
II. LAND USE



~~2025~~20
35

LAND USE

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

Land Use Element Purpose and Setting

As prescribed by State law, the purpose of the Land Use Element is to designate “function as a guide to planners, the general public, and decision makers as to the ultimate pattern of Plan elements, and -and plays the a 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

development for the city at buildout. It 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

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 employment center with a mix of uses and increasingly urban character. The city’s population has multiplied over the past 30 years, from 26,127 in 1982 to 128,382–133,680 in 2015. 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 from its residents through various forums such as surveys, tasks 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 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 polices. The land use map

¹ California Energy Commission. “The Role of Land Use in Meeting California’s Energy and Climate Change Goals” June 2007.

the Land Use Element. These principles are based on input the City has received visually illustrates the City’s existing and planned land use mix and pattern. A copy of the land use map is available through the [Development Services Department- Planning Department Division](#) 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.

State law is also addressing the issue of Climate Change, in terms of both the cause and the potential effects. Resource conservation achieved through land use design has been identified as [an](#) effective way to reduce greenhouse gas emissions and counteract the effects of climate change.¹ Such sustainable policies in the Land Use Element, and throughout the General Plan are designated with the following icon:

Also, a more focused discussion of Climate Change can be referenced in the Air Quality element of the General Plan.

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, and siting and compatibility standards.

Community Form provides goals and polices to define and direct the future form and pattern of the City. Issues addressed include community character; relationship to transit, pedestrian/[bicycle access](#), 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 ~~thirteen~~[fourteen](#) 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 [is](#) 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 ~~42,343.39~~ square miles of incorporated lands as well as an additional ~~856-796~~ acres, which make up the City's sphere of influence. Roseville's planning area is reflected on Figure II-1. A summary of the acreages for the lands within both the incorporated area and sphere of influence are included on Table II-1.

INCORPORATED AREA

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

Infill Area

The Infill area constitutes what historically has been the central core of Roseville, as well as the areas that were the focus of growth in the City until the early 1980's. With the exception of scattered parcels of limited acreage, the Infill area is close to being fully developed. The land use in this area incorporates a mix of residential neighborhoods, commercial and industrial uses and amenities to serve the residents of the community. The Infill area encompasses the oldest portions of the City but excludes the newly adopted Downtown Specific Plan area and Riverside Gateway Specific Plan area. Totaling 8,505 gross acres, the Infill area will accommodate approximately 42,671 residents at full buildout.

Southeast Roseville Specific Plan

The Southeast Roseville Specific Plan represents the City's first effort to utilize the specific plan process to master plan a new development area. The Plan, originally adopted in February 1985 and expanded in April 1988, provides for the development of approximately 1,025 gross acres south of Douglas Boulevard in the southeast portion of the City. Included is a mix of single and

multi-family residential, commercial and office uses with schools, parks and open space amenities. The Plan area is anticipated to accommodate approximately 8,255 residents and provide 4,386 jobs at buildout.

Northeast Roseville Specific Plan

The Northeast Roseville Specific Plan was adopted in April 1987 and consists of 954 gross acres east of Interstate 80 and north of Douglas Boulevard. The land use plan for this area consists largely of commercial and employment based uses focused towards the regional market, and the inclusion of 1,514 dwelling units. The Plan incorporates significant open space resources including Miner's and Secret Ravines. Buildout population for the Northeast Plan area is projected at 3,952 residents with 18,587 jobs.

Northwest Roseville Specific Plan Area

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

North Central Roseville Specific Plan

The North Central Roseville Specific Plan area is generally situated between Interstate 80 and Washington Boulevard, north of the Diamond Oaks Golf Course. The Plan, adopted in July 1990, is bordered on the north by Highway 65 and incorporates 1,823 acres. The North Central Plan area provides a diverse mix of residential, commercial and office uses. Included are regional commercial sites and significant wetland preservation/compensation area. The Plan area is expected to accommodate approximately 12,296 residents and 15,200 jobs at buildout.

Insert Figure II-1
(General Plan Planning Areas)

Insert Figure II-2
(Central Roseville)

**TABLE II-1
PLANNING AREA ACREAGES**

INCORPORATED AREA

SUBAREA	GROSS ¹ ACREAGE
Infill	8,505
Southeast Roseville	1,025
Northeast Roseville	955 4
Northwest Roseville	2,663
North Central Roseville	1,823
North Industrial	2,045
Del Webb	1,202 3
Highland Reserve North	678 6
North Roseville	1,569 6
Stoneridge	1,117 8
West Roseville	3,163 44
Riverside Gateway	50
Downtown	176
Sierra Vista	2,066 081
Creekview	502
<u>Amoruso Ranch</u>	<u>694</u>
TOTAL INCORPORATED AREA	27,51328,20728,249

SPHERE OF INFLUENCE

SUBAREA	GROSS ¹ ACREAGE
Booth Road	143
PFE Road	141
Livoti Tract	130
Annabelle	382
<u>M.O.U. Remainder Area²</u>	<u>60</u>
TOTAL SPHERE OF INFLUENCE	856796

TOTAL PLANNING AREA

TOTAL	28,36929,04503
--------------	----------------------------------

SOURCE: City of Roseville [Development Services Department-Planning-Department](#)[Division](#)

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

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

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 2,045 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 2,722 residents and provide 31,346 jobs at buildout.

Del Webb Specific Plan

The Del Webb Specific Plan was adopted in December 1993 and includes 1,203 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 5,859 residents and provides for 403 jobs.

Highland Reserve North Specific Plan

The Highland Reserve Specific Plan was adopted in May 1997 and includes 676 acres previously identified as urban reserve in the North Central Roseville Specific Plan. The Specific Plan includes 1,669 single and multi-family units, including approximately 162 acres of commercial use, and a 39-acre church/private school site. At buildout, the plan area is expected to accommodate approximately 4,356 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 acres previously identified as urban reserve and light industrial.

The North Roseville Specific Plan (Phase II) was adopted in May 1999 and includes approximately 659 acres previously identified in the urban reserve. The North Roseville Specific Plan (Phase III) was adopted in July 2000 and includes approximately 161 acres previously located within Placer County with a land use designation

of Agriculture. Combined, the three phases of the NRSP include 6,072 single and multi-family dwelling units, including approximately 82 acres of commercial, 118 acres of parks, 183 acres of open space, and 68 acres of public/quasi-public. At buildout, the plan anticipates approximately 15,848 residents and 1,215 jobs.

Stoneridge Specific Plan

The Stoneridge Specific Plan was adopted in March 1998 and includes 1,118 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 2,861 single and multi-family units, including approximately 35 acres of Commercial, 5 acres of Business Professional, 78 acres of Park, 270 acres of Open Space, a 15-acre school site and a fire station. At buildout, the Plan area is expected to accommodate approximately 7,467 residents and provide 1,563 jobs.

West Roseville Specific Plan

The West Roseville Specific Plan was adopted in February 2004 and includes 3,141 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 10,478 single and multi-family units, including approximately 704 age-restricted units, 62 acres of Commercial, 88 acres of Industrial, 251 acres of Park, 705 acres of Open Space, and 110 acres of Schools. At buildout the Plan area is expected to accommodate approximately 26,551 residents and provide 3,952 jobs.

Riverside Gateway Specific Plan

The 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 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, ~~and~~ includes 2,066 acres west of Fiddyment Road, north of Baseline Road. ~~The Plan area was annexed into the City of Roseville from unincorporated Placer County.~~ The Specific Plan includes 8,679 single and multi-family units, including approximately 259 acres of Commercial, 106 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 22,652 residents and provide 9,000 jobs.

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 7,379 residents and provide approximately 1,115 jobs.

SPHERE OF INFLUENCE

Included within Roseville's primary planning area are approximately 856-796 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).

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 it 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 gross 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.

For a comparison of currently developed versus undeveloped acreage for each land use category please refer to the [Planning—Development Services](#) Department's Quarterly Development Activity Report.

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

USE CATEGORY	GROSS¹ ACRES	% OF TOTAL ACRES
Residential (RES)	12,345	45%
Commercial (COM)	2,230	8%
Business Professional (BP)	794	3%
Industrial (IND)	2,543	9%
Open Space (OS)	2,975	10%
Park & Recreation (PR)	2,101	8%
Public/Quasi Public (P/QP)	2,707	10%
Right of Way (ROW)	1,852	7%
TOTAL	27,544	100%

USE CATEGORY	GROSS¹ ACRES	% OF TOTAL ACRES
Residential (RES)	12,483	45%
Commercial (COM)	2,249	8%
Business Professional (BP)	792	3%
Industrial (IND)	2,369	9%
Open Space (OS)	2,986	10%
Park & Recreation (PR)	2,120	8%
Public/Quasi Public (P/QP)	2,702	10%
Right of Way (ROW)	1,857	7%
TOTAL	27,558	100%

SOURCE: City of Roseville Planning Department

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

SUBAREA	RES	COM²	BP	IND³	OS⁴	PR⁵	P/QP⁶	ROW	TOTAL ACRES
INFILL	3,349	571	201	914	479	465	2,109	417	8,505
SERSP	559	83	99	0	74	111	20	79	1,025
NERSP	132	300	308	0	94	13	10	97	954
NWRSP	1,759	119	11	0	155	353	107	159	2,663
NCRSP	656	339	162	78	183	100	75	230	1,823
NIPA	202	49	0	1,457	170	32	6	129	2,045
DWSP	659	13	0	0	98	378	4	51	1,203

HRNSP	294	162	0	0	37	37	48	98	676
NRSP	998	81	0	0	184	117	68	118	1,566
SRSP	615	35	5	0	270	78	23	91	1,117
WRSP	1,750	63	0	88	705	251	147	137	3,141
RGSP	21	29	0	0	0	0	0	0	50
DTSP	27	110	0	2	0	37	0	0	176
SVSP	1,108	257	0	0	357	106	72	166	2,066
CSP	248	19	0	0	177	16	10	32	502
ARSP	338	51	0	0	165	22	17	101	694
TOTAL ACRES	12,3778 12,715	2,230 2,281	786	2,539	2,9833,1 48	2,0942,1 16	2,6992,7 16	1,8041,9 05	27,51328 206

SOURCE: City of Roseville Planning Department Division

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

² Commercial includes neighborhood commercial, community commercial, regional commercial and central business district.

³ Industrial includes general industrial, light industrial, and transfer station.

⁴ Open Space includes open space, floodway open space, [paseos](#), wildlife/vernal pool preserves, and [40-80](#) acres of Urban Reserve.

⁵ Parks and Recreation includes developed park and recreation areas and golf courses.

⁶ Public/Quasi Public includes [day care](#), schools, churches, fire stations, electrical substations, corporation yards, [well sites, tank and pump station sites](#), [solid waste recycled drop off](#) and park & ride lots.

C. GROWTH PROJECTIONS

[The question of Whenwhen](#) Roseville will achieve buildout of its General Plan land uses [is not known, and is dependent on market forces](#). [The timing of growth](#) 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 [as 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-4 contains a series of alternative population projections developed from data from 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 ~~2025-2035~~. Dependent upon the projection selected, Roseville will exhaust its General Plan allocation of residential land somewhere ~~between the years 2020 2035 and 2030.2050~~ beyond ~~2035~~.

For planning purposes, the City assumes, based on economic conditions and available land use, that growth rates between ~~2020-20162~~ and ~~2030 2035~~ will not 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%).

Table II-4 breaks residential unit and population figures out by incorporated subarea. Based on ~~2000-2010~~ census data, an average person per household figure of 2.61 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-4
RESIDENTIAL UNITS AND POPULATION BY INCORPORATED
SUBAREA**

SUBAREA	DWELLING UNITS			POPULATION ¹		
	(201020156)	(20252035)	Buildout	(201020156)	(20252035)	Buildout
Infill	15,409	16,349	16,349	39,139	42,671	42,671
Southeast Roseville	3,047	3,163	3,163	7,739	8,255	8,255
Northeast Roseville	933	1,514	1,514	2,370	3,952	3,952
Northwest Roseville	8,941	9,068	9,068	22,710	23,667	23,667
North Central Roseville	4,247	4,487	4,711	10,787	11,711	12,296
North Industrial	1,043	1,043	1,043	2,649	2,722	2,722
Del Webb	3,210	3,210	3,210	5,852	5,859	5,859
Highland Reserve North	1,669	1,669	1,669	4,239	4,356	4,356
North Roseville	4,887	6,072	6,072	12,413	15,848	15,848
Stoneridge	2,446	2,861	2,861	6,213	7,467	7,467
West Roseville	2,899	10,478	10,478	6,843	26,651	26,651
Riverside Gateway	204	456	456	518	1,190	1,190
Downtown	255	638	2,272	648	1,665	5,930
Sierra Vista	0	5,905	8,679	0	15,412	22,652
Creekview	0	2,011	2,011	0	5,249	5,249
ARSP	0	2,827	2906 2,827	0	7,379	7,379584
TOTAL	49,190	67,991	73,332	122,120	176,675	188,7651961,144396

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

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~~ ~~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, ~~it is likely~~ the City ~~could~~ ~~will~~ have ~~a shortage of an adequate supply of~~ residential uses and an excess of employment and service uses in ~~2025~~ ~~2035~~. ~~It is likely that~~ ~~A~~ ~~all~~ ~~a~~ ~~substantial portion of the~~ residential lands could be developed by ~~2025~~ ~~2035~~. ~~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 ~~because non-residential uses have a slower absorption rate.~~

Without the addition of residential opportunities, or the reduction of 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 question 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.

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-5. 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-6 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~~ [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 master 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, [area Master Plans \(Stonepoint, Hewlett Packard, Hewlett Packard Campus](#)

[Oaks, and Automall](#)) 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 [and Amoruso Ranch Village Centers](#) [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-7 and II-8 summarize the intensity standards for each land use designation. Table II-9 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 [including right of way](#).

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, [infrastructure needs](#) 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 [design review permit](#), use permit approval, specific plan or General Plan amendment.

**TABLE II-5
SUMMARY OF LAND USE DESIGNATION**

RESIDENTIAL	
LDR	<u>LOW DENSITY RESIDENTIAL</u> (0.5 - 6.9 DWELLING UNITS PER GROSS DEVELOPABLE ACRE)
MDR	<u>MEDIUM DENSITY RESIDENTIAL</u> (7.0 - 12.9 DWELLING UNITS PER GROSS DEVELOPABLE ACRE)
HDR	<u>HIGH DENSITY RESIDENTIAL</u> (13.0 DWELLING UNITS PER GROSS DEVELOPABLE ACRE AND ABOVE)
 COMMERCIAL	
NC	<u>NEIGHBORHOOD COMMERCIAL</u>
CC	<u>COMMUNITY COMMERCIAL</u>
RC	<u>REGIONAL COMMERCIAL</u>
 OFFICE	
BP	<u>BUSINESS PROFESSIONAL</u>
 INDUSTRIAL	
LI	<u>LIGHT INDUSTRIAL</u>
IND	<u>GENERAL INDUSTRIAL</u>
TS	<u>TRANSFER STATION</u>
 SPECIAL AREAS	
CBD	<u>CENTRAL BUSINESS DISTRICT</u>
P/QP	<u>PUBLIC/QUASI-PUBLIC</u>
P/R	<u>PARKS AND RECREATION</u>
OS	<u>OPEN SPACE</u>
UR	<u>URBAN RESERVE</u>
 COMBINING DESIGNATIONS	
FP	<u>FLOODPLAIN</u>
SA	<u>STUDY AREA</u>
VC	<u>VILLAGE CENTER</u>

**TABLE II-6
LAND USE DESIGNATIONS AND IMPLEMENTING ZONES¹**

LAND USE DESIGNATION	IMPLEMENTING ZONES		
LDR	R1 R2	PD RS	RMU
MDR	R2 R3 RS PD	RMU	
HDR	R3	RMU <u>PD</u>	
NC	NC PD		
CC	NC CC GC	HC PD CMU	
RC	CC GC PD		
BP	PD		
LI	CM M1 PD	CMU <u>MMU</u>	
IND	MP M1 M2 PD	CMU <u>MMU</u>	
CBD	R3 HD CBD PD	NC CC CMU	
P/QP	OS PR P/QP UR	PD	
<u>P/R</u>	<u>OS</u> <u>PR</u> <u>P/QP</u> <u>UR</u>		
<u>OS</u>	<u>OS</u>		

	PR	
	P/QP	
	UR	
UR	OS	PD
	PR	
	P/QP	
	UR	
VC	R1	CC
	R2	NC
	R3	CMU
	RS	PD

¹ 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, overlay and/or a PD zone.

**TABLE II-7
RESIDENTIAL LAND USE CHARACTERISTICS**

LAND USE CATEGORY	DWELLING UNITS PER ACRE	ESTIMATED POPULATION PER GROSS ACRE¹
LOW DENSITY RESIDENTIAL	0.5 TO 6.9	1.31 – 18.01
MEDIUM DENSITY RESIDENTIAL	7.0 TO 12.9	18.27 – 33.67
HIGH DENSITY RESIDENTIAL	13.0 AND ABOVE	33.93+

¹ Assumes 2.61 persons per household (2010 Census).

**TABLE II-8
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-9
COMPATIBILITY OF ADJACENT¹ 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

¹ 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 or by a buffer greater than 50 feet defined as open space, parks, paseos, or landscape setbacks, provided the adjacent use is not heavy industrial or manufacturing.

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 [Design Review Permit](#), [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 or assembly~~). Hospitals and clinics may also be permitted by this land use designation.

Secondary Uses: Limited service commercial uses (e.g. banks, restaurants, commercial 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 designated lands. 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, commercial 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 station facility is consistent with the existing or planned character of the area; and
 - D. All areas within 200 feet of the transfer station facility property shall be zoned such that the transfer station 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 [and Amoruso Ranchy](#) Village Centers, 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 regulatory](#) 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.

COMMUNITY FORM

A. SETTING

Defining and articulating goals and policies relating to community form can be difficult. Concepts of community form and vision are often very broad and can differ greatly from community to community. Such policies are important, however, in helping to define what a community would like to become and how it might grow or develop in the future.

The land use designations, definitions, and standards discussed in the previous component identify the types of land uses allowed within the City, and the level (density/intensity) to which they can be developed. These designations, in conjunction with the land use map, serve as a guide for the City's planned development pattern.

The Community Form Component is intended to go a step beyond the identification of land uses and the rules and regulations for their development. Goals and policies related to community form address the more intangible aspects of how a City is developed and defined.

Much of what makes a community distinct and special is related to intangible factors. For instance, what elements make a community feel like home? Is it a safe and clean neighborhood? Is there local shopping where you can meet your friends and neighbors? Is it an open governmental process where you feel that you can have a voice in citywide decisions? In most communities it is a combination of all these and other aspects.

Acknowledging this, the Community Form component identifies elements that will result in a certain development "character." As an example, the Land Use Designation, Definitions and Standards component identify basic principles for residential and non-residential land uses. The Community Form component goes farther by discussing the relationship between the uses such as policies that encourage pedestrian mobility (e.g. concentration of higher density uses, promotion of land uses that support a variety of transportation modes). Implementation of these concepts is focused upon creating a community characterized by pedestrian-scaled projects and design.

The Community Form Component includes the following:

General policies that identify high quality design, high level of public services, and integration of all City areas.

Transit/ Pedestrian/ Air Quality provides guidance for land use patterns that emphasize a shift from the automobile to other forms of transportation.

Downtown/Neighborhoods indicates the City's priority in retaining, enhancing and preserving its historic business district and existing neighborhoods and the development of new areas that provide neighborhood services.

Relationship of New Development addresses the desire to maintain a cohesive form to the entire community and ensure that all portions of the City are linked and oriented to one another.

Jobs/Housing and Economic Development establishes policies for the fiscal viability of the City, focusing on jobs and housing for residents and a prosperous business climate.

Community Involvement and Inter-jurisdictional Cooperation addresses the need for community and regional involvement on major development applications, City studies and regional issues such as air quality, solid waste and transportation.

B. OUTLOOK

The success of the City in developing a form and pattern of development that embraces the concepts articulated in this component will depend upon implementation. The implementation measures identified include future specific plans, community design guidelines and development review, as well as the completion of critical plans, such as the Bicycle Master Plan and Long-Range Transit Master Plan.



The community form concepts in this component indicate the City's desire to maintain and develop a community that is distinct and separate from others.

C. GOALS AND POLICIES

GOALS: COMMUNITY FORM


- Goal 1* Define Roseville’s overall identity and character by the following attributes:
- a. Distinction from other communities through quality of development and the high level of services provided its citizens.
 - b. A commitment to preserving its small town attributes and cultural heritage, and a dedication to promoting a strong sense of community, while preserving individual neighborhoods and promoting a prosperous business community.
 - c. Continuing to be a family oriented community, which offers opportunities to pursue various lifestyles.
 - d. Residential development that includes clusters of high to low densities balanced with large expanses of open space.
 - e. Ensuring high standards of public safety.
- Goal 2* While recognizing that the automobile is the primary form of transportation, the City of Roseville should make a commitment to shift from the automobile to other modes of transportation.
- Goal 3* In partnership with private interests, the City of Roseville will promote the creation of a town center offering government services, social and cultural activities, and commercial opportunities in Central Roseville. Roseville will also encourage the creation of additional social, cultural and commercial satellite opportunities throughout the community.
- Goal 4* Through the designation of special study areas and ~~redevelopment~~ revitalization efforts, the City of Roseville will promote the preservation, revitalization and enhancement of its business district and existing neighborhoods.
- Goal 5* Design new development to be integrated, connected and related to existing development areas within the City.
- Goal 6* Roseville will strive to be a balanced community with a reasonable mix of land uses, housing types and job opportunities.
- Goal 7* Roseville will promote and encourage the availability of a variety of goods and services, and will take measures to retain a positive business climate in the City.
- Goal 8* Maintain a strong commitment to an open governmental process which stresses accessibility of City officials (e.g. staff, committees, commissions, elected officials) and opportunities for citizen participation.


Goal 9 Roseville recognizes its role within the Sacramento and Placer County region and is dedicated to exploring regional solutions to regional issues.


Policies:	Community Form - General (G)	Implementation Measures
1.	Ensure high quality development in new and existing development areas as defined through specific plans, the development review process and community design guidelines.	<i>Each of the following measures shall be utilized as applicable, to implement all of the identified Community Form - General policies:</i> 
2.	Through both public and private efforts, develop clearly defined entries at major entrances into the City through the use of open space, landscaping, signage and other distinctive elements as a way of defining the City's boundaries and identity.	<ul style="list-style-type: none"> - Specific Plans - Community Design Guidelines - Development Review Process - Public Participation - Blueprint Implementation Strategies
3.	Continue to provide a full range of public services and maintain high levels of service, as specified in other elements of this Plan, including the Public Facilities, Open Space and Conservation, Safety, Circulation and Parks and Recreation Elements.	
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.	
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.	
6.	Through development approvals and City programs (e.g. redevelopment , <u>revitalization</u> , capital improvement program, parks and recreation programs, etc.) assure that all portions of the community are linked and integrated.	


Policies: Community Form - Relationship to Transit, Pedestrian, Air Quality (RTPAQ)


Implementation Measures


1.  Promote land use patterns that support a variety of transportation modes and accommodate pedestrian mobility.

2.  Allow for land use patterns and mixed use development that integrate residential and non-residential land uses, such that residents may easily walk or bike to shopping, services, employment and leisure activities.

3.  Concentrate higher intensity uses and appropriate support uses within close proximity of transit and bikeway corridors as identified in the Bicycle Master Plan. In addition, some component of public use such as parks, plazas, public buildings, community centers and/or libraries should be located within the corridors.

4.  Promote and encourage the location of employee services such as childcare, restaurants, banking facilities, convenience markets, etc., within major employment centers for the purpose of reducing midday service-related vehicle trips.

5.  Where feasible, improve existing development areas to create better pedestrian and transit accessibility.

6.  Through City land use planning and development approvals, require that neighborhood serving uses (e.g. neighborhood commercial uses, day care, parks, schools, and other community facilities) be physically linked with adjacent residential neighborhoods.

Each of the following measures shall be utilized as applicable, to implement all of the identified Community Form - Relationship to Transit, Pedestrian, Air Quality policies:

- *Specific Plans*
- *Community Design Guidelines*
- *Development Review Process*
- *Public Participation*
- *Bicycle Master Plan*
- *Long-Range Master Transit Plan*
- [*Redevelopment/Revitalization /Central Roseville Master Plan/Downtown Specific Plan*](#)
- *Blueprint Implementation Strategies*

Policies: Community Form - Downtown, Neighborhoods (DN)

Implementation Measures

1. Create and maintain a strong identifiable downtown that offers the surrounding community a cluster of municipal offices and services, commercial, office and higher density residential uses.

Each of the following measures shall be utilized as applicable, to implement all of the identified Community Form - Downtown, Neighborhoods policies:

2. Promote land use patterns that result in the dispersion of secondary or satellite services including libraries, schools, parks, public meeting places and commercial uses, throughout the community through the establishment of clustered community centers.

- Specific Plans
- Development Review Process
- Public Participation
- Redevelopment/Downtown Specific Plan
- Civic Center Master Plan
- Housing Rehabilitation Programs
- Blueprint Implementation Strategies

3. Consider accommodating a portion of the overall projected population and economic growth in areas having the potential for redevelopment and revitalization.

4. Support the redevelopment and revitalization of areas that are in decline or economically underutilized.

5. Encourage infill development and rehabilitation that:

- upgrades the quality and enhances the character of existing areas;
- enhances public transit use and pedestrian access;
- efficiently utilizes and does not overburden existing services and infrastructure; and
- results in land use patterns and densities that provide the opportunity for the construction of household types affordable to all income groups.


6. Promote active citizen involvement in defining, maintaining, and improving the character and identity of existing neighborhoods, including consideration of cultural and artistic enhancements.

7. Support the maintenance and rehabilitation of existing residential units within established neighborhoods.

8. Identify locations where special study is necessary to develop strategies for preserving, enhancing and revitalizing these areas.

Policies: Community Form - Relationship of New Development (RND)


Implementation Measures

1.  Require that new development areas and associated community-wide facilities (open space resources, parks, libraries, etc.) ~~Be-be~~ be linked and oriented to existing developed areas of the community through road networks, public transit systems, open space systems, bike-way and pedestrian systems, and other physical connections.

- *Specific Plans*
- *Community Design Guidelines*
- *Development Review Process*
- *Public Participation*
- *Bikeways/Trails Master Plan*
- *Long-Range Transit Master Plan*
- *Blueprint Implementation Strategies*

Policies: Community Form - Jobs/Housing and Economic Development (JH & ED)

Implementation Measures

1.  Strive for a land use mix and pattern of development that provides linkages between jobs and employment uses, will provide a reasonable jobs/housing balance, and will maintain the fiscal viability of the City.

Each of the following measures shall be utilized as applicable, to implement all of the identified Community Form - Jobs/Housing and Economic Development policies.

2. Support density bonuses for the construction of affordable housing, in accordance with the Density Bonus Ordinance and the Housing Element, particularly in areas where few such housing opportunities exist and significant employment centers exist or are planned.

- *Specific Plans*
- *Public Participation*
- *Economic Development Study/Plan*
- *Annual Housing Supply Report*
- *Density Bonus Ordinance*

3. Establish a standard process to analyze the fiscal impacts of proposed development and require a fiscal impact analysis of all projects proposing a significant General Plan land use change as defined through the Economic Development Study/Plan.

4 Uphold the City's Affordable Housing Goal by requiring 10% of all new development to be affordable to very low, low-income and middle income households. 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 middle income purchase or distributed among the rental obligations.

45. The City may approve a project that is identified as having a negative fiscal impact on the City if overriding findings are made that the project benefits outweigh its impacts. Such benefits may relate to the provision of affordable housing, significant open space or recreation facilities, job creation or other public benefit.

56. Maintain land use patterns, intensities and densities that promote a positive business climate (e.g. supply of business professional, commercial and industrial lands).

67. Support activities that attract employment uses to the City as identified in the Economic Development Study/Plan.

Community Form - Community Involvement and Inter-jurisdictional Cooperation (CI & IC)	<i>Implementation Measures</i>
--	---------------------------------------

1. **Encourage active involvement by individuals and citizens in the planning process through on-going public participation opportunities and information programs.**

Each of the following measures shall be utilized as applicable, to implement all of the identified Community Form - Community Involvement and Inter-jurisdictional Cooperation policies:

2. **For major development proposals (e.g. major General Plan amendments, adoption of specific plans and amendments), encourage and provide public participation opportunities at early stages in the process.**

*- Development Review Process
- Public Participation
- Interagency and Inter-jurisdictional Cooperation*

3. **Coordinate and take a lead role, where feasible, with local state, federal and other jurisdictional agencies on regional issues of importance including but not limited to air quality, transportation, water supply, sewage treatment, solid waste disposal and recycling, flood control, hazardous waste management, resource protection and transit.**

4. **To the extent feasible, coordinate land use policies and public improvements with neighboring jurisdictions.**

5. **Encourage early consultation with, and refer development proposals that may have an impact to, adjacent jurisdictions for review and comment. Respond and comment on development proposals that are received from other jurisdictions that may have an impact on Roseville, to minimize such impacts and insure consistency and compatibility with existing and planned development in the City.**

D. IMPLEMENTATION MEASURES

1. Specific Plans (Ongoing)

Ensure that future specific plans and specific plan amendments are consistent with the goals and policies of the General Plan. Incorporate implementation measures that include standards and criteria for which development will proceed, provisions for public facilities and services, and financing measures. Utilize development agreements to secure implementation and financing provisions. (*Policies G 1-6, RTPAQ 1-6, DN 1-8, RND 1, JH&ED 1-6*)

2. Community Design Guidelines (Existing)

Implement, through the [Development Services Department- Planning Department](#) [Division](#), Community Design Guidelines as specified in the Community Design Component of this Element. The guidelines identify minimum standards for items such as pedestrian access, signage, aesthetics, and techniques to achieve compatibility between uses and opportunities for alternate modes of transportation. (*Policies G 1-6, RTPAQ 1-6, RND 1*)

3. Development Review Process (Ongoing)

Continue the City's existing development review process in accordance with the statutory requirements contained in such documents as the Zoning Ordinance, Sign Ordinance, Subdivision Ordinance and the Subdivision Map Act, Transportation Systems Management Ordinance, the specific plans and their design guidelines, the California Environmental Quality Act, the Permit Streamlining Act and other statutes. Promote flexibility and innovation in residential and other land uses through the use of planned unit developments, development agreements, specific plans, mixed use projects and other innovative development and planning techniques. Continue to provide for public participation and coordination with other jurisdictions in the review of development proposals. (*Policies G 1-6, RTPAQ 1-6, DN 1-8, RND 1, CI& IC 1-5*)

4. Public Participation (Ongoing)

Continue and improve the City's public participation programs; actively solicit public participation through City commissions, neighborhood associations, and the development review process; and provide opportunities for early consultation for major development proposals (e.g. future specific plans, General Plan amendments). In addition, continue and expand other public involvement and information programs such as the City's website and posting of information and signage when public improvements are planned or being constructed. (*Policies G 1-6, RTPAQ 1-6, DN 1-8, RND 1, JH&ED 1-6, CI&IC 1-5*)

5. Bicycle Master Plan (Existing)

Implement the Bikeway Master Plan as specified in the Circulation Element. The Plan was developed to meet State standards and provides a prioritized list of bikeway projects, improvements, and programs that will result in a comprehensive, inter-connected bikeway system. (*Policies RTPAQ 1-6, RND 1*)

6. Long-Range Master Transit Plan (Ongoing)

Continue to implement Long-Range Master Transit Plan, as specified in the Circulation Element, which analyzes potential transit services and identifies transit corridors. (*Policies RTPAQ 1-6, RND 1*).

7. Redevelopment/Downtown Specific Plan (Ongoing/Adopted)

The purpose of the Downtown Specific Plan (DTSP) is to preserve and revitalize the older downtown areas of Roseville. The policies contained with the DTSP are designed to make the downtown and old town areas more economically viable, preserve their historic character, encourage a more pedestrian-friendly atmosphere, and integrate access to the City's creek system from surrounding development. Coordinate the DTSP with [redevelopment revitalization](#) efforts. (*Policies RTPAQ 1-5, DN 1-8*)

8. Civic Center Master Plan

(Adopted)

Implement the Civic Center Master Plan as specified in the Public Facilities Element. The Plan assesses the staffing and facility needs for the City's central administrative and community functions. *(Policies DN 1-8)*

9. Housing Rehabilitation Programs

(Ongoing)

Through the Housing Division, continue to pursue and implement housing rehabilitation programs as specified in the Housing Element. These programs provide financial assistance to low-income households for the purpose of repairing health and safety defects and making general property improvements. *(Policies DN 1-8)*

10. Economic Development Studies

(Proposed)

Regularly update the Economic Development Studies, as specified in the Growth Management Component of this element that includes a jobs/housing analysis and a citywide fiscal impact analysis including a mechanism by which new development can be analyzed. *(Policies JH&ED 1-6)*

11. Annual Demographic, Development and Employment Profile

(Ongoing)

Continue the City's commitment to supplying current housing development information. This report summarizes new housing prices, resale housing prices and rental rates for multi-family and single-family units. *(Policies JH&ED 1-6)*

12. Density Bonus Ordinance

(Ongoing)

Through the Housing Division and the Planning ~~Department~~Division, continue to implement the Density Bonus Ordinance as specified in the Housing Element. This program provides the incentive of allowing a property owner to develop more units than designated by adopted land use, in return for the provision of affordable units. *(Policies JH&ED 1-6)*

13. Inter-agency and Inter-jurisdictional Coordination

(Ongoing)

Continue City coordination with other agencies and jurisdictions. Coordination between the City and adjacent jurisdictions occurs through several mechanisms including the distribution of development proposals for review and comment. The City will continue to be involved in regional planning efforts with the counties of Placer, Sacramento and Sutter, as well as local cities, including Rocklin, Lincoln and Sacramento. The City will continue its cooperation with federal, state and local agencies in meeting the goals and polices of the General Plan. *(Policies CI&IC 1-5)*

14. Blueprint Implementation Strategies

(Ongoing)

Through the Blueprint Implementation Strategies continue to implement the strategies in order to provide walkable communities to ensure that options to automobile travel are provided. *(Policies G 1-6, TPAQ 1-6, DN 1-8, RND 1)*

COMMUNITY DESIGN

A. SETTING

Design influences the aesthetics, character, desirability and function of a community. Roseville, through its development review process, has long promoted quality design principles, which balance aesthetic and functional considerations, and attempt to integrate the natural and built environments.

The issue of design is often overlooked or given minimal attention in General Plans. While specific design standards are most appropriately included in other implementing documents, such as design guidelines, the City finds it important to establish an overall design framework in the General Plan. This framework includes a strong linkage to other land use polices and concepts contained in this element.

The City of Roseville recognizes the significance of not only where different land uses are placed, but also how the development of those uses interface with respect to design. How land uses function in relation to each other is determined by more than their physical proximity. As an example, the General Plan identifies land use goals and policies, which seek to reduce service related vehicular trips by promoting the location of service uses nearby and accessible to residential uses. Both uses, and the connections between them, need to be designed so that they function efficiently, inviting, convenient, safe and comfortable, if they are to be utilized and achieve the stated intent.

The emphasis of the Community Design Component is on the development of a design framework that reflects the City's goal of high quality, community-wide design. To assist in achieving this goal, policies that address aesthetics and function, the integration of the built and the natural environments, art in public places, and community character have been developed. The application of these design principles will help to establish an aesthetically pleasing city and a distinct community identity.

B. OUTLOOK

The primary implementation measure identified in this component is the Community Design Guidelines. The guidelines provide detailed standards establishing common design elements and concepts to be used in the design and review of new development proposals in Roseville. The intent of the guidelines is to ensure consistent quality while supporting flexibility and the ability to provide unique solutions, which may fulfill the intended goals. Given the specific and constantly evolving nature of design guidelines, it is appropriate that they be developed in compliance with, but as a separate implementing document to the General Plan.



The design concepts contained in the component, and further refined by the Community Design Guidelines, indicate Roseville's desire to create a City that has a distinct character notable for its high quality design.

C. GOALS AND POLICIES

GOALS: COMMUNITY DESIGN

- Goal 1* **Achieve** a consistent level of high quality aesthetic and functional design through the development of, and adherence to, superior design concepts and principles as defined in the Community Design Guidelines.
- Goal 2* **Encourage, promote and support** the maintenance and expansion of a wide range of programs that serve to increase public understanding, appreciation and enjoyment of cultural and artistic forms, and the display of artistic expression in public spaces to contribute to the cultural experience and the sense of place and community.
- Goal 3* **Encourage** the planning and building of a city which sensitively integrates open space and natural resources, and promotes compatibility within and between the natural and the urban environments.
- Goal 4* **Emphasize** the preservation and enhancement of historically and culturally significant buildings, native oak trees, woodlands and other significant features, as a primary element in defining Roseville’s community character.

Policies: Community Design	<i>Implementation Measures</i>
1. Through the design review process, apply design standards that promote the use of high quality building materials, architectural and site designs, landscaping signage, and amenities.	- <i>Community Design Guidelines</i> - <i>Development Review Process</i>
2. Continue to develop and apply design standards that result in efficient site and building designs, pedestrian friendly projects that stimulate the use of alternative modes of transportation, and the establishment of a functional relationship between adjacent developments.	- <i>Community Design Guidelines</i> - <i>Development Review Process</i>
3. Encourage designs that strike a balance between the incorporation of aesthetic and development requirements, and the economic considerations associated with development.	- <i>Community Design Guidelines</i> - <i>Development Review Process</i>
4. Promote flexibility in the design review process to achieve design objectives, and encourage projects with innovative, unique and creative architectural style and design.	- <i>Community Design Guidelines</i> - <i>Development Review Process</i>

5.	Encourage, promote and support art in public spaces and programs to enhance the design of the City.	<ul style="list-style-type: none"> - <i>Community Design Guidelines</i> - <i>Development Review Process</i> - <i>Public Arts Programs</i>
6.	Through the design review process, encourage site and building designs that are in scale and compatible with adjacent development with respect to height, bulk, form mass, and community character.	<ul style="list-style-type: none"> - <i>Community Design Guidelines</i> - <i>Development Review Process</i>
7. 	Encourage project designs that place a high priority and value on open space, and the preservation, enhancement and incorporation of natural resources and other features including consideration of topography, vegetation, wetlands, and water courses.	<ul style="list-style-type: none"> - <i>Community Design Guidelines</i> - <i>Development Review Process</i> - <i>Open Space Preservation</i>
8.	Encourage and promote the preservation of historic and/or unique, culturally and architecturally significant buildings, features and visual environments.	<ul style="list-style-type: none"> - <i>Community Design Guidelines</i> - <i>Development Review Process</i> - <i>Open Space Preservation</i> - <i>Master Plans</i>
9. 	The location and preservation of native oak trees and oak woodlands shall be a primary factor in determining site design, building location, grading, construction and landscaping, and in establishing the character of projects through their use as a unifying element in both new an existing development.	<ul style="list-style-type: none"> - <i>Community Design Guidelines</i> - <i>Development Review Process</i> - <i>Open Space Preservation</i> - <i>Tree Preservation Regulations</i>

D. IMPLEMENTATION MEASURES

1. Community Design Guidelines *(Existing)*

Implement, through the Planning ~~Department~~Division, the Community Design Guidelines. The intent of the guidelines is to define those design elements that are important to the City, that, when applied during development review, will ensure quality design for both public and private projects. The components of the Design Guidelines include, but are not limited to the following: site design, on and off-site circulation, driveway location and number, building siting, open space and resource protection, trash enclosures, backflow preventers and utility boxes, parking, landscaping, shading requirements, utility easements, lighting and screening, City entry points, architecture, building design and features, and art in public places.

2. Development Review Process *(Ongoing)*

Continue the City's existing development review process in accordance with the statutory requirements contained in such documents as the Zoning Ordinance, Sign Ordinance, Subdivision Ordinance and Subdivision Map Act, Tree Preservation Regulations, Transportation Systems Management Ordinance, the specific plans and their design guidelines, the California Environmental Quality Act, the Permit Streamlining Act and other statutes. *(All policies)*

3. Public Art Programs *(Ongoing)*

Continue, through the Cultural Arts Commission and other appropriate organizations, the City's existing programs and support for cultural arts and create opportunities to expand existing programs or add new ones where possible. *(Policy 5)*

4. Open Space Preservation *(Component instituted by the General Plan)*

Design and construct development consistent with the goals, policies and implementation measures contained in the Open Space and Conservation Element of the General Plan. This element contains policies that address the preservation of significant environmental resources and the interface between the natural and built environments. *(Policies 7, 8 and 9)*

5. Riverside and Downtown Specific Plans *(Adopted)*

The Riverside and Downtown Specific Plans include identification of significant historic structures, provisions to preserve and/or enhance existing buildings, and guidelines for compatibility of new and existing development. Coordinate the Specific Plans with ~~redevelopment~~revitalization efforts to promote the preservation, ~~revitalization~~ and enhancement of the areas. *(Policy 8)*

6. Tree Preservation Regulations *(Existing)*

Enforce and regularly evaluate the Tree Preservation regulations established in Chapter 19.66 of the Zoning Ordinance. This chapter regulates the removal, preservation and mitigation of native oak trees. *(Policy 9)*

GROWTH MANAGEMENT

A. SETTING

INTENT

Growth management is a term that has come to mean many different things to different people. In general, growth management can be defined as certain actions taken by local government to influence the location, composition, rate or total amount of new growth in a community. While often associated with reactive “slow-growth” or “no-growth” policies, it is the City of Roseville’s perspective that growth management is more properly used as a positive approach to coordinate the growth opportunities and constraints dictated by the physical, social and economic characteristics of a community.

The City recognizes two primary candidates for growth potential. The first is within the corporate boundaries through reinvestment in the existing community (infill development or [redevelopment revitalization](#) opportunities). The second is either inside or outside City boundaries through development of “greenfield” areas (un-urbanized or vacant land). Although “greenfield” development is often the focus of growth management, as the City matures and approaches buildout, infill development and [redevelopment—revitalization](#) will have an increasing role in the City’s ultimate growth management strategy.

Inherent in the term “growth management” is that there will be growth. With growth there are many potential tangible and intangible benefits as well as impacts. Growth can be beneficial to the community’s economy and quality of life through additional employment opportunities, housing availability, improved delivery and variety of services, and increased commercial, social and cultural opportunities. At the same time growth, particularly if it is not well planned and managed, can have negative impacts on the community. These may include impacts on transportation, air quality and other environmental resources, loss of community character, and a loss of sense of safety and security.

The challenge is to accommodate and manage growth that balances the positive and negative impacts in a fashion that results in an overall benefit to the community. The City of Roseville

views growth management as a means to proactively prepare for and manage growth, rather than react to it. To this end, the overarching principles that guide the City’s approach to managing growth include:

- Maintain quality of life through a balance of land uses;
- Maintain the City’s fiscal health in the long term;
- Continue to add and enhance the value of the built environment;
- Maintain and further define the City’s physical form through creation of an open space transition area along the western interface with County lands.

These principles are reflected in the Goals and Policies of the Growth Management section.

LAND USE ALLOCATION

In 1984, the City, based on service and capacity limitations identified at the time, established a maximum potential residential allocation of 34,700 dwelling units. This allocation included 1000 units specifically set aside in “reserve” for use by the City in implementing special programs such as density bonuses and development incentives. Since that time, with the adoption of new Specific Plan areas and related entitlement approvals, the land use allocation has been increased. The Specific Plan review process is the tool that the City utilizes to adjust the land use allocation, which is then reflected in the General Plan document.

~~The 1992 General Plan, with one exception, did not allocate any residential or non-residential land uses beyond the previously granted entitlements. The sole exception is the reestablishment of a 1,000 unit pool for City use in implementing state mandated and other special programs. As of January 2002 approximately 348 units remained from the original 1,000 unit reserve. With approval of the West Roseville Specific Plan, this reserve was re-allocated back to 1,000 units intended to implement special projects and state mandates noted above (The current status of the unit reserve can be obtained from the Planning, and or Housing Department Divisions).~~

~~When the West Roseville Specific Plan was approved in 2004, the General Plan land use allocation was adjusted to 56,441 dwelling units. This does not include the dwelling units in the reserve. In 2005 and 2006, the unit allocation was adjusted with approval of the Longmeadow rezone, Fiddymont 44 rezone, and Riverside Gateway Specific Plan. In addition, 8,727 acres of commercial, business professional, industrial and other non-residential uses have been allocated. With the exception of the reserve units, land use entitlements have been allocated to all properties on the land use map.~~

With the adoption of the [Creekview-Amoruso Specific Plan](#) in 2016² the General Plan dwelling unit allocation was adjusted for a total unit allocation as shown in Table II-4.

Person-per-household (PPH) estimates for Roseville have varied from an average of 2.65 to 2.54 since 1984 ~~and back to currently are is at 2.61 as of 2015 based on Census information~~. In addition, there are 3,814 units associated with the age restricted low density residential units in the Del Webb and West Roseville Specific Plan areas with a lower estimated PPH of 1.8. Because the PPH figures are inexact and fluctuate over time, the General Plan focuses on units rather than population. The total population estimate at buildout is shown in Table II-4.

GROWTH TASK FORCE

During the late 1980's, the City of Roseville grew into a recognized urban center and has been designated as a "Central City" of the Sacramento Metropolitan Statistical Area (MSA) since 1985. This transformation has brought concerns about growth within the City and its effects on the quality of life, ability to provide services, and preservation of community character and identity. These concerns resulted in the formation of a City Council appointed "Growth Task Force" in 1989/90 to examine how the City can best influence and direct growth.

While the Growth Task Force Report was prepared in 1990, its principles still remain valid today. The Growth Task Force identified a number of assumptions about growth, including the following:

- Growth will occur
- Growth is not necessarily bad

- Uncontrolled growth is undesirable
- No growth or excessively slow growth is undesirable because it would lead to greater growth in surrounding areas, leaving Roseville a "pass through City"
- Growth should pay its own way and those responsible for growth shall mitigate the adverse impacts caused by it
- Growth must be managed and prepared for
- Growth must be evaluated in a regional context, not in isolation
- Growth has both tangible and intangible benefits
- Communication between City residents and the City Council is effective in monitoring the intangible effects of growth

The concerns and recommendations identified by the Growth Task Force form the basis for the goals and policies of this component. The full findings of the Task Force are contained in the "Growth Task Force Report" dated October 1990 and available through the [Planning Department](#) [Division](#).

GROWTH MANAGEMENT VISIONING COMMITTEE

Due to a number of significant growth proposals for nearby unincorporated lands, there is a high level of interest in the Roseville community concerning the potential impacts of growth on community character, quality of life, boundaries, and population. In response to this interest, the City Council felt it was appropriate to update the City's vision and review the current policy framework via citizen dialogs. With this in mind, the City Council appointed a 20 member Growth Management Visioning Committee (GMVC) in September 2004. The GMVC was charged with reviewing current General Plan Growth Management Policies, and developing a vision and policy recommendations to guide the City's physical development ~~to 2025~~ [through buildout](#).

The GMVC recommendations were adopted by the City Council in April 2005 and included the following elements: 1) Findings, 2) Vision for the Future Growth and Development of Roseville, 3) Core Growth Management Policy Concepts, and 4) Committee Recommended Action Steps. Copies of the GMVC Report and Recommendations are available [at the Planning](#)

GMVC FINDINGS

The GMVC's Findings synthesized the challenges and opportunities facing ~~that would face~~ the City of Roseville ~~over the next 20 years~~ ~~year period~~ ~~through buildout~~ ~~and would~~ ~~and laid~~ the foundations for the GMVC Recommendations.

1. Growth will occur in the region and it will change Roseville and its' character. Proposed development will add an estimated 144,000 people to the tri-county area immediately to the west, south, and north of the City.
2. Growth can be shaped and managed, but not stopped on a regional scale.
3. There will be a demographic change in the region in the next 20-50 years, with an increase in the share of the population over 55 years of age or older, and smaller average household size.
4. Land use and transportation are highly interdependent: they have a direct relationship/influence on each other. There is currently significant public concern over traffic congestion in Roseville, and future growth will increase traffic if not properly addressed.
5. Housing is a key determinant of community character.
6. In a growing area, if housing supply is constrained, prices will increase at a rate that may limit the range of people who can afford to live in the community.
7. A growing and diversified economy attracts investment that adds value to the community. Professional, light industrial, communications, high tech, and education facilities at all levels attract educators, students, and employees, who all support the economy.
8. Environmental resources, such as water and energy, and associated infrastructure (i.e., water and waste water treatment plants, roadways, electric substations, and landfill) will influence and shape growth.
9. Local and regional actions are mutually dependent.

GMVC VISION FOR FUTURE GROWTH AND DEVELOPMENT

The GMVC's Vision includes eleven characteristics that define the preferred future:

- A Distinct Community Identity;
- Well Planned Neighborhoods and Communities;
- A Vibrant Downtown;
- A Balance Between New ~~growth~~ Growth and Revitalization;
- Abundant Parks and Open Space;
- A Diverse Range of Housing Types;
- Mobility and Transportation Choices;
- Economic Vitality;
- Convenient Access to Higher Education;
- Sustainable Environmental Resources and Infrastructure;
- Innovative Design and Land Use Planning; and,
- On-going Partnerships with Neighboring Communities.

GMVC CORE GROWTH MANAGEMENT POLICY CONCEPTS

The GMVC validated the existing General Plan Growth Management Polices and recommended incorporation of three additional policy concepts: Maintain Roseville's Identity and Character; Promote Stakeholder Involvement and Ensure Accountability; and Work Aggressively to Address Traffic Generated Outside of Roseville. Further, the GMVC recommended that the following Policy Concepts be used to evaluate and influence potential growth that could affect the City within the City, in its spheres of influence, and in unincorporated land where the development will impact the City:

- Maintain an Open Space Transition Buffer;
- Ensure Fiscal Sustainability;
- Encourage High Quality Infrastructure, Programs, and Services;
- Promote Comprehensive Large Scale Planning;
- Use Performance Based Standards to Manage Growth;
- Ensure Community Benefit;
- Maintain Roseville's Identify and Character;

- Promote Stakeholder Involvement and Ensure Accountability; and,
- Work Aggressively to Address Traffic Impacts Generated Outside of Roseville.

PLANNING EFFORTS

It is acknowledged that significant planning and foresight already has taken place within Roseville to accommodate growth, and that overall planned growth has been found to be beneficial to the City. Roseville prides itself on the quality of community planning it has achieved in recent years. Much of the City's efforts are focused on comprehensive rather than incremental land use and facilities planning. Roseville's ~~thirteen~~ ~~fourteen~~ existing specific plans reflect the City's commitment and success in this area. Each plan not only comprehensively plans and integrates the various elements of the area, but also provides detailed implementation strategies. Implementation is secured through use of development agreements and the establishment of financing districts to insure funding and maintenance of facilities and improvements.

The establishment of specific plans has enabled the City to proactively manage growth and ensure the provision of facilities and services as needed by related development. In addition, the specific plans have allowed the City to react to various growth rates over time while minimizing impacts to the services and quality of life of Roseville residents. The Growth Management Component emphasizes the continued importance of the specific plan process in managing growth. It is the comprehensive planning process, rather than the establishment of growth limitations, that are a key component of Roseville's growth management strategy.

In the early 2000's, the City recognized a need to define its physical form as growth was contemplated to the west of Fiddymment Road. By amending the City's Sphere of Influence to include the 5,540 acres in the County/City Memorandum of Understanding area to the west of Fiddymment Road, the City created the ability to influence and participate in development proposals to the west. This is consistent with the City's intent to create an open space edge along the western boundary, accomplished by utilizing the City's Specific Plan review process and comprehensive approach to land use planning.

Planning efforts for the West Roseville Specific Plan were important in establishing the framework for the open space edge described above. The Specific Plan was configured to include a substantial open space buffer (267 acres) along its western edge, thereby providing some physical form and definition to the City. The edge also creates a transition between urban uses in Roseville to existing uses in unincorporated Placer County, and may accommodate resource preservation/mitigation programs and other City-sponsored activities.

Guiding Principles for Growth ~~West of Fiddymment Road~~

The City Council adopted a set of thirteen Guiding Principles ~~for West Roseville development proposals for new development areas~~ in May of 2001 based on the City's ~~then~~ *Mission, Vision & Values*. The City's adopted Mission is to: *"Create and maintain a vibrant community environment and enhance the quality of life for our residents, businesses, customers, and partners by providing exceptional facilities, programs, and services in a fiscally responsible manner"*.

The intent of the Guiding Principles is to supplement the existing City's existing General Plan policies by creating guidelines for new development proposals outside of the City. They are intended to articulate the City's expectations relating to any potential development proposals and are to be applied as performance measures for ~~annexation proposals west of Fiddymment Road~~. These principles are contained as Policies of the Growth Management section.

B. OUTLOOK

State, regional, and local projections indicate that Roseville, along with the remainder of the South Placer/Sacramento region, will continue to be a focus of significant residential and job growth. Much of the attraction can be attributed to the area's regional location and access, availability of educated and skilled workers, land costs, and quality of life. Roseville recognizes that local and regional economic conditions will be a primary determinant of local growth potential, and that the existing allocation of some land uses may be significantly exhausted during the General Plan planning period.

Interest has been expressed in developing lands immediately outside the City's corporate boundaries. These areas fall both within and outside the City's current sphere of influence, and could potentially be considered for annexation into the City or for inclusion within Roseville's sphere of influence in the future. Development of such areas would result in a modification to the City's land use allocation.

Regional Growth Projections

The Sacramento Area Council of Governments (SACOG) provides growth projections for the six-county region in which the City of Roseville is located. SACOG's ~~March 2004~~ [current Metropolitan Transportation Plan/Sustainable Communities Strategy](#) projections indicated that the entire region would absorb an additional 800,000 people by the year ~~2025~~ [2035](#). Of this growth, approximately ~~460,000~~ [140,162](#) people would be added to Placer County, in large part to the West Placer area, which includes Roseville and nearby communities.

Approach to Growth Management

Given the potential for growth in the region, it is recognized that development in proximity to the City, which is not planned consistent with Roseville's standards, could negatively affect the level of service and quality of life that the City strives to provide for its residents. To ensure that impacts are mitigated, the City is committed to continue its growth management practices to:

- Reinforce the City's form by creating an open space edge/transition area to the western interface with County lands;
- Conduct land planning that provides a balance of commercial, service, residential, recreational, open space, employment, and educational uses.
- Evaluate and participate in growth proposals outside corporate boundaries and the Sphere of Influence that have the potential to affect the City.
- Plan and promote [redevelopment revitalization](#) opportunities within the existing City.
- Work in partnership with Placer County and other local public agencies to plan for development in areas adjacent to Roseville that expands public services, facilities, and

jobs/ housing opportunities for Roseville/ South Placer residents and businesses.

The General Plan recognizes the potential that the City may determine the need or desire to expand in the future. The Growth Management Component includes a specified process and principles that will need to be met and followed if and when the City determines it is appropriate to expand its land use allocation or boundaries. Such expansion will require an amendment to the General Plan and full environmental review.

The Growth Management Component focuses on the development of performance standards rather than artificial time lines or growth rates for future development. This approach has resulted in goals and policies that emphasize performance (e.g. maintaining levels of service, providing adequate park acreage, financing needed school facilities, etc.) rather than on specific dates, growth rates, or build-out of existing plans. The performance standards provide the criteria for planning and managing growth by requiring the mitigation of growth impacts and the provision of both tangible and intangible benefits to the community.

C. GOALS AND POLICIES

GOALS: GROWTH MANAGEMENT

- Goal 1* The City shall proactively manage and plan for growth.
- Goal 2* The City shall encourage a pattern of development that promotes the efficient and timely provision of urban infrastructure and services, and preserves valuable natural and environmental resources.
- Goal 3* Growth shall mitigate its impacts through consistency with the General Plan goals and polices and shall provide a positive benefit to the community.
- Goal 4* The City shall continue a comprehensive, logical planning process, rather than an incremental, piecemeal approach.
- Goal 5* The City shall encourage public participation in the development of and monitoring of growth management policies and programs.
- Goal 6* The City shall manage and evaluate growth in a regional context, not in isolation.
- Goal 7* Potential population growth in Roseville must be based on the long-term carrying capacities and limits of the roadway system, sewer and water treatment facilities, and electrical utility service, as defined in the Circulation Element and the Public Facilities Element.
- Goal 8* Growth and development must occur at a rate corresponding to the availability of desired facilities' capacity and the attainment of defined General Plan levels of service for public activities.
- Goal 9* Growth should be managed to minimize negative impacts to existing businesses and residents within the City.
- Goal 10* Growth should be planned in a way that addresses the appropriate interface between City and County lands.
- Goal 11* New growth should be designed to meet the Guiding Principles.
- Goal 12* The City shall use growth management as a tool to maintain the City's identity, community form, reputation in the region, to maintain high levels of service for residents, and to influence projects outside the City's boundaries that have the potential to affect the quality of life and/or services that are provided to residents.
- Goal 13* New development ~~to the west of Fiddymont Road~~ shall be consistent with the City's desire to establish an edge along the western boundary of the City that fosters: a physical separation from County lands through a system of connected open space; a well-defined sense of entry to City from west; opportunities for habitat preservation and recreation; and view preservation corridors that provide an aesthetic and recreational resource for residents.
-

Policies: Growth Management - General (G)

Implementation Measures

1. Growth must provide a strong diversified economic base and a reasonable balance between employment and affordable housing.

Each of the following measures shall be utilized as applicable, to implement the identified Growth Management - General policies:

2. Growth should occur on the basis that projected revenue should be sufficient to meet public costs.

- *Specific Plans*
- *Public Participation*
- *Intergovernmental Coordination*
- *Biennial Public Service Monitoring Report*


3. The City shall encourage a development pattern that is contiguous with existing developed areas of the City.

4. Growth shall be managed to ensure that adequate public facilities and services, as defined in the Public Facilities Element, are planned and provided and the public health, safety and welfare is protected.

5. 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.

6. The City shall use the specific plan process to ensure a comprehensive, logical growth process for new development areas (e.g., annexations) or any areas where significant land use changes are considered.

7. The City shall oppose urban density residential, commercial or industrial development in unincorporated areas unless adequate public facilities and services can be provided and mechanisms to ensure their availability and provision are secured during the land use entitlement process. It is the City's preference that urban development occur within incorporated area.

8.  Manage growth in such a way to ensure that significant open space areas will be preserved.

-
9. Retain and enhance Roseville’s identity and character to ensure that Roseville, even as it grows, remains consistent with the Growth Management Visioning Committee’s Vision Statement.
-
10. Work aggressively to address traffic generated outside of Roseville by working in collaboration with neighboring jurisdictions, regional, state, and federal entities to ensure traffic through Roseville is mitigated by regional solutions. Ensure that transportation solutions are supported by land-use and design policies that promote walking, biking, and transit, consistent with the Growth Management Visioning Committee’s Vision Statement.
-

Policies	Growth Management - Land Use Allocation (LUA)	Implementation Measures
1.	The City shall, through its land use planning process, capital improvement plans, and facility and service programs, provide a land use dwelling unit allocation at buildout as shown in Table II-4 and non-residential entitlements as designated on the General Plan land use map.	<p><i>Each of the following measures shall be utilized, as applicable, to implement all of the identified Growth Management - Land Use Allocation policies:</i></p> <ul style="list-style-type: none"> - Public Participation - Land Use Allocation Review
2.	The City shall maintain a pool of 1,000 residential units to be allocated for City sponsored and state mandated programs (e.g. second units, density bonuses for affordable housing, infill revitalization redevelopment , annexations of island areas to complete corporate boundaries as reflected on Figure II-1) to be utilized in areas where existing development entitlements exist or to further City affordable housing goals.	
3.	The City shall review, and if necessary, modify, the 1,000 unit pool in conjunction with regular updates of the Housing Element, and concurrent with any significant modification to the General Plan resulting in the allocation of additional residential units.	
Policies:	Growth Management - Growth Areas (GA)	Implementation Measures
1.	The City may consider modification to the General Plan land use allocation where adequate public	<ul style="list-style-type: none"> - Specific Plans - Public Participation - Intergovernmental

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 public benefit to the City, including the provision of public transit services
- c. Ensure that growth provides benefits to the Community as a whole and weigh community benefits against fiscal costs

2. Prior to the consideration of any General Plan amendment to modify the land use allocation 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. Economic Development Studies
- c. Public Facilities and Services Capacity Study
- d. Transportation System Capacity Study

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.

3. The City shall require the submittal of a specific plan for the consideration of new development areas or any areas where a significant modification to the General Plan land use allocation is proposed. The specific plan process shall, at a minimum, include the following:

- a. General Plan Amendment
- b. Development Agreement
- c. Zoning Entitlements
- d. Environmental Impact Report
- e. Phasing, Financing, Capital Improvements Plan
- f. Fiscal Impact Analysis

4. Specific plans will be evaluated based on the following minimum criteria:

- a. Government Code requirements for specific plans
- b. Demonstrated consistency with General Plan goals and policies
- c. Demonstrated consistency with the identified City-wide studies and holding capacity analysis

-
- d. Justification for proposed specific plan boundaries
 - e. Community benefit
 - f. Ability to mitigate impacts
 - g. Impact on the City's growth pattern

Each specific plan proposal shall include, with its initial submittal, a full analysis of how the plan complies with and relates to the above factors. The specific plans' consistency with the General Plan, and its relation to other identified criteria, will be a primary factory in determining whether the proposal will or will not be considered by the City.

- 5.** Apply the City's adopted Guiding Principles to any new development proposed in and out of City's corporate boundaries, which is not already part of an adopted Specific Plan or within the infill area:
- 1. Any development proposal [west of Roseville](#) shall, on a stand-alone basis, have an overall neutral or positive fiscal impact on the City's General Fund Services.
 - 2. Any development proposal [west of Roseville](#) shall include logical growth/plan boundaries and an east to west growth pattern.
 - 3. Any development proposal [west of Roseville](#) shall not conflict with the Pleasant Grove Wastewater Treatment Plant and future Power Generation Facility.
 - 4. Any development proposal [west of Roseville](#) shall maintain the integrity of existing neighborhoods and create a sense of place in new neighborhoods.
 - 5. Any development proposal [west of Roseville](#) shall include a plan to ensure fully funding and maintenance of improvements and services at no cost to existing residents (including increased utility rates). A proposal shall not burden/increase the cost, or diminish the supply and reliability of services.
 - 6. Any development proposal [west of Roseville](#) shall aid in regional traffic solutions and in right of way preservation.
 - 7. Any development proposal [west of Roseville](#) that does not have a sufficient supply of surface water shall secure additional supplies above what the City currently has available. Development proposals shall also provide financial assistance to incorporate the new source of supply into the City's water supply portfolio (surface water, groundwater and recycled water); and development proposals shall include measures to reduce water demand by implementing the use of conservation best management practices, recycled water and other off-sets.
 - 8. Any development proposal [west of Roseville](#) shall consider development potential within the entire City/County Memorandum of Understanding
-

Transition Area in the design and sizing of infrastructure improvements.

9. Any development proposal [west of Roseville](#) shall aid in resolution of regional storm water retention.
10. Any development proposal [west of Roseville](#) shall incorporate mechanisms to ensure new schools are available to serve the residents and shall not impact existing schools.
11. Any development proposal [west of Roseville](#) shall include a significant interconnected public open space component/conservation plan in coordination with the City of Roseville/ U.S. Fish and Wildlife Service Memorandum of Understanding.
12. Any development proposal [west of Roseville](#) shall include a public participation component to keep the public informed and solicit feedback throughout the specific plan process.
13. Any development proposal [west of Roseville](#) shall provide a "public benefit" to the City and residents.

-
6. **As new development is proposed in [or outside the City's Sphere of Influence](#), ~~to the west of Fiddymment Road~~, ~~require~~ project proponents ~~are required~~ shall ~~to~~ provide a transitional area between City and County lands, through a system of interconnecting Open Space land areas [or other buffers, such as separation by arterial roadways](#).**

-
7. **Monitor and participate in development proposals and/or General Plan updates in Placer County to ensure that potential impacts to City residents are minimized, with respect to traffic, service levels, and other quality of life matters.**

-
8. **New development proposals to the west of Fiddymment Road within the County/City Memorandum of Understanding Transition Area shall meet the objectives and terms of the Memorandum of Understanding between the City of Roseville and the County of Placer.**

-
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 to assure that the identity and uniqueness of the City and County will be maintained.**

-
10. **Consistent with the County/City Memorandum of Understanding Transition Area, the City shall continue to support and endorse the maintenance**
-

of the one-mile buffer zone around landfill operations, as set forth in Policy No. 4.G.11 of the Placer County General Plan, adopted in August 1994.

11. Promote stakeholder involvement and ensure accountability between property owners, Placer County, and surrounding jurisdictions on defining and shaping the vision for growth to the west and north of the City.

Policies: Growth Management — Public Amenities Implementation Measures

1. The City may determine, in accordance with the goals and polices of this element, that it is appropriate to amend its General Plan land use allocation and expand. Under such circumstances, a specific plan will be required to comprehensively plan each of the areas.
- Each of the following measures shall be utilized, as applicable, to implement the identified Growth Management - Growth Areas policies:*
- Specific Plans
 - Public Participation
 - Intergovernmental Coordination
2. In addition to being consistent with the other goals and policies of the General Plan, specific plans shall comply with the following:
- a. Provide a public focal point, community, and/or theme feature. These features shall be specific to each area and be designed to contribute to the promotion and enhancement of community character. A special feature may include, but is not limited to, a community plaza, central park, or some other type of gathering area; outdoor amphitheater; community garden; regional park with special facilities; sports complex; or cultural facilities.
 - b. Provide entryways at entrances to the City in accordance with the Community-wide Design Guidelines. Where possible, the entryways shall take advantage of and incorporate existing natural resources into the entry treatment. The specific plans shall identify the location and treatment of the entryways, and shall consider the use of open space, oak regeneration areas, signage and/or special landscaping to create a visual edge or buffer that provides a strong definition to entryways into the City.

- c. The specific plan areas shall be planned and oriented to be an integral part of the City consistent with the policies of the Community Form Component of this eElement.
- d. Develop design guidelines, specifying screening and a transition between public utilities (e.g. substations, pump stations) and other uses, in conjunction with the public utility departments and agencies. In addition, development along power line and pipeline easements shall incorporate design treatment to insure compatibility and safety. Design guidelines and treatment may include minimum setbacks, building and landscape design standards and possible limitations on certain types of uses and activities.
- e. Preserve natural resource areas where they exist, and where feasible, along new roadways. Such roadways may create a public boundary between the resource area and other uses. The specific plans shall identify locations and standards for the preservation of natural resources along roadways, and shall identify sources of financing for such road segments.
- f. The specific plans shall include a resource mitigation/banking plan to be developed in accordance with the provisions of the Open Space and Conservation Element.

Policies

Growth Management - Annexations and Sphere of Influence (ASI)

Implementation Measures

1.

The City may initiate studies to investigate the potential of (1) annexing areas within its sphere of influence; and (2) expanding its sphere of influence boundaries. The studies should be focused on those areas that, both long and short term, may affect General Plan goals and policies and would be logically served and planned by the City. The studies shall include the identification, availability and funding of public services, as well as the costs and impacts to the City and other service providers. Issues to be analyzed include, but are not limited to, present and planned land uses, water, sewer, electric, library, parks, schools, circulation and affordable housing. Based on these studies, and resident and property owner input, the City may take steps to annex or expand its sphere of influence

Each of the following measures shall be utilized, as applicable, to implement the identified Growth Management - Growth Areas policies:

- *Specific Plans*
- *Public Participation*
- *Intergovernmental Coordination*

-
2. The City may consider annexations that:
- a. Are contiguous with City boundaries and provide for a logical expansion of the City;
 - b. Create clear and reasonable boundaries;
 - c. Are beneficial from a fiscal standpoint to the City and its residents;
 - d. Are consistent with State Law and Placer County Local Agency Formation Commission (LAFCO) standards and criteria;
 - e. Ensure the preservation of open space and agriculture lands; and
 - f. Are consistent with the General Plan.

-
3. The City may consider expanding its sphere of influence to incorporate areas that, in the future, should be logically planned and serviced by Roseville. The City shall consider the following factors, as identified by LAFCO, when making determinations involving sphere of influence boundaries:
- a. Present and planned land uses in the area;
 - b. Present and probable need for public facilities and services in the area;
 - c. Present capacity of public facilities and adequacy of public services;
 - d. Existence of any social or economic communities of interest in the area; and
 - e. Open space and agricultural lands.
-

D. IMPLEMENTATION MEASURES

1. Specific Plans

(Ongoing)

Ensure that future specific plans and specific plan amendments are consistent with the goals and policies of the General Plan, including those to create an edge/transition area along the western boundary. Incorporate implementation measures, which include standards and criteria for which development will proceed, provisions for public facilities and services, and financing measures. Utilize development agreements to secure implementation and financing provisions. *(Policies G 1-8, GA 1-5, UR 1-6, ASI 1-3)*

2. Public Participation

(Ongoing)

Continue and improve the City's public participation programs; actively solicit public participation through on-going programs such as City commissions, neighborhood associations, and the development review process; and provide opportunities for early consultation for major development proposals (e.g. future specific plans, major General Plan amendments). In addition, continue and expand other public involvement and information programs through means such as the City's website, the local news media, and posting of informational signage where public improvements are planned or being constructed. *(All policies)*

3. Intergovernmental Coordination/Sub-Regional Collaboration

(Ongoing)

Continue to pursue a regional approach to planning and growth. This will include coordination with other governmental agencies, property owners and other stakeholders to discuss growth issues and develop a coordinated approach for guiding growth. The City will seek early consultation with applicable agencies for major projects proposed either within or outside Roseville. The intent of this consultation will be to coordinate planning efforts between jurisdictions and minimize the impacts of growth to Roseville and the surrounding region. These efforts will include coordination with LAFCO on issues of sphere of influence and annexations. *(Policies G 1-8, GA 1-5, UR 1-6, ASI 1-3)*

4. Land Use Allocation Review

(Proposed)

In conjunction with the periodic update of the Housing Element (every 5-8 years, or as required by state law), and concurrent with any modification to the General Plan land use allocation resulting in the addition of a significant number of residential units, the City shall review and modify, as necessary, the 1,000 unit pool. The intent is to ensure that an adequate amount of units are retained in the pool, and that they are being utilized for the identified City sponsored and state mandated programs. *(Policies LUA 1-3)*

5. Land Acquisition

(Proposed/Ongoing)

Work with government jurisdictions and/or private organizations to acquire land for open space, in an effort to add to, or enhance, the City's western edge/transition area.

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 ~~E~~element, the City currently has ~~thirteen~~~~fourteen~~ specific plans. These plans have been utilized to comprehensively plan Roseville's growth areas. The current plans consist of the:

- Southeast Roseville Specific Plan (SERSP);
- Northeast Roseville Specific Plan (NERSP);
- Northwest Roseville Specific Plan (NWRSP);
- 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);
- West Roseville Specific Plan (WRSP);
- Riverside Gateway Specific Plan (RGSP);
- Downtown Specific Plan (DTSP);
- Sierra Vista Specific Plan (SVSP) ~~and~~
- ~~Creekview Specific Plan (CSP) and-~~
- ~~Amoruso Ranch Specific Plan (ARSP)~~

Additional specific plans may be utilized in 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 polices and implementation programs for portions of the City, consistent with the Goals and Polices 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 Department~~ ~~Division~~ ~~Development Services Department~~ in the Civic Center at 311 Vernon Street ~~or online at:~~ www.roseville.ca.us.