

PC Exhibit C

North Central Roseville Land Use Summary

GENERAL PLAN LAND USE (Specific Plan Land Use)	ACRES	% OF TOTAL ACRES	UNITS	% OF TOTAL UNITS
RESIDENTIAL				
LDR (Residential)	496.96	27.25%	2,110	44.79% <u>41.61%</u>
MDR (Residential)	46.57	2.56%	488	40.36% <u>9.62%</u>
HDR (Residential)	112.22 <u>131.72</u>	6.16% <u>7.22%</u>	2,113 <u>2,473</u>	44.85% <u>48.77</u>
Subtotal	655.75 <u>675.25</u>	35.97% <u>37.03%</u>	4,714 <u>5,071</u>	100.00%
SERVICE AND EMPLOYMENT				
NC (Neighborhood Commercial)	2.23	0.12%	0	0.00%
CC (Commercial)	137.35	7.53%	0	0.00%
RC (Regional Commercial)	199.57	10.94%	0	0.00%
BP (Business Professional)	59.99 <u>40.49</u>	-3.29% <u>2.22%</u>	0	0.00%
BP (Business Professional /Commercial)	101.55	5.57%	0	0.00%
LI (Light Industrial)	46.54	2.56%	0	0.00%
LI (Light Industrial / Reserve)	21.25	1.17%	0	0.00%
IND (Industrial)	9.84	0.54%	0	0.00%
Subtotal		31.70%	0	0.00%
OPEN SPACE AND PUBLIC				
OS (Lower Watershed)	120.96	6.63%	0	0.00%
OS (Open Space / Recreation)	38.41	2.11%	0	0.00%
OS (Slope Easement)	18.59	1.02%	0	0.00%
OS (Wetland Preserve)	4.90	0.27%	0	0.00%
PR (Golf Course)	0.88	0.05%	0	0.00%
PR (Park)	50.06	2.75%	0	0.00%
PR (Park / Preserve)	48.74	2.68%	0	0.00%
PQP (Corp Yard)	1.48	0.08%	0	0.00%
PQP (Substation)	1.18	0.06%	0	0.00%
PQP (Elementary School)	15.98	0.88%	0	0.00%
PQP (Middle School)	18.46	1.01%	0	0.00%
PQP (Daycare)	1.04	0.06%	0	0.00%
PQP (Fire Station)	2.97	0.16%	0	0.00%
PQP (PG & E)	33.72	1.85%	0	0.00%
ROW (Right of Way)	232.04	12.72%	0	0.00%
Subtotal		32.33%	0	0.00%
Total	1,823.48	100.00%	4,714 <u>5,071</u>	100.00%

Last Updated: January 2023

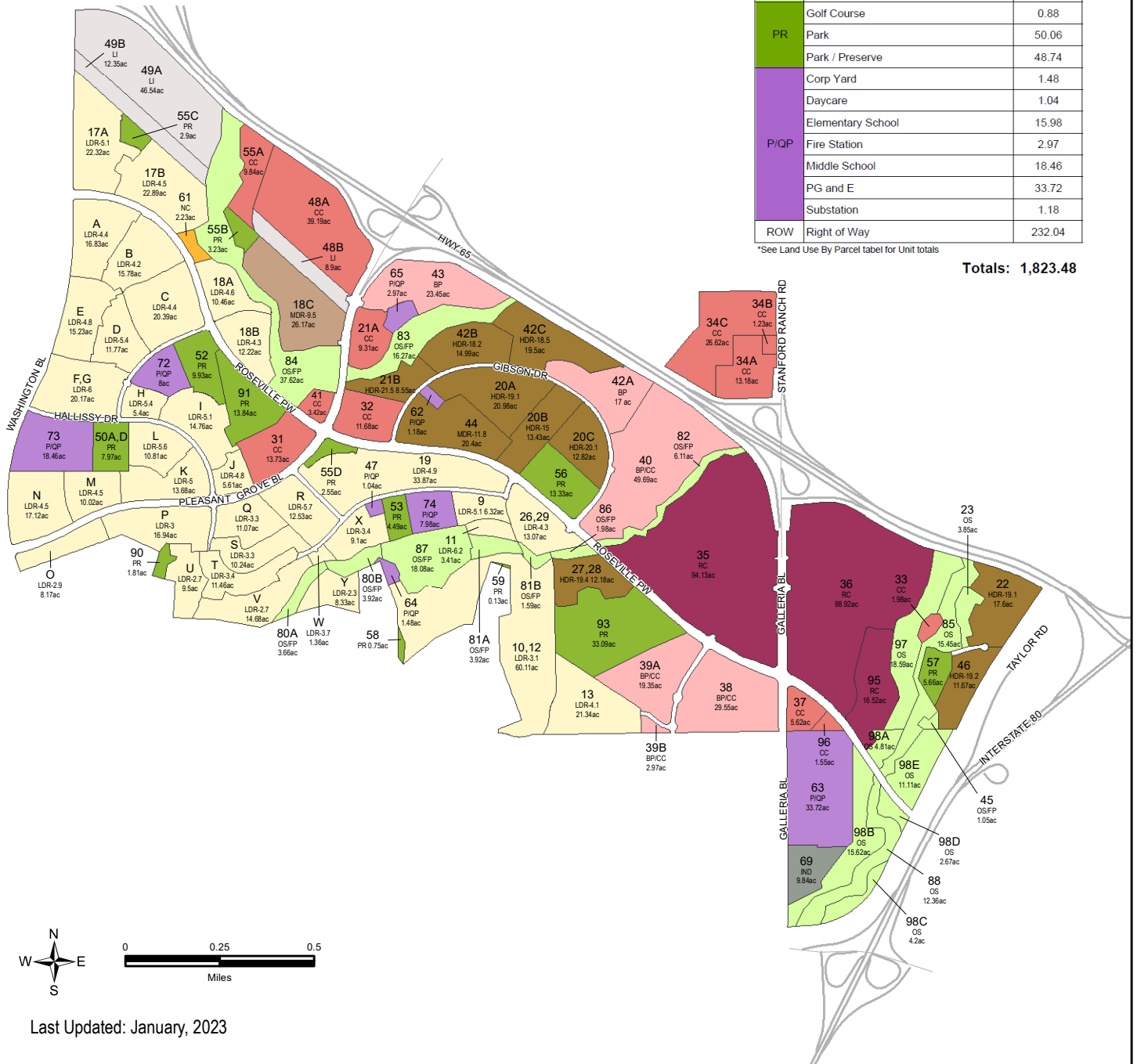
NORTH CENTRAL LAND USE PLAN

Figure 2-4

Land Use Designation		Acres
LDR	Residential	496.96
MDR	Residential	46.57
HDR	Residential	131.72
NC	Neighborhood Commercial	2.23
CC	Commercial	137.35
RC	Regional Commercial	199.57
BP	Business Professional	40.49
	Business Professional / Commercial	101.55
LI	Light Industrial	46.54
	Light Industrial / Reserve	21.25
IND	Industrial	9.84
	Lower Watershed	120.96
OS	Open Space / Recreation	38.41
	Slope Easement	18.59
	Wetland Preserve	4.90
	Golf Course	0.88
PR	Park	50.06
	Park / Preserve	48.74
P/QP	Corp Yard	1.48
	Daycare	1.04
	Elementary School	15.98
	Fire Station	2.97
	Middle School	18.46
	PG and E	33.72
ROW	Right of Way	232.04

*See Land Use By Parcel label for Unit totals

Totals: 1,823.48



Last Updated: January, 2023

North Central Land Use by Parcel Number

Parcel	General Plan Land Use (Specific Plan Land Use)	Zoning	Acres	Allocated Units	Density
A	LDR (Residential)	R1/DS	16.83	74	4.4
B	LDR (Residential)	R1/DS	15.78	67	4.2
C	LDR (Residential)	R1/DS	20.39	90	4.4
D	LDR (Residential)	R1/DS	11.77	63	5.4
E	LDR (Residential)	R1/DS	15.23	73	4.8
F,G	LDR (Residential)	RS/DS	20.17	121	6.0
H	LDR (Residential)	RS/DS	5.40	29	5.4
I	LDR (Residential)	RS/DS	14.76	75	5.1
J	LDR (Residential)	RS/DS	5.61	27	4.8
K	LDR (Residential)	RS/DS	13.68	68	5.0
L	LDR (Residential)	RS/DS	10.81	61	5.6
M	LDR (Residential)	R1/DS	10.02	45	4.5
N	LDR (Residential)	R1/DS	17.12	77	4.5
O	LDR (Residential)	R1/DS	8.17	24	2.9
P	LDR (Residential)	R1/DS	16.94	50	3.0
Q	LDR (Residential)	R1/DS	11.07	36	3.3
R	LDR (Residential)	RS/DS	12.53	71	5.7
S	LDR (Residential)	R1/DS	10.24	34	3.3
T	LDR (Residential)	R1/DS	11.46	39	3.4
U	LDR (Residential)	R1/DS	9.50	26	2.7
V	LDR (Residential)	R1/DS	14.68	40	2.7
W	LDR (Residential)	R1/DS	1.36	5	3.7
X	LDR (Residential)	R1/DS	9.10	31	3.4
Y	LDR (Residential)	R1/DS	8.33	19	2.3
9	LDR (Residential)	RS	6.32	32	5.1
10,12	LDR (Residential)	R1/DS-NC	60.11	185	3.1
11	LDR (Residential)	RS	3.41	21	6.2
13	LDR (Residential)	RS/DS	21.34	88	4.1
17A	LDR (Residential)	RS	22.32	113	5.1
17B	LDR (Residential)	RS	22.89	104	4.5
18A	LDR (Residential)	RS	10.46	48	4.6
18B	LDR (Residential)	RS	12.22	53	4.3
18C	MDR (Residential)	R3	26.17	248	9.5
19	LDR (Residential)	RS	33.87	165	4.9
20A	HDR (Residential)	R3	20.98	400	19.1
20B	HDR (Residential)	R3	13.43	202	15.0
20C	HDR (Residential)	R3	12.82	258	20.1
21A	CC (Commercial)	CC	9.31		
21B	HDR (Residential)	R3	8.55	184	21.5
22	HDR (Residential)	R3	17.60	336	19.1
23	OS (Wetland Preserve)	OS	3.85		
26,29	LDR (Residential)	R1/DS	13.07	56	4.3
27,28	HDR (Residential)	R3/DS-NC	12.18	236	19.4
31	CC (Commercial)	CC/SA-NC	13.73		
32	CC (Commercial)	CC/SA-NC	11.68		
33	CC (Commercial)	CC/SA-NC	1.98		
34A	CC (Commercial)	GC/SA-NC	13.18		
34B	CC (Commercial)	GC/SA-NC	1.23		
34C	CC (Commercial)	GC/SA-NC	26.62		
35	RC (Regional Commercial)	RC/SA-NC	94.13		
36	RC (Regional Commercial)	RC/SA-NC	88.92		
37	CC (Commercial)	CC/SA-NC	5.62		
38	BP (Business Professional /Commercial)	CC/SA-NC	29.55		
39A	BP (Business Professional /Commercial)	CC/SA-NC	19.35		
39B	BP (Business Professional /Commercial)	CC/SA-NC	2.97		
40	BP (Business Professional /Commercial)	CC/SA-NC	49.69		

Parcel	General Plan Land Use (Specific Plan Land Use)	Zoning	Acres	Allocated Units	Density
41	CC (Commercial)	CC/SA-NC	3.42		
42A	BP (Business Professional)	BP/SA-NC	36.54 17.04	0	0.0
42B	HDR (Residential)	R3	14.99	273	18.2
<u>42C</u>	<u>HDR (Residential)</u>	<u>R3/SA-NC</u>	<u>19.50</u>	<u>360</u>	<u>18.41</u>
43	BP (Business Professional)	BP/SA-NC	23.45	0	0.0
44	MDR (Residential)	R3/DS/SA-NC	20.40	240	11.8
45	OS (Wetland Preserve)	OS	1.05	0	0.0
46	HDR (Residential)	R3/SA-NC	11.67	224	19.2
47	P/QP (Daycare)	P/QP/SA-NC	1.04		
48A	CC (Commercial)	CC	39.19		
48B	LI (Light Industrial /Reserve)	M1/SA-NC	8.90		
49A	LI (Light Industrial)	PD/SA-NC	46.54		
49B	LI (Light Industrial /Reserve)	M1/SA-NC	12.35		
50A,D	PR (Park)	PR	7.97		
52	PR (Park)	PR	9.93		
53	PR (Park)	PR	4.49		
55A	CC (Commercial)	CC	9.84		
55B	PR (Park)	PR	3.23		
55C	PR (Park)	PR	2.90		
55D	PR (Park)	PR	2.55		
56	PR (Park)	PR	13.33		
57	PR (Park)	PR	5.66		
58	PR (Golf Course)	PR	0.75		
59	PR (Golf Course)	PR	0.13		
61	NC (Neighborhood Commercial)	NC/SA-NC	2.23		
62	P/QP (Substation)	P/QP	1.18		
63	P/QP (PG and E)	M2	33.72		
64	P/QP (Corp Yard)	PR	1.48		
65	P/QP (Fire Station)	P/QP	2.97		
69	IND (Industrial)	M2	9.84		
72	P/QP (Elementary School)	P/QP	8.00		
73	P/QP (Middle School)	P/QP	18.46		
74	P/QP (Elementary School)	P/QP	7.98		
80A	OS (Lower Watershed)	OS	3.66		
80B	OS (Lower Watershed)	OS	3.92		
81A	OS (Lower Watershed)	OS	3.92		
81B	OS (Lower Watershed)	OS	1.59		
82	OS (Lower Watershed)	OS	6.11		
83	OS (Lower Watershed)	OS	16.27		
84	OS (Lower Watershed)	OS	37.62		
85	OS (Lower Watershed)	OS	15.45		
86	OS (Lower Watershed)	OS	1.98		
87	OS (Lower Watershed)	OS	18.08		
88	OS (Lower Watershed)	OS/FW	12.36		
90	PR (Park / Preserve)	PR	1.81		
91	PR (Park / Preserve)	OS	13.84		
93	PR (Park / Preserve)	OS	33.09		
95	RC (Regional Commercial)	RC/SA-NC	16.52		
96	CC (Commercial)	CC/SA-NC	1.55		
97	OS (Slope Easement)	OS/SA-NC	18.59		
98A	OS (Open Space /Recreation)	M2	4.81		
98B	OS (Open Space /Recreation)	M2	15.62		
98C	OS (Open Space /Recreation)	M2	4.20		
98D	OS (Open Space /Recreation)	OS	2.67		
98E	OS (Open Space /Recreation)	OS	11.11		
ROW	ROW (Right of Way)	ROW	232.04		
Total			1,823.48	4,711	

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NCRSP Text Amendments

Section 3.4.2 – Special Policies for Parcel 42C

Parcel 42C is a unique Multi-family housing site in the North Central Roseville Specific Plan. Originally, part of Parcel 42A and designated for Business Professional land use, Parcel 42C has been amended to a High Density Residential land use with the intent of providing regulated affordable housing units on the parcel. Parcel 42C shall comply with the following specific policies:

1. As referenced in Chapter 4, Table 4-3 (Allocation of Low and Very Low Income Rental Units by Parcel) a minimum of 20 percent of the residential units shall be made available as affordable housing. The affordability levels for these units shall be as follows: 50 percent very-low income units (50 percent or lower Average Median Income (AMI) for Placer County) and 50 percent low income units (50 percent or lower Average Median Income (AMI) for Placer County). Parcel 42C shall require approval of an Affordable Housing Agreement, by the City Council, prior to issuance of building permits.
2. The design of a multi-family development on Parcel 42C shall comply with the design standards found in the Roseville Community Design Guidelines.
3. A minimum forty foot (40') landscape easement shall be provided in Parcel 42C adjacent to Highway 65. The easement will accommodate an eight foot (8') wide pedestrian/bikeway helping to connect the lower watershed preserve corridors (Parcels 82 and 83), as shown in Figures 3-25a and 3-25b. The pathway is to be installed with construction of the development. The multi-family development on Parcel 42C shall provide connections to facilitate pedestrian access at not more than an average of 600 feet apart.
4. Buffering between business-professional uses and multi-family residential uses shall be provided through setbacks, soundwalls or fencing, landscaping, or a combination thereof. The use of setbacks and landscaping with berms, rather than fences and soundwalls, is encouraged.

3.7 Community Commercial Land Use

The community commercial land use is intended to provide a concentration and mix of shops and services large enough to meet the daily shopping needs of the residents and employees in the North Central Specific Plan Area. Placement of community commercial in close proximity to residents and employees, and providing pedestrian access connections, will help reduce the number and length of shopping and leisure trips, and the related effects of automobile use. A substantial percentage of the residents within the Specific Plan will be within a one-half (1/2) mile radius of a community commercial center. This equates to, at most, about a ten to twelve minute walk for most people, and is expected to encourage people to walk for many of their limited purchase, single purpose trips.

Typical uses permitted in the community commercial centers may include:

- Drug Store
- Variety Store

- Supermarket
- Restaurant/Coffee Shop/Fast Food
- Professional Services such as bookkeeper, attorney
- Hardware with outside storage
- Personal Services, such as flower shops, shoe repair, barber
- Gas Station (subject to policy 6)
- Bakery
- Specialty Apparel
- Sporting Goods
- Banks
- Post Office
- [Community Care Facility](#)
- [Long Term Care Facility](#)

3.10 Business-Professional/Commercial Land Use

The business-professional I commercial land use is intended to provide a flexible mix of uses that are not usually found in a conventional office or commercial setting. For example, small professional offices may be mixed with specialty retail, restaurants, or leisure activities to serve the Plan Area residents, as well as the employees and visitors in the area. The uses permitted within the business-professional/ commercial land use include:

- small administrative and general offices
 - medical and dental offices
 - professional services such as attorneys, accountants, and insurance agents
 - restaurants
 - hotels
 - financial institutions
 - bakeries
 - hairdresser and related services
 - travel agencies
 - retail such as a book or stationery store, specialty clothing, shoes, and jewelry
 - [Community Care Facility](#)
 - [Long Term Care Facility](#)
- The business-professional/ commercial parcels may include a gas station designed as an integral part of the entire site.

Table 4-3 lists units affordable to low and very low income households.

Table 4-3
Allocation of Low and Very Low Income Rental Units by Parcel

Parcel Number	Total Units	Units Affordable	% of Parcel Units
20	602	120	20.0
20C	258	26	10.0
21B	149	30	20.0
22	340	34	10.0
27	174	17	10.0
28	72	72	100.0 (Seniors)
42B	273	27	9.9
<u>42C*</u>	<u>360</u>	<u>72</u>	<u>20.0</u>
	1,868 <u>2,228</u>	326 <u>398</u>	17.2 <u>17.9</u>

* Parcel 42 C is planned for a maximum of 360 units and fewer units may be developed. The final number of affordable units will be a minimum of 20% of the total developed units.