

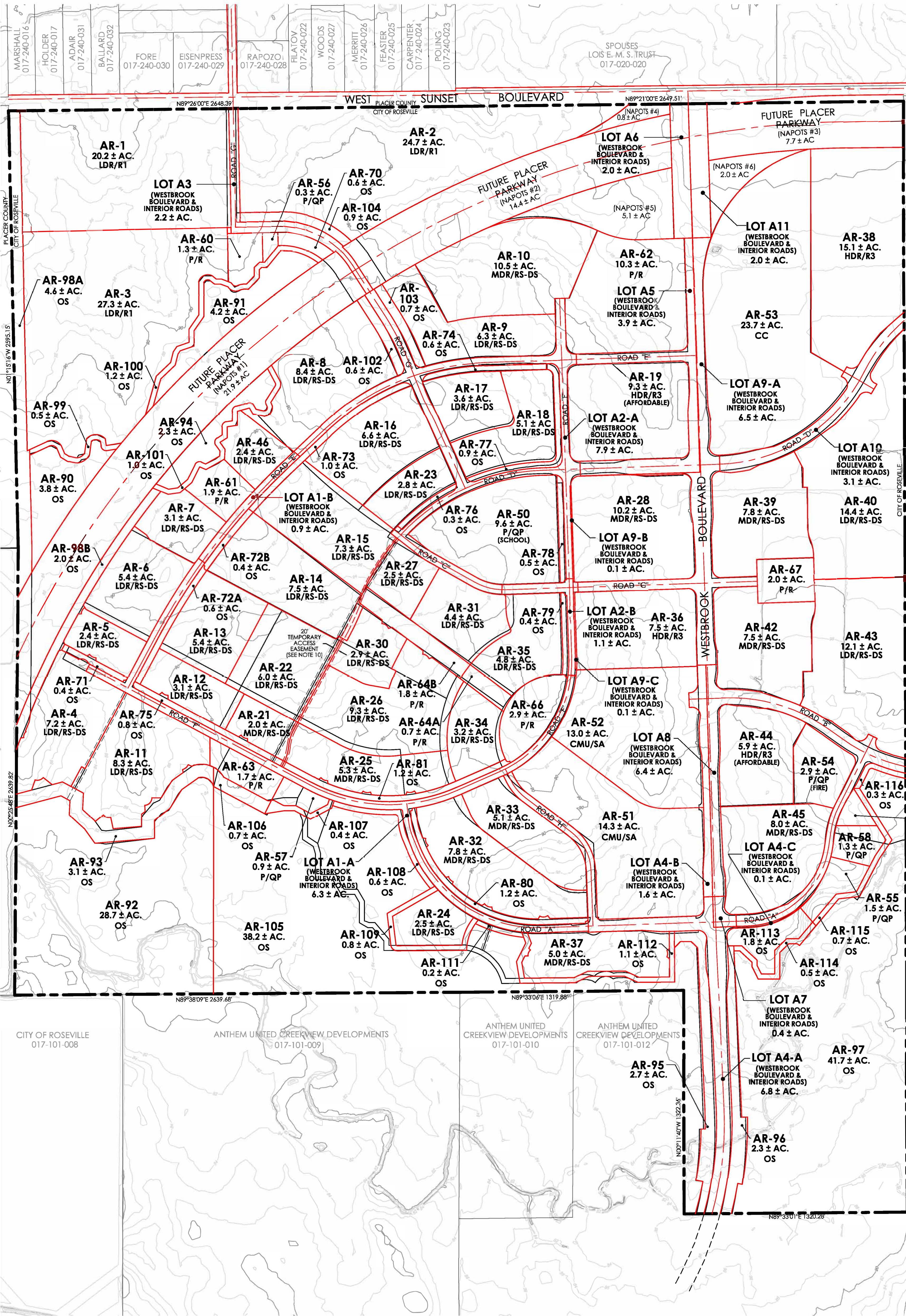
AMORUSO RANCH

3884 WESTBROOK BOULEVARD

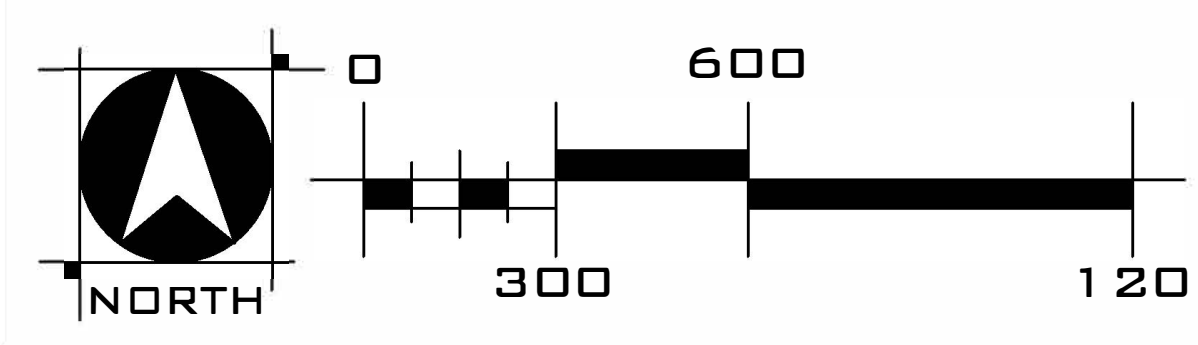
CITY OF ROSEVILLE, CALIFORNIA

JULY 28, 2021

PROPOSED LAND USE



PROPOSED LAND USE SUMMARY				
LOT NO.	GENERAL PLAN DESIGNATION	ZONING	LAND USE DESCRIPTION	GROSS ACRE
AR-1	LDR	R1	LOW DENSITY RESIDENTIAL	20.2
AR-2	LDR	R1	LOW DENSITY RESIDENTIAL	24.7
AR-3	LDR	R1	LOW DENSITY RESIDENTIAL	27.3
AR-4	LDR	RS/D5	LOW DENSITY RESIDENTIAL	7.2
AR-5	LDR	RS/D5	LOW DENSITY RESIDENTIAL	2.4
AR-6	LDR	RS/D5	LOW DENSITY RESIDENTIAL	5.4
AR-7	LDR	RS/D5	LOW DENSITY RESIDENTIAL	3.1
AR-8	LDR	RS/D5	LOW DENSITY RESIDENTIAL	8.4
AR-9	LDR	RS/D5	LOW DENSITY RESIDENTIAL	6.3
AR-11	LDR	RS/D5	LOW DENSITY RESIDENTIAL	8.3
AR-12	LDR	RS/D5	LOW DENSITY RESIDENTIAL	3.1
AR-13	LDR	RS/D5	LOW DENSITY RESIDENTIAL	5.4
AR-14	LDR	RS/D5	LOW DENSITY RESIDENTIAL	7.5
AR-15	LDR	RS/D5	LOW DENSITY RESIDENTIAL	7.3
AR-16	LDR	RS/D5	LOW DENSITY RESIDENTIAL	6.6
AR-17	LDR	RS/D5	LOW DENSITY RESIDENTIAL	3.6
AR-18	LDR	RS/D5	LOW DENSITY RESIDENTIAL	5.1
AR-22	LDR	RS/D5	LOW DENSITY RESIDENTIAL	6.0
AR-23	LDR	RS/D5	LOW DENSITY RESIDENTIAL	2.8
AR-24	LDR	RS/D5	LOW DENSITY RESIDENTIAL	2.5
AR-26	LDR	RS/D5	LOW DENSITY RESIDENTIAL	9.3
AR-27	LDR	RS/D5	LOW DENSITY RESIDENTIAL	2.5
AR-28	LDR	RS/D5	LOW DENSITY RESIDENTIAL	2.9
AR-31	LDR	RS/D5	LOW DENSITY RESIDENTIAL	4.4
AR-34	LDR	RS/D5	LOW DENSITY RESIDENTIAL	3.2
AR-35	LDR	RS/D5	LOW DENSITY RESIDENTIAL	4.8
AR-40	LDR	RS/D5	LOW DENSITY RESIDENTIAL	14.4
AR-43	LDR	RS/D5	LOW DENSITY RESIDENTIAL	12.1
AR-46	LDR	RS/D5	LOW DENSITY RESIDENTIAL	2.4
SUBTOTAL				219.0
AR-10	MDR	RS/D5	MEDIUM DENSITY RESIDENTIAL	10.5
AR-17	MDR	RS/D5	MEDIUM DENSITY RESIDENTIAL	2.0
AR-25	MDR	RS/D5	MEDIUM DENSITY RESIDENTIAL	5.3
AR-28	MDR	RS/D5	MEDIUM DENSITY RESIDENTIAL	10.2
AR-32	MDR	RS/D5	MEDIUM DENSITY RESIDENTIAL	7.8
AR-33	MDR	RS/D5	MEDIUM DENSITY RESIDENTIAL	5.1
AR-37	MDR	RS/D5	MEDIUM DENSITY RESIDENTIAL	5.0
AR-39	MDR	RS/D5	MEDIUM DENSITY RESIDENTIAL	7.8
AR-42	MDR	RS/D5	MEDIUM DENSITY RESIDENTIAL	7.5
AR-45	MDR	RS/D5	MEDIUM DENSITY RESIDENTIAL	8.0
SUBTOTAL				69.3
AR-19	HDR	R3	HIGH DENSITY RESIDENTIAL (AFF.)	9.3
AR-36	HDR	R3	HIGH DENSITY RESIDENTIAL	7.5
AR-38	HDR	R3	HIGH DENSITY RESIDENTIAL	15.1
AR-44	HDR	R3	HIGH DENSITY RESIDENTIAL (AFF.)	5.9
SUBTOTAL				37.9
AR-50	P/GP	P/GP	SCHOOL	9.6
AR-54	P/GP	P/GP	FIRE STATION	2.9
AR-55	P/GP	P/GP	PUBLIC/GI/QUAS-PUBLIC	1.5
AR-56	P/GP	P/GP	PUBLIC/GI/QUAS-PUBLIC	0.3
AR-57	P/GP	P/GP	PUBLIC/GI/QUAS-PUBLIC	0.9
AR-58	P/GP	P/GP	PUBLIC/GI/QUAS-PUBLIC	1.3
AR-59	P/GP	P/GP	PUBLIC/GI/QUAS-PUBLIC	0.7
SUBTOTAL				17.1
AR-51	CC/CVC	CMU/SA	COMMUNITY COMMERCIAL	14.3
AR-52	CC/CVC	CMU/SA	COMMUNITY COMMERCIAL	13.0
AR-53	CC	CC	COMMUNITY COMMERCIAL	23.7
SUBTOTAL				51.0
AR-60	P/R	P/R	PARKS & RECREATION	1.3
AR-61	P/R	P/R	PARKS & RECREATION	1.9
AR-62	P/R	P/R	PARKS & RECREATION	10.3
AR-63	P/R	P/R	PARKS & RECREATION	1.7
AR-64	P/R	P/R	PARKS & RECREATION	0.7
AR-65	P/R	P/R	PARKS & RECREATION	1.8
AR-66	P/R	P/R	PARKS & RECREATION	2.9
AR-67	P/R	P/R	PARKS & RECREATION	2.0
SUBTOTAL				24.6
AR-70	OS	OS	OPEN SPACE/PASEO	0.6
AR-71	OS	OS	OPEN SPACE/PASEO	0.4
AR-72A	OS	OS	OPEN SPACE/PASEO	0.6
AR-73	OS	OS	OPEN SPACE/PASEO	1.0
AR-74	OS	OS	OPEN SPACE/PASEO	1.0
AR-75	OS	OS	OPEN SPACE/PASEO	0.8
AR-76	OS	OS	OPEN SPACE/PASEO	0.9
AR-77	OS	OS	OPEN SPACE/PASEO	0.9
AR-78	OS	OS	OPEN SPACE/PASEO	0.5
AR-79	OS	OS	OPEN SPACE/PASEO	1.2
AR-80	OS	OS	OPEN SPACE/PASEO	1.2
AR-81	OS	OS	OPEN SPACE/PASEO	1.2
AR-82	OS	OS	OPEN SPACE/PASEO	1.2
AR-83	OS	OS	OPEN SPACE/PASEO	3.8
AR-84	OS	OS	OPEN SPACE/PASEO	4.2
AR-85	OS	OS	OPEN SPACE/PASEO	27.7
AR-86	OS	OS	OPEN SPACE/PASEO	3.1
AR-87	OS	OS	OPEN SPACE/PASEO	2.7
AR-88	OS	OS	OPEN SPACE/PASEO	3.3
AR-89	OS	OS	OPEN SPACE/PASEO	2.1
AR-90	OS	OS	OPEN SPACE/PASEO	2.3
AR-91	OS	OS	OPEN SPACE/PASEO	41.7
AR-92	OS	OS	OPEN SPACE/PASEO	4.6
AR-93	OS	OS	OPEN SPACE/PASEO	2.0
AR-94	OS	OS	OPEN SPACE/PASEO	0.5
AR-95	OS	OS	OPEN SPACE/PASEO	0.5
AR-96	OS	OS	OPEN SPACE/PASEO	1.9
AR-97	OS	OS	OPEN SPACE/PASEO	1.0
AR-98	OS	OS	OPEN SPACE/PASEO	0.7
AR-99	OS	OS	OPEN SPACE/PASEO	0.9
AR-100	OS	OS	OPEN SPACE/PASEO	0.9
AR-101	OS	OS	OPEN SPACE/PASEO	0.8
AR-102	OS	OS	OPEN SPACE/PASEO	0.6
AR-103	OS	OS	OPEN SPACE/PASEO	0.7
AR-104	OS	OS	OPEN SPACE/PASEO	0.7
AR-105	OS	OS	OPEN SPACE/PASEO	0.9
AR-106	OS	OS	OPEN SPACE/PASEO	0.7
AR-107	OS	OS	OPEN SPACE/PASEO	0.7
AR-108	OS	OS	OPEN SPACE/PASEO	0.6
AR-109	OS	OS	OPEN SPACE/PASEO	0.8
AR-110	OS	OS	OPEN SPACE/PASEO	0.2
AR-111	OS	OS	OPEN SPACE/PASEO	0.2
AR-112	OS	OS	OPEN SPACE/PASEO	1.1
AR-113	OS	OS	OPEN SPACE/PASEO	1.8
AR-114	OS	OS	OPEN SPACE/PASEO	0.5
AR-115	OS	OS	OPEN SPACE/PASEO	0.7
AR-116	OS	OS	OPEN SPACE/PASEO	0.3
SUBTOTAL				194.3
LOT A1-A	RW	RW	WESTBROOK BLVD & INTERIOR ROADS	6.3
LOT A1-B	RW	RW	WESTBROOK BLVD & INTERIOR ROADS	0.9
LOT A2-A	RW	RW	WESTBROOK BLVD & INTERIOR ROADS	7.9
LOT A2-B	RW	RW	WESTBROOK BLVD & INTERIOR ROADS	0.8
LOT A2-C	RW	RW	WESTBROOK BLVD & INTERIOR ROADS	0.1
LOT A3	RW	RW	WESTBROOK BLVD & INTERIOR ROADS	2.2
LOT A4-A	RW	RW	WESTBROOK BLVD & INTERIOR ROADS	6.8
LOT A4-B	RW	RW	WESTBROOK BLVD & INTERIOR ROADS	1.6
LOT A4-C	RW	RW	WESTBROOK BLVD & INTERIOR ROADS	0.1
LOT A5	RW	RW	WESTBROOK BLVD & INTERIOR ROADS	3.9
LOT A6	RW	RW	WESTBROOK BLVD & INTERIOR ROADS	2.0
LOT A7	RW	RW	WESTBROOK BLVD & INTERIOR ROADS	0.4
LOT A8	RW	RW	WESTBROOK BLVD & INTERIOR ROADS	6.4
LOT A9-A	RW	RW	WESTBROOK BLVD & INTERIOR ROADS	6.5
LOT A9-B	RW	RW	WESTBROOK BLVD & INTERIOR ROADS	0.1
LOT A9-C	RW	RW	WESTBROOK BLVD & INTERIOR ROADS	0.1
LOT A10	RW	RW	WESTBROOK BLVD & INTERIOR ROADS	3.1
LOT A11	RW	RW	WESTBROOK BLVD & INTERIOR ROADS	2.0
SUBTOTAL				93.3
	RW	RW	FUTURE PLACER PARKWAY	51.9
SUBTOTAL				51.9
TOTAL				674.4



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