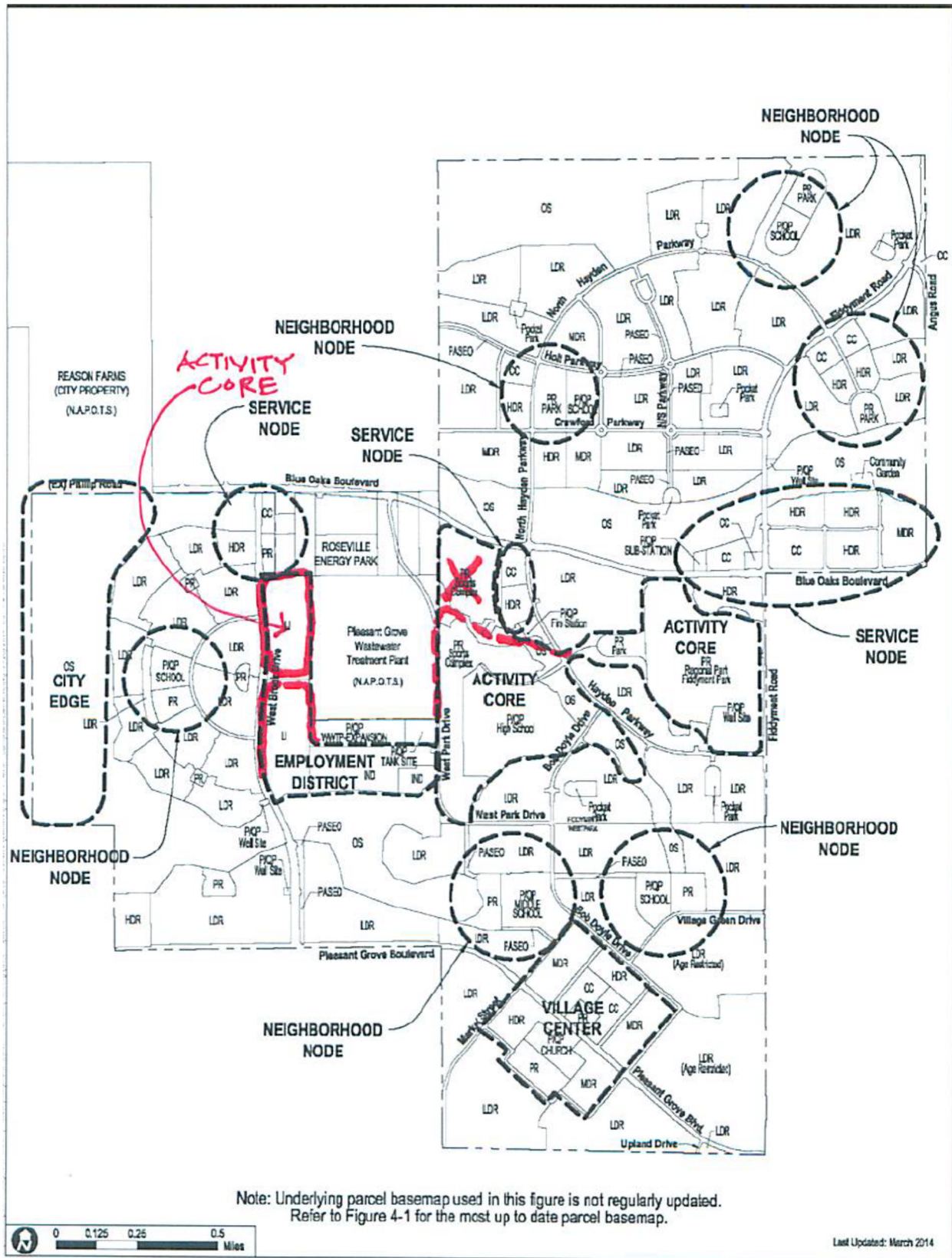

West Roseville Specific Plan

REDLINED CHANGE PAGES

Amendments for
Parcels F-55 & W-60A

Public Hearing Draft
February 19, 2020

Figure 3-1: Composite of WRSP Form Elements **[REVISED FIGURE]**



□ COMMUNITY FOCAL POINTS

The Village Center and Activity Cores are to be a central focus of activity, and will have a highly visible community presence.

Village Center - The Village Center is planned as a unique and diverse mixed-use hub of activities. The Village Center is envisioned as the heart of the WRSP, a destination where residents will live, meet, shop, eat, recreate, obtain services and socialize. The anticipated mix of uses may include retail, restaurant, service, office, public, church, school, park and high/medium density housing. Emphasis is placed on the pedestrian, rather than the auto, and on consistency with the City's General Plan Pedestrian District level of service policy. The Village Center is modeled towards a traditional urban town center rather than a suburban shopping center.

Activity Cores – Two sports-oriented Activity Cores are planned in the plan area. The first Activity Core consists of a Sports Complex located on Westbrook Boulevard, to the west of the Pleasant Grove Wastewater Treatment Plant. It is envisioned to develop with long fields that can be used for soccer tournaments. The ~~City's second Activity Core consists of a~~ Regional Sports Park ~~is planned located to the~~ east of the Pleasant Grove Wastewater Treatment Plant, encompassing a portion of the required 1000-foot non-residential buffer. Immediately to the east of the Regional Sports Park is a planned high school site, and further to the east and close by, Fiddymont Park. The central proximity of these facilities, along with the inclusion of multiple vehicular, pedestrian and bicycle connection points, are intended to facilitate accessibility between facilities and to nearby residents. Combined, the park, school and adjacent open space areas generate a distinct central core of active and passive recreation, education, joint use opportunities, and community activity. The Activity Core will draw users from both within and outside the WRSP..

□ RESIDENTIAL NEIGHBORHOODS

Low density single-family residential is the predominant land use within the WRSP, and a defining characteristic of the community. The Residential Neighborhoods surround the Activity Core with approximately 40% of Plan Area units to the north and east of the Activity Core, and 60% to the south and west.

Neighborhoods include a mix of low, medium and high density residential uses consistent with the character of the City. Schools and parks are located in neighborhoods within walking distance of most residences. Medium and high-density residential is incorporated, proximate to services and



Residential Neighborhoods

4 LAND USE PLAN & REGULATIONS

4.1 OVERVIEW

The West Roseville Specific Plan land use plan includes a blend of residential, service, employment, open space and public uses. The Plan Area will house approximately ~~26,222~~ ~~25,964~~ residents and 4,735 employees. WRSP land uses are reflected on Figure 4-1, and are summarized on Table 4-1. A parcel-by-parcel land use, zoning, and unit summary is included on Table 4-2. Given its unique nature, a more detailed discussion of the proposed Village Center is included as Section 10, Village Center Plan.

4.2 PERMITTED USES & DEVELOPMENT STANDARDS

Land uses within the West Roseville Specific Plan will be implemented by the application of permitted, conditionally permitted and/or administratively permitted uses designated by the zoning district applied to each parcel. Except as otherwise provided in this Specific Plan, permitted uses, development standards, processing requirements and other regulations are as specified by the City of Roseville Zoning Ordinance (Municipal Code Chapter 19).

In accordance with the Zoning Ordinance, the WRSP has applied the Development Standards (DS) and Special Area (SA) overlay zones to customize development standards and/or permitted uses of general zone districts where needed. A summary of zoning districts and overlay zones applied by the WRSP is included in Table 4-3. Guidance relating to the application of these overlay zones is provided in this section.

The WRSP Design Guidelines (Section 12) include additional detail to be considered in the design, review and approval of individual projects. The WRSP Design Guidelines supplement the Citywide Design Guidelines and other City requirements by identifying considerations unique to the character and development objectives of the Plan Area. Development within the Plan Area is required to comply with the WRSP Design Guidelines, and all applicable City requirements.

Table 4-1: Land Use Summary

General Plan Land Use (Specific Plan Land Use)	Acres	% of Total Acres	Allocated Units	% of Total Units
Residential				
LDR (Residential)	1376.7 1362.42	43.52% 42.75%	6025 5926	56.87% 56.46%
LDR (Age Restricted)	146.79	4.64%	704	6.71%
LDR (Pocket Park)	14.18	0.45%	0	0.00%
MDR (Residential)	80.94	2.56%	813	7.75%
MDR (VC-Residential)	54.14	1.71%	454	4.33%
HDR (Residential)	94.98 94.49	3.00% 2.99%	2,212	20.88% 21.08%
HDR (VC-Residential)	9.39	0.30%	155	1.47%
HDR (VC-Residential / Senior)	12.35	0.39%	232	2.21%
Subtotal	1,789.47 1,764.67	56.57% 55.78%	10,594 10,495	100%
Service and Employment				
CC (Commercial)	48.48	1.53%	0	0.00%
CC (VC-Commercial)	6.38	0.20%	0	0.00%
LI (Light Industrial)	29.96 55.16	0.95% 1.74%	0	0.00%
IND (Industrial)	32.86	1.04%	0	0.00%
Subtotal	117.68 142.88	3.72% 4.52%	0	0.00%
Open Space and Public				
OS (Open Space)	692.52 691.66	21.89% 21.86%	0	0.00%
OS (Paseo)	13.51	0.43%	0	0.00%
PR (Park)	67.33	2.13%	0	0.00%
PR (Fiddymment Park)	95.56	3.02%	0	0.00%
PR (Sports Complex)	74.58 75.15	2.36% 2.38%	0	0.00%
PR (VC-Park)	8.98	0.28%	0	0.00%
PR (VC-Village Green)	3.30	0.12%	0	0.00%
P/QP (Elementary School)	37.75	1.19%	0	0.00%
P/QP (Middle School)	20.28	0.64%	0	0.00%
P/QP (High School)	52.85	1.67%	0	0.00%
P/QP (Fire Station)	2.51	0.08%	0	0.00%
P/QP (Well)	0.83	0.04%	0	0.00%
P/QP (Water Tank)	5.36	0.17%	0	0.00%
P/QP (WWTP)	14.99	0.47%	0	0.00%
P/QP (Substation)	1.55	0.05%	0	0.00%
P/QP (VC-Church)	10.85	0.34%	0	0.00%
ROW (Right of Way)	153.62 153.48	4.86% 4.85%	0	0.00%
Subtotal	1256.37 1255.94	39.71% 39.70%	0	0.00%
Total	3,163.52	100.00%	10,594 10,495	100.00%

Last update ~~November 19, 2015~~ May 25, 2018

Figure 4-1: Land Use Plan
[REVISED FIGURE]

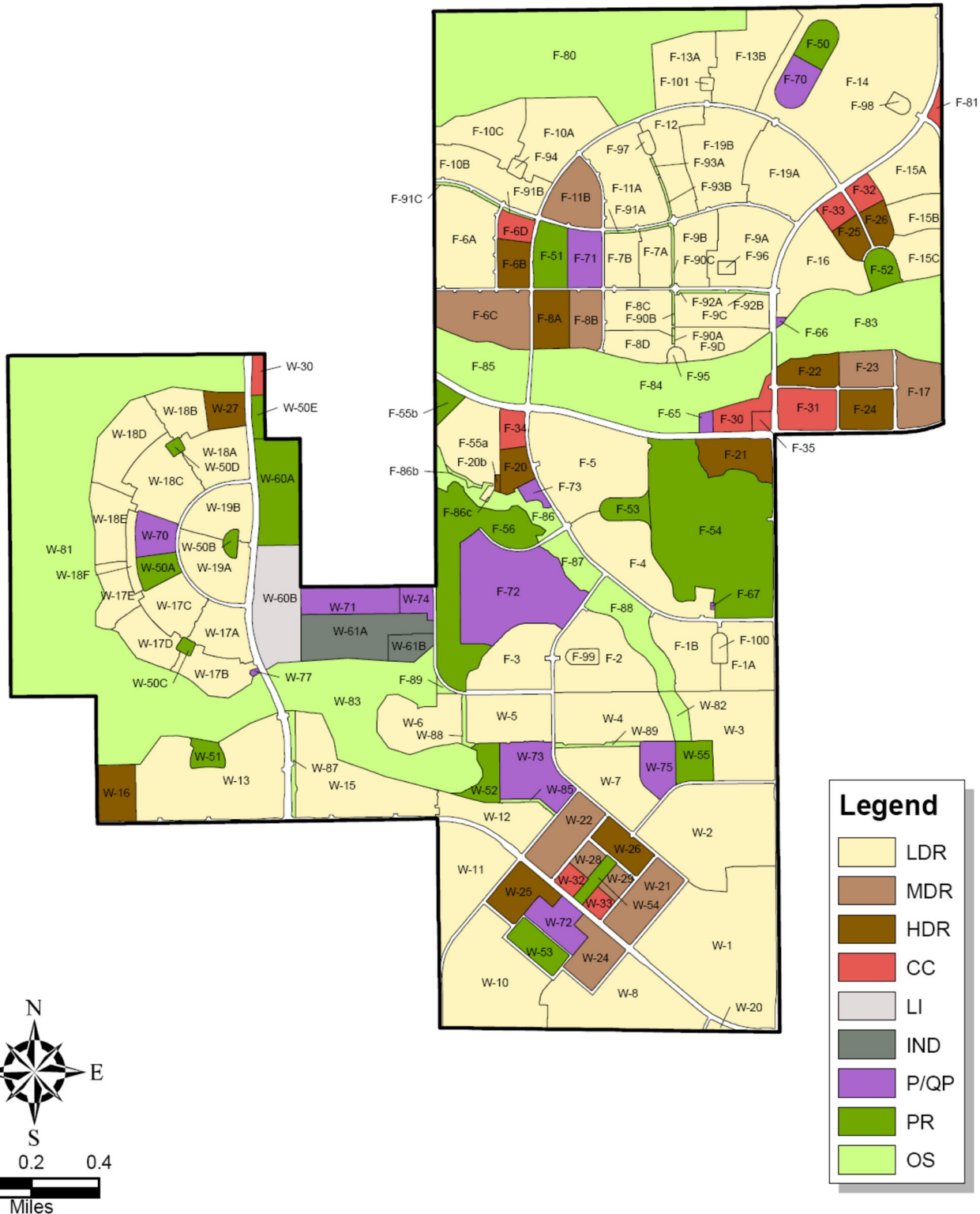


Table 4-2: Land Use, Zoning, and Units by Parcel

Parcel	General Plan Land Use (Specific Plan Land Use)	Zoning	Acres	Allocated Units	Density
F-1A	LDR (Residential)	RS/DS	19.34	93	4.8
F-1B	LDR (Residential)	RS/DS	20.94	83	4.0
F-2	LDR (Residential)	RS/DS	31.58	127	4.0
F-3	LDR (Residential)	RS/DS	24.58	135	5.5
F-4	LDR (Residential)	R1/DS	34.66	78	2.3
F-5	LDR (Residential)	R1/DS	51.61	157	3.0
F-6A	LDR (Residential)	RS/DS	32.35	179	5.5
F-6B	HDR (Residential)	R3	8.43	195	23.1
F-6C	MDR (Residential)	RS/DS	26.33	307	11.7
F-6D	CC (Commercial)	CC	5.05		
F-7	LDR (Residential)	RS/DS	20.99	131	6.2
F-8A	HDR (Residential)	R3	11.69	277	23.7
F-8B	MDR (Residential)	RS/DS	10.54	127	12.0
F-8C	LDR (Residential)	RS/DS	15.19	88	5.8
F-8D	LDR (Residential)	RS/DS	10.64	38	3.6
F-9A	LDR (Residential)	RS/DS	28.32	121	4.3
F-9B	LDR (Residential)	RS/DS	15.2	70	4.6
F-9C	LDR (Residential)	RS/DS	17.81	83	4.7
F-9D	LDR (Residential)	RS/DS	12.95	40	3.1
F-10A	LDR (Residential)	RS/DS	30.05	122	4.1
F-10B	LDR (Residential)	RS/DS	22.0	115	5.2
F-10C	LDR (Residential)	RS/DS	19.9	80	4.0
F-11A	LDR (Residential)	RS/DS	30.95	175	5.7
F-11B	MDR (Residential)	RS/DS	16.11	152	9.4
F-12	LDR (Residential)	RS/DS	19.84	97	4.9
F-13A	LDR (Residential)	RS/DS	21.84	93	4.3
F-13B	LDR (Residential)	RS/DS	31.9	161	5.0
F-14	LDR (Residential)	RS/DS	104.62	422	4.0
F-15A	LDR (Residential)	R1/DS	19.88	76	3.8
F-15B	LDR (Residential)	R1/DS	9.94	45	4.5
F-15C	LDR (Residential)	R1/DS	12.39	46	3.7
F-16	LDR (Residential)	RS/DS	29.14	110	3.8
F-17	MDR (Residential)	RS/DS	17.13	131	7.6
F-19A	LDR (Residential)	RS/DS	31.28	155	5.0
F-19B	LDR (Residential)	RS/DS	32.62	143	4.4
F-20A	HDR (Residential)	R3	6.92	156	22.5
F-20B	HDR (Residential)	R3	0.49		
F-21	HDR (Residential)	R3	14.46	343	23.7
F-22	HDR (Residential)	R3	9.84	244	24.8
F-23	MDR (Residential)	RS/DS	10.83	96	8.9
F-24	HDR (Residential)	R3	11.98	300	25.0
F-25	HDR (Residential)	R3	5.49	137	25.0
F-26	HDR (Residential)	R3	5.60	140	25.0
F-30	CC (Commercial)	CC	8.46		
F-31	CC (Commercial)	CC	13.35		
F-32	CC (Commercial)	CC	4.67		
F-33	CC (Commercial)	CC	4.68		
F-34	CC (Commercial)	CC	5.29		
F-35	CC (Commercial)	CC	2.02		
F-50	PR (Park)	P/R	7.79		
F-51	PR (Park)	P/R	11.83		
F-52	PR (Park)	P/R	6.34		
F-53	PR (Park)	P/R	6.31		
F-54	PR (Fiddymont Park)	P/R	95.56		
F-55A	LDR (Residential), PR (Sports Complex)	RS/DS, P/R	24.28, 29.8	99	4.1
F-55B	PR (Park)	P/R	4.03		

F-56	PR (Sports Complex)	P/R	45.35		
F-65	P/QP (Substation)	P/QP	1.55		
Parcel	General Plan Land Use (Specific Plan Land Use)	Zoning	Acres	Allocated Units	Density
F-66	P/QP (Well)	P/QP	0.36		
F-67	P/QP (Well)	P/QP	0.17		
F-70	P/QP (Elementary School)	P/QP	8.51		
F-71	P/QP (Elementary School)	P/QP	10.83		
F-72	P/QP (High School)	P/QP	52.85		
F-73	P/QP (Fire Station)	P/QP	2.51		
F-80	OS (Open Space)	OS	131.96		
F-81	CC (Commercial)	CC	1.97		
F-83	OS (Open Space)	OS	59.17		
F-84	OS (Open Space)	OS	81.18		
F-85	OS (Open Space)	OS	26.92		
F-86A	OS (Open Space)	OS	12.94		
F-86B	OS (Open Space)	OS	0.81		
F-86C	OS (Open Space)	OS	0.05		
F-87	OS (Open Space)	OS	8.98		
F-88	OS (Open Space)	OS	18.32		
F-89	OS (Open Space)	OS	0.74		
F-90A	OS (Paseo)	OS	0.10		
F-90B	OS (Paseo)	OS	0.66		
F-90C	OS (Paseo)	OS	0.99		
F-91A	OS (Paseo)	OS	0.83		
F-91B	OS (Paseo)	OS	0.40		
F-91C	OS (Paseo)	OS	1.06		
F-92A	OS (Paseo)	OS	0.80		
F-92B	OS (Paseo)	OS	0.58		
F-93	OS (Paseo)	OS	0.91		
F-94	LDR (Pocket Park)	RS/DS	1.45	0	0.0
F-95	LDR (Pocket Park)	RS/DS	1.47	0	0.0
F-96	LDR (Pocket Park)	RS/DS	1.31	0	0.0
F-97	LDR (Pocket Park)	RS/DS	1.54	0	0.0
F-98	LDR (Pocket Park)	RS/DS	2.01	0	0.0
F-99	LDR (Pocket Park)	R1/DS	2.77	0	0.0
F-100	LDR (Pocket Park)	R1/DS	2.52	0	0.0
F-101	LDR (Pocket Park)	RS/DS	1.11	0	0.0
Fiddymnt Total:			1,593.69	5,967	
			1,593.83	5,868	
W-1	LDR (Age Restricted)	RS/DS	87.08	404	4.6
W-2	LDR (Age Restricted)	RS/DS	59.71	300	5.0
W-3	LDR (Residential)	RS/DS	37.88	198	5.2
W-4	LDR (Residential)	R1/DS	31.82	147	4.6
W-5	LDR (Residential)	R1/DS	22.62	88	3.9
W-6	LDR (Residential)	R1/DS	22.75	77	3.4
W-7	LDR (Residential)	R1/DS	27.92	111	4.0
W-8	LDR (Residential)	R1/DS	43.76	168	3.8
W-10	LDR (Residential)	R1/DS	52.43	245	4.7
W-11	LDR (Residential)	R1/DS	32.39	130	4.0
W-12	LDR (Residential)	RS/DS	18.87	78	4.1
W-13	LDR (Residential)	RS/DS	64.52	310	4.8
W-15	LDR (Residential)	RS/DS	45.15	224	5.0
W-16	HDR (Residential)	R3	12.16	250	20.6
W-17A	LDR (Residential)	RS/DS	14.83	66	4.5
W-17B	LDR (Residential)	RS/DS	14.06	56	4.0
W-17C	LDR (Residential)	RS/DS	15.01	69	4.6
W-17D	LDR (Residential)	RS/DS	13.06	53	4.1
W-17E	LDR (Residential)	RS/DS	11.27	41	3.6

Land Use Plan & Regulations

W-18A	LDR (Residential)	RS/DS	17.60	86	4.9
W-18B	LDR (Residential)	RS/DS	12.62	57	4.5
W-18C	LDR (Residential)	RS/DS	23.09	102	4.4
W-18D	LDR (Residential)	RS/DS	21.50	92	4.3
W-18E	LDR (Residential)	RS/DS	14.2	52	3.7
Parcel	General Plan Land Use (Specific Plan Land Use)	Zoning	Acres	Allocated Units	Density
W-18F	LDR (Residential)	RS/DS	4.54	19	4.2
W-19A	LDR (Residential)	RS/DS	20.32	109	5.4
W-19B	LDR (Residential)	RS/DS	16.61	85	5.1
W-20	LDR (Residential)	R1/DS	1.09	0	0.0
W-27	HDR (Residential)	R3	7.92	170	21.5
W-30	CC (Commercial)	CC	2.99		
W-50A	PR (Park)	P/R	6.52		
W-50B	PR (Park)	P/R	1.92		
W-50C	PR (Park)	P/R	1.21		
W-50D	PR (Park)	P/R	1.23		
W-50E	PR (Park)	P/R	3.11		
W-51	PR (Park)	P/R	4.69		
W-52	PR (Park)	P/R	7.99		
W-55	PR (Park)	P/R	8.39		
W-60A	PR (Sports Complex) LI (Light Industrial)	P/R M1/SA	25.18		
W-60B	LI (Light Industrial)	M1/SA	29.98		
W-61A	IND (Industrial)	M2/SA	26.86		
W-61B	IND (Industrial)	M2/SA	6.00		
W-70	P/QP (Elementary School)	P/QP	8.50		
W-71	P/QP (WWTP)	P/QP	14.99		
W-73	P/QP (Middle School)	P/QP	20.28		
W-74	P/QP (Water Tank)	P/QP	5.36		
W-75	P/QP (Elementary School)	P/QP	9.91		
W-77	P/QP (Well)	P/QP	0.30		
W-81	OS (Open Space)	OS	268.07		
W-82	OS (Open Space)	OS	5.18		
W-83	OS (Open Space)	OS	78.20		
W-85	OS (Paseo)	OS	1.09		
W-87	OS (Paseo)	OS	2.82		
W-88	OS (Paseo)	OS	1.47		
W-89	OS (Paseo)	OS	1.80		
Westpark Total:			1310.82	3,787	
W-21	MDR (VC-Residential)	R3/DS	16.87	138	8.2
W-22	MDR (VC-Residential)	R3/DS	16.61	138	8.3
W-24	MDR (VC-Residential)	R3/DS	12.66	122	9.6
W-25	HDR (VC-Residential / Senior)	R3/DS	12.35	232	18.8
W-26	HDR (VC-Residential)	R3/DS	9.39	154	16.4
W-28	MDR (VC-Residential)	RS/DS	4.0	28	7.0
W-29	MDR (VC-Residential)	RS/DS	4.0	28	7.0
W-32	CC (VC-Commercial)	CC/VC	3.29		
W-33	CC (VC-Commercial)	CC/VC	3.09		
W-53	PR (VC-Park)	P/R	8.98		
W-54	PR (VC-Village Green)	P/R	3.3		
W-72	P/QP (VC-Church)	P/QP/SA-WR	10.85		
Westpark-VC Total			105.39	840	
ROW (Right of Way)			153.62 153.48		
Total:			3,163.52	10,594 10,479	

Notes:

Last Updated: ~~November 19, 2019~~ ~~May 25, 2018 Village Center Project~~

- A verification study conducted in December of 2006 resulted in minor adjustments to the acreage and number of dwelling units.
- The 156 unit allocation on Parcel F-20 includes 36 units transferred from the City's Reserve Unit Pool, as a Residential Density Bonus for affordable housing, approved by CUP-000049 on December 13, 2007.

Table 4-3: Summary of WRSP Applied Zoning Districts

Land Use	Applied Zoning Districts	Permitted Uses	Development Standards
Residential Uses			
LDR – Low Density Residential	R1/DS, RS/DS	Per Zoning Ordinance	Modified by WRSP ¹
MDR – Medium Density Residential	RS/DS, R3/DS	Per Zoning Ordinance	Modified by WRSP ¹
HDR – High Density Residential	R3, R3/DS	Per Zoning Ordinance	Per Zoning Ordinance
Service and Employment Uses			
VC – Village Center	See Section 10	Modified by WRSP ²	Modified by WRSP ²
CC – Community Commercial	CC	Per Zoning Ordinance	Per Zoning Ordinance
LI – Light Industrial	M1/SA-WR	Modified by WRSP ³	Per Zoning Ordinance
IND – General Industrial	M2/SA-WR	Modified by WRSP ³	Per Zoning Ordinance
Open Space and Public Uses			
OS – Open Space	OS	Per Zoning Ordinance	Per Zoning Ordinance
P/R – Parks & Recreation	P/R	Per Zoning Ordinance	Per Zoning Ordinance
P/QP – Public/Quasi-Public	P/QP	Per Zoning Ordinance	Per Zoning Ordinance

Notes:

1. Section 4.2.
2. Village Center Plan (Section 10).
3. Section 4.2, Table 4-6.

Table 5-1: Definition of Household Income Categories

Income Category	Percent of Median Income
Very Low-Income	Less than 50% of Median
Low-Income	51% to 80% of Median
Middle-Income	81% to 100% of Median
Moderate-Income	101% to 120% of Median
Above Moderate-Income	121% + of Median

It is recognized that the various factors that determine affordability continually change, and that project specific affordability standards need to be established and adjusted as development occurs.

5.3 AFFORDABLE HOUSING PROGRAM

Consistent with the General Plan affordable housing goal, ten percent (10%) of the units in the WRSP have been designated for middle-, low- and very low-income households. This includes a mix of purchase housing affordable to middle-income households, and rental housing affordable to low- and very low-income households. Approximately eleven percent (11%) of the affordable housing goal will be available to middle-income residents, forty-nine percent (49%) to low-income residents and forty percent (40%) to very low-income residents. The WRSP affordable housing goal is summarized in Table 5-2.

Table 5-2: Affordable Housing Goal

Total Dwelling Units	10,495 du	10,594 du	
10% Affordable Housing Goal	1,048 du	1,058 du	
Middle-Income (purchase)	116 du	118 du	(11%)
Low-Income (rental)	510 du	514 du	(49%)
Very Low-Income (rental)	422 du	426 du	(40%)

The WRSP affordable housing goal has been allocated to specific MDR and HDR parcels as identified on Table 5-3, with the designated parcels reflected on Figure 5-1. The intent is to distribute affordable units throughout the WRSP area.

Table 5-3: Affordable Housing Allocation

Parcel	Land Use	Total Units in Parcel	Total Affordable Allocation	Very Low-Income Rental	Low-Income Rental	Middle-Income Purchase
W-27	HDR	170	150	89	61	
W-25(Senior)	VC-HDR	232	150	75	75	
Subtotal			300	164	136	
F-6B	HDR	195	195	66	66	63
F-8A	HDR	277	53			53
F-20	HDR	156	154	78	76	
F-22	HDR	207	184	91	93	
<u>F-55A</u>	<u>LDR</u>	<u>99</u>	<u>2</u>			<u>2</u>
Subtotal			588	235	235	118
			586			116
TOTAL			888	399	371	118
			886			116

Note: The WRSP (Section 5.4) allows for the transfer of affordable units. Check with the City of Roseville to confirm current affordable housing allocations.

Last Updated: April 20, 2016, Westbrook Phase 2 & 3

1. The obligation for 162 affordable units was transferred from WRSP Parcel W-16 to the Sierra Vista Specific Plan via specific plan amendments approved in 2016. This obligation, combined with the affordable allocation identified in Table 5-3 above, meets the total affordable housing goal identified in Table 5-2.
2. The obligation for 8 additional affordable units generated by the Parcel F-55 GPA/SPA/Rezone actions would be satisfied per the terms outlined in the Development Agreement, which combined with the affordable allocation identified in Table 5-3 above, meets the total affordable housing goal identified in Table 5-2.

A Supplemental Affordable Housing Development Agreement (or substitute form as specified by the City) is required for each parcel with an affordable housing allocation to detail and secure specific requirements and obligations. Among other provisions, the Supplemental Affordable Housing Development Agreement will:

- Specify the number of affordable units to be reserved at each income level;
- Specify the term of the affordability obligation;
- Set initial rent or purchase prices for the designated affordable units;
- Establish criteria and a basis for annual rent or purchase price increases;
- Provide the City with a mechanism to monitor actual rents and purchase prices paid; and
- Identify any City or other subsidies required to assist in meeting the affordability requirement and, if applicable, the basis and terms for refunding such subsidies.

Supplemental Affordable Housing Development Agreements require City approval prior to the issuance of building permits, or recordation of a final map where a subdivision map is required, for any large-lot WRSP parcel with an affordable housing allocation.

8.3 SCHOOLS

The WRSP is within the boundaries of the Roseville City School District (grades K-8) and Roseville Joint Union High School District (grades 9 to 12). The Plan Area will generate an estimated ~~2,668~~ ~~2,635~~ elementary school (K-5) students, ~~923~~ ~~912~~ middle school (6-8) students and ~~1,320~~ ~~1,303~~ high school (9-12) students, as shown on Table 8-2.

Table 8-2: Student Generation

	LDR/ MDR ¹	HDR ²	Students Generated	School Capacity	Schools Required
Roseville City School District					
Grades K-5	0.3329	0.1118	2,668 2,635	600	4.45 4.39
Grades 6-8	0.1164	0.0352	923 912	1,000	0.92 0.91
Roseville Joint Union High School District					
Grades 9-12	0.1700	0.0400	1,320 1,303	1,800	0.73 0.72

- ~~7,184~~ ~~7,085~~-LDR/MDR units and 2,473 HDR units assumed. 936 age-restricted units not included.
- Source: Roseville City School District Student Generation Report dated February 28, 2013.

Within the WRSP, four elementary school sites, a minimum of eight and up to ten acres each, are planned (Parcels W-70, W-75, F-70, F-71). One elementary school is located in each phase of the project. In addition, a 20.28-acre middle school (Parcel W-73) is planned northeast of the Village Center south of Pheasant Run. All elementary and middle schools are located adjacent to neighborhood park sites to promote joint use opportunities and create a local activity amenity.

A 52.85-acre high school site (Parcel F-72) is located in the central portion of the WRSP, west of Hayden Parkway adjacent to the Regional Sports Park. The high school and sports park are part of the WRSP Activity Core, providing for education, active and passive recreation, joint use opportunities and community activity. The high school is anticipated to serve students generated both within and outside the Plan Area.

School sites within the WRSP are reserved for the school districts. Facility planning and the sequencing of development of these sites is to be determined by the districts. The WRSP is required to fully mitigate school impacts in accordance with the Specific Plan development agreements and funding agreements with the respective school districts.

WRSP School sites are reflected on Figure 8-2.

8.4 PARKS AND RECREATION

Approximately thirty percent (30%) of the WRSP is planned for park and open space use. The parks and open space program provides for a range of active and passive recreational opportunities that exceed the City's General Plan requirement of 9 acres of parkland per 1,000 residents. The WRSP includes: active neighborhood, community and regional park sites; and credited open space and paseo areas. Construction of park and recreation facilities as described in this document is dependent upon adequate construction and long-term maintenance funding.

The placement and sizing of parks is reflective of community need, General Plan policy, proximity to users, ability to promote joint use activities, and existence of natural resources such as floodplain, oak woodland and vernal pool preservation. Parks are generally located within neighborhoods creating a local focal point and activity amenity. In addition, when feasible, park sites have been located adjacent to or connected with open space areas. The resulting interconnected open space and park network provides for pedestrian and bicycle access throughout the WRSP with connections outside the Plan Area.

The general location of WRSP parks and open space is included on Figure 8-2. Details relating to dedication, operation, funding, phasing and construction is included in the Specific Plan development agreements.

□ CITY OF ROSEVILLE PARK AND RECREATION REQUIREMENTS

The WRSP provides recreation facilities, parkland and open space to comply with the policies and requirements of the City's General Plan Parks and Recreation Element. The General Plan requires the provision of nine (9) acres of parkland per 1,000 residents. The General Plan requirement is comprised of three (3) acres of city-wide park, three (3) acres of neighborhood and community park, and three (3) acres of credited open space.

The ~~10,594~~ ~~10,495~~ dwelling units in the WRSP will generate an estimated population of ~~26,222~~ ~~25,964~~ residents based on an average household size of 2.54 residents for conventional (non age-restricted) development and 1.8 residents for age-restricted development. The City's requirement of nine (9) acres per 1,000 residents requires a total of ~~235.99~~ ~~233.68~~ credited acres of parkland in the Plan Area. WRSP park dedication requirements are summarized in Table 8-3.

Table 8-3: Park Dedication Requirements

	General Plan Standard	Acreage Required
City-wide Park	3 acres per 1,000 residents	78.66 77.89 acres
Neighborhood/Community Park	3 acres per 1,000 residents	78.66 77.89 acres
Open Space	3 acres per 1,000 residents	78.66 77.89 acres
Total Parkland	9 acres per 1,000 residents	235.99 233.68 acres

☐ CREDITED PARKLAND AND OPEN SPACE

The WRSP designates a total of ~~956.19~~ ~~955.50~~ acres in park and open space uses. This total includes 250.78 acres of active neighborhood and city-wide parkland, and ~~705.58~~ ~~704.72~~ acres of open space and paseo. Of the ~~250.21~~ ~~250.78~~ acres of active parkland, ~~170.14~~ ~~170.69~~ acres are designated for city-wide park and 80.07 acres for neighborhood parks. Each acre set aside for active park use is credited as a full acre towards meeting the General Plan park dedication requirement.

In addition to meeting the City’s standards for active parkland, the WRSP provides additional passive recreation opportunities in the form of open space areas. Partial credit may be granted for open space areas that include non-traditional informal recreational facilities and open space amenities. Each acre set aside for open space and paseo is credited at 0.10 acre (one acre of credit for each 10 acres dedicated) with the exception of the 47.18 acre creek corridor conservation easement in F-54 Park, which is credited 0.20 (one acre for each 5 acres of easement area). In total, the ~~956.19~~ ~~955.50~~ acres of parks and open space provided in the WRSP are granted a credit of ~~283.06~~ ~~283.54~~ acres towards meeting the General Plan park dedication requirement. This credit exceeds the dedication requirement for the WRSP by ~~47.07~~ ~~49.86~~ acres. A summary of WRSP park and open space credits is included on Table 8-4.

☐ CREDITED PARK DESCRIPTIONS

The following provides a brief overview of the various components that constitute the WRSP credited park and open space program. Park sites within the WRSP have been designed to include facilities required by the Parks Vision 2010 Master Plan. Additional detail relating to those parks within the Village Center is included in Section 10, Village Center Plan.

Table 8-4: Summary of Park and Open Space Lands and Credits

Parcel	Type	Acreage	Credit Ratio	Credited Acreage
CITY-WIDE PARKS				
F-54	City-wide Park portion	48.38	1:1	48.38
F-55B	City-wide Park	4.03 29.80	1:1	4.03 29.80
F-56	City-wide Park	45.35	1:1	45.35
W-60A	City-wide Park	<u>25.20</u>	<u>1:1</u>	<u>25.20</u>
Subtotal		<u>122.96</u> 123.53		<u>122.96</u> 123.53
NEIGHBORHOOD/COMMUNITY PARKS				
F-50	Neighborhood Park	7.79	1:1	7.79
F-51	Neighborhood Park	11.84	1:1	11.84
F-52	Neighborhood Park	6.33	1:1	6.33
F-53	Neighborhood Park	6.31	1:1	6.31
W-50A-E	Neighborhood Parks	13.99	1:1	13.99
W-51	Neighborhood Park	4.74	1:1	4.74
W-52	Neighborhood Park	7.99	1:1	7.99
W-53	Neighborhood Park (VC)	8.98	1:1	8.98
W-54	Neighborhood Park (VC)	3.71	1:1	3.71
W-55	Neighborhood Park	8.39	1:1	8.39
Subtotal		80.07		80.07
OPEN SPACE				
F-54	Open Space portion	47.18	0.2:1	9.44
F-80	Open Space	131.84	0.1:1	13.18
F-83	Open Space	59.17	0.1:1	5.92
F-84	Open Space	81.22	0.1:1	8.12
F-85	Open Space	26.92	0.1:1	2.69
F-86 A, B, C	Open Space	13.80 12.94	0.1:1	1.38 1.29
F-87	Open Space	8.98	0.1:1	.90
F-88	Open Space	18.31	0.1:1	1.83
F-89	Open Space	0.74	0.1:1	0.07
W-81	Open Space	267.22	0.1:1	26.72
W-82	Open Space	5.18	0.1:1	0.52
W-83	Open Space	78.27	0.1:1	7.83
F-90 A, B, C	Paseo	1.80	0.1:1	0.18
F-91 A, B, C	Paseo	2.49	0.1:1	0.25
F-92 A, B	Paseo	1.44	0.1:1	0.14
F-93	Paseo	0.93	0.1:1	0.09
W-85	Paseo	1.08	0.1:1	0.11
W-87	Paseo	2.93	0.1:1	0.29
W-88	Paseo	1.46	0.1:1	0.15
W-89	Paseo	2.20	0.1:1	0.22
Subtotal		<u>753.16</u> 751.90		<u>80.03</u> 79.94
TOTAL		<u>956.19</u> 955.50		<u>283.06</u> 283.54

CITY-WIDE PARKS

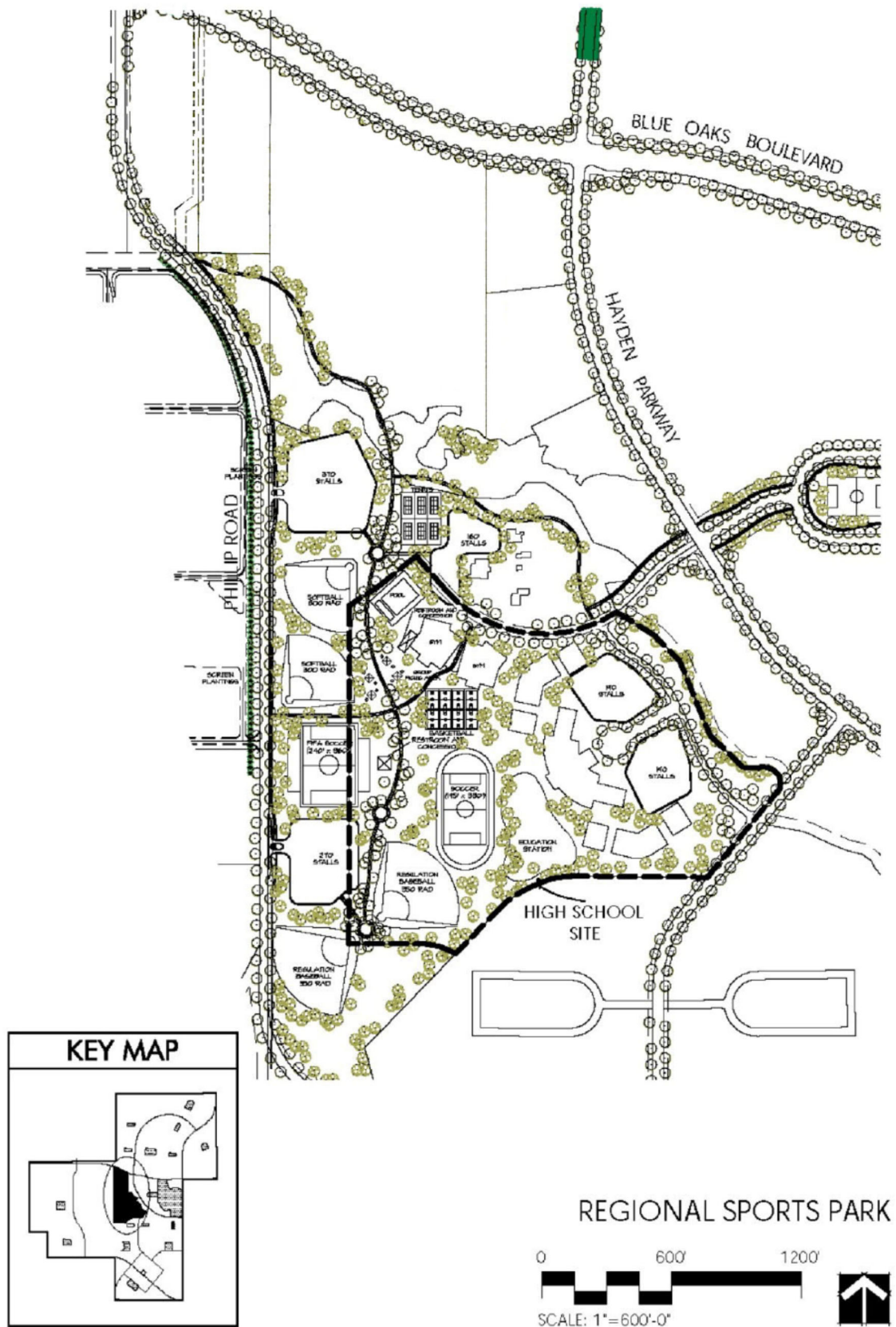
The WRSP includes ~~three two~~ city-wide parks, F-54, ~~and the F-55 & F-56, and W-60A~~. These parks, combined with the adjacent high school site, form the WRSP Activity Core as described in Community Form and Planning Principles, Section 3. Strong interconnectivity between these facilities is important to support joint use and community activity. A continuous greenway comprised of park and open space will connect F-54 Park, the ~~F-55/F-56~~ Park and the high school site. The greenway includes a Class I bike path connection from the Regional Sports Park east through open space (Parcel F-86), to Park F-53 and to F-54 Park.

F-54 is a 95.56-acre city-wide park located south of Blue Oaks Boulevard and west of Fiddymont Road. Fiddymont Park may potentially contain a variety of active and passive recreation opportunities at buildout including bike and pedestrian paths, an outdoor bandstand area, activity greens, a disc golf course and a small multi-purpose center. A City groundwater well site will also be included. The park encumbers the highest concentration of oak woodlands within the WRSP, and will be highly visible as an entry to the Plan Area. A 47.18 acre conservation easement is designated to protect the oak woodlands along Kaseberg Creek, leaving 48.38 acres to be developed with more active uses, and different credit ratios are applied by Table 8-4. Figure 8-3 provides a conceptual plan for F-54 Park. Included is a listing of WRSP fee improvements and potential future amenities not associated with development of the WRSP.

~~**F-55 & 56-F-56** is a 45.35 75.15-acre city-wide park located adjacent to the high school site, south of Blue Oaks Boulevard between Phillip Road and Hayden Parkway. Included on the property is the historic Fiddymont Ranch Main Complex (see Resource Management, Section 6.4). The Sports Park is envisioned as a regional facility available for tournaments and local league play. The combined Regional Sports Park This park and adjacent high school site will include various recreational joint use facilities such as soccer fields, baseball fields, a lighted soccer/football stadium, tennis courts, softball fields, an outdoor swimming pool, basketball courts and a 400 meter track. The combined ~~Regional Sports P~~park/high school site includes a concession area with restrooms, outdoor seating and parking lots. Figure 8-4 provides a conceptual plan and listing of potential improvements for the Regional Sports Park.~~

~~**W-60A** is a 25.20-acre city-wide park located along Westbrook Boulevard, between Pleasant Grove Boulevard and Blue Oaks Boulevard. This site is envisioned to develop as a Regional Soccer Complex available for tournaments and local league play. Planned amenities include approximately six, lighted adult long fields for sports such as soccer and lacrosse. Planned site features also include a concession area, restrooms, parking, and ancillary amenities. Figure 8-4a provides a conceptual plan and listing of potential improvements for the Regional Sports Park.~~

Figure 8-4: Regional Sports Park Conceptual Plan [REVISED FIGURE]



Note: Underlying parcel basemap used in this figure is not regularly updated.

Refer to Table 4-1 for the most up to date parcel basemap.

Figure 8-4a: Parcel W-60A Sports Complex Conceptual Plan [NEW FIGURE]

