource related recreation. With approval of these rezones, the project would be consistent with the City of Roseville Zoning Ordinance.

Additionally, the project would modify the Planned Development (PD) to include two subclasses: Community Commercial (CC) and Innovation Tech Park (ITP). The proposed uses in the commercial and ITP zones are provided in Table 2-3 in Chapter 2, “Project Description.” While actual tenants are not known yet, the project would be designed to support a range of uses consistent with the General Plan land use designations and zoning.

The project would comply with General Plan policies that have been adopted for the purpose of avoiding or mitigating an environmental effect, including Policy LU1.5, which requires the City to promote land use patterns that result in the efficient use of urban lands and preservation of open space, as specified in the Open Space and Conservation Element; Policy LU8.7, which requires the City to manage growth in such a way to ensure that significant open space areas will be preserved. The project has been designed to preserve 13.6 acres of open space along the Pleasant Grove Creek and Pleasant Grove Creek Bypass Channel. This Open Space designation would allow for natural lands, passive recreation and minor recreation facilities, walking and bike trails, and resource interpretive facilities.

Other land use plans that are applicable to the project site include the *Implementation Strategy to Achieve Blueprint Project Objectives* and 2025 Blueprint. The *Implementation Strategy to Achieve Blueprint Project Objectives* and the 2025 Blueprint have policies and objectives related to locating jobs in proximity to housing. The proposed project is expected to provide housing for an estimated 1,550—1,650 residents and jobs for an estimated 910—980 employees. The project site is located near the Creekview Specific Plan area that is planned to accommodate 2,011 residential units, the Amoruso Ranch Specific Plan area that is planned to accommodate 2,827 residential units, and the West Roseville Specific Plan Area that will include 9,496 residential units. In addition, the *Implementation Strategy* has an objective to incorporate public-use open space within development projects. The proposed project would designate the area surrounding Pleasant Grove Creek as Open Space. The 2025 Blueprint includes policies to develop multimodal corridors that improve access to major economic assets and job centers, which the project would do by being adjacent to existing and planned residential development and the future Placer Parkway that would provide connectivity between the project site and other areas of the city, as well as improving the Blue Oaks Boulevard corridor. Moreover, the 2025 Blueprint includes policies to provide increased housing options, higher-density housing, and affordable housing, which would be achieved through the development of up to 529 residential units, up to 135 of which would be high-density residential units that would also qualify as affordable housing units.

Therefore, with implementation of the GPA and rezoning, the proposed project would be consistent with land use plans, policies, and regulations applicable to the project site. In addition, the project would not conflict with other land use plans in the project area. This impact would be **less than significant**.

## Mitigation Measures

No mitigation is required.

### Impact 3.1-2: Result in the Conversion of Farmland

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The project site has been used historically for agricultural purposes and is designated by the DOC's FMMP as Farmland of Local Importance and grazing land; it is therefore not considered to be "Farmland" pursuant to CEQA. The conversion of Farmland of Local Importance and grazing land is not considered a significant impact under Appendix G of the State CEQA Guidelines. Therefore, this impact would be **less than significant**.

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The project site has been used historically for agricultural purposes and is designated by the DOC's FMMP as Farmland of Local Importance, with two small areas designated as grazing land (Figure 3.1-2). The proposed GPA would change the land use designation of the project site from Public/Quasi-Public to Community Commercial (CC), Light Industrial (LI), Public/Quasi-Public (P/QP), Low-Density Residential (LDR), High-Density Residential (HDR), Parks and Recreation (PR), and Open Space (OS). The proposed rezoning would change the site from PD to a mix of uses, including Community Commercial—Planned Development (CC-PD), Innovation Tech Park—Planned Development (ITP-PD), Public/Quasi-Public (P/QP), Small Lot Residential/Development Standards (RS/DS), Multi-Family Housing (R3), Parks and Recreation (PR), and OS. Additionally, the project would modify the PD to include two subclasses: Community Commercial (CC) and Innovation Tech Park (ITP). Use of the project site for mixed-use development would not result in conversion of Farmland, because the site is not designated by the DOC's FMMP as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. In addition, the project site is not designated or zoned for agricultural purposes and is not currently in agricultural production (though it is used for grazing). Because the conversion of Farmland of Local Importance and grazing land is not considered a significant impact under Appendix G of the State CEQA Guidelines, this impact would be **less than significant**.

## Mitigation Measures

No mitigation is required.

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