

WEST ROSEVILLE LAND USE PLAN

Figure 4-1

Land Use Designation		Acres
LDR	Age Restricted	136.8
	Pocket Park	14.1
	Residential	1,335.8
MDR	Residential	80.9
	VC-Residential	54.1
HDR	Residential	95.0
	VC-Residential	9.4
	VC-Residential / Senior	12.3
CC	Commercial	48.6
	VC-Commercial	6.4
LI	Light Industrial	55.2
IND	Industrial	30.0
OS	Open Space	691.8
	Paseo	13.7
	Fiddlyment Park	95.6
PR	Park	67.3
	Sports Complex	75.4
	VC-Park	9.0
	VC-Village Green	3.3
	Elementary School	37.6
	Fire Station	2.5
	High School	52.8
	Middle School	20.3
PIGP	Substation	1.5
	VC-Church	10.9
	Water Tank	5.4
	Well	0.5
WWTP	WWTP	15.0
ROW	Right of Way	1,669.1

*See Land Use By Parcel table for Unit totals

Totals: 3,163.5



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

Land Use Plan & Regulations

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	9.85	244	24.8
F-22A	HDR (Residential)	R3	2.70	82	30.4
F-22B	HDR (Residential)	R3	7.15	162	22.7
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 (Fiddymt Park)	P/R	95.56		
F-55A	LDR (Residential)	RS/DS	24.28	99	4.1
F-55B	PR (Park)	P/R	4.03		

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	244	184	91	93	
F-22A	HDR	-82	-81	-81		
F-22B	HDR	162	103	40	93	
Subtotal			586	235	235	116
TOTAL			886	399	371	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: December 2022, Parcel F-22 DAA

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.

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:

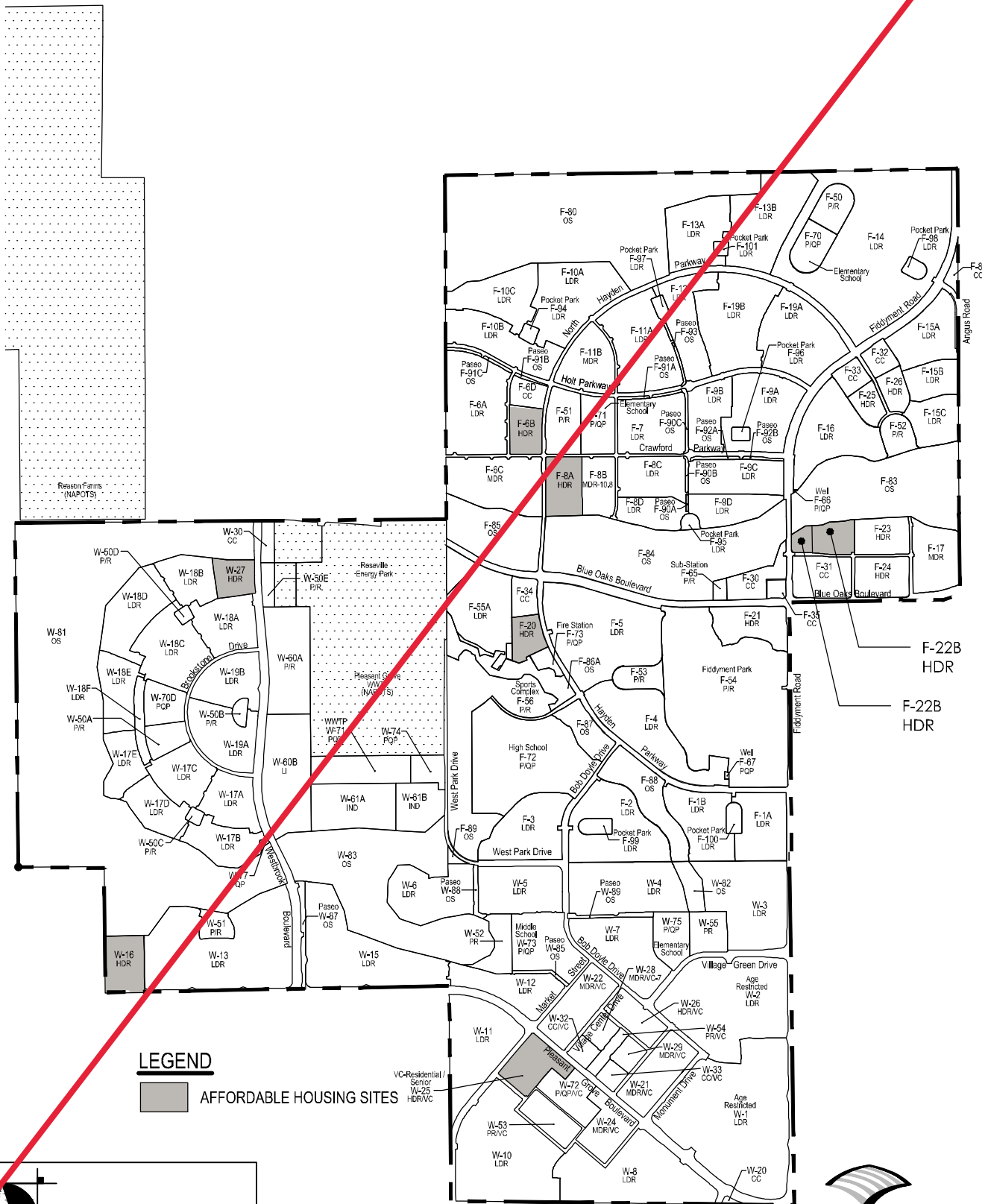
- Specify the number of affordable units to be reserved at each income level;
- Specify the term of the affordability obligation;
- Set initial rent or purchase prices for the designated affordable units;
- Establish criteria and a basis for annual rent or purchase price increases;
- Provide the City 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.


Figure 5-1

AFFORDABLE HOUSING DISTRIBUTION

(ORIGINAL EXHIBITS ARE AVAILABLE AT THE ROSEVILLE CITY CLERK DEPARTMENT)



LEGEND

 AFFORDABLE HOUSING SITES

VC-Residential / Senior

W-25 HDR/VC



0 0.125 0.25 0.5 Miles

Note: Underlying parcel basemap used in this figure is not regularly updated. Refer to Figure 4-1 for the most up to date parcel basemap.

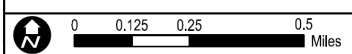
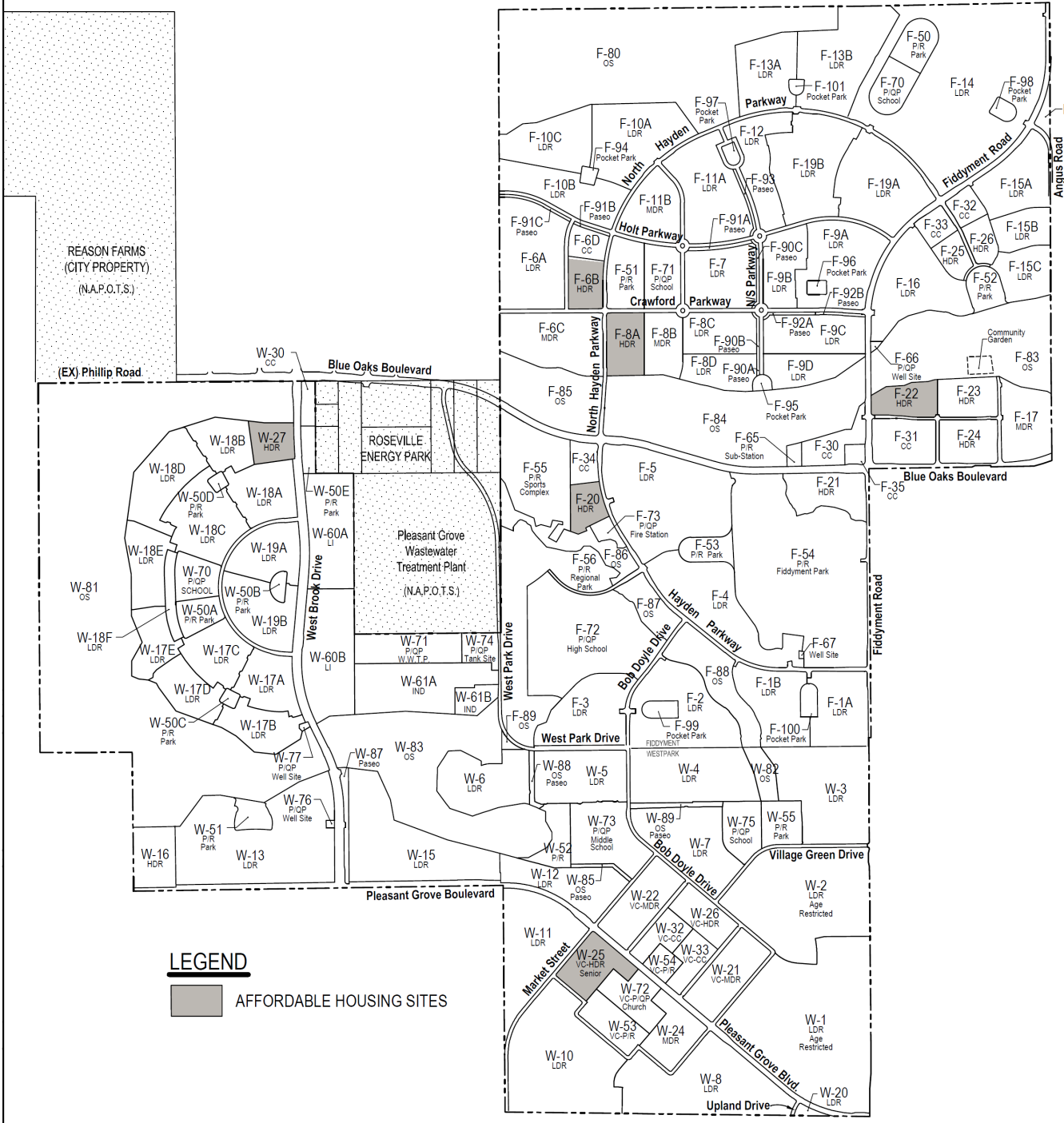
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Last Updated: January 2016