

ITEM V-A **GENERAL PLAN AMENDMENT – TWO TECHNICAL UPDATES TO THE GENERAL PLAN: 1) UPDATE THE INFILL RESIDENTIAL UNIT ALLOCATION; AND 2) UPDATE THE “PERSONS PER HOUSEHOLD” FACTOR TO BE CONSISTENT WITH THE 2010 CENSUS – FILE # 2012PL-087 (GPA-000066)**

REQUEST

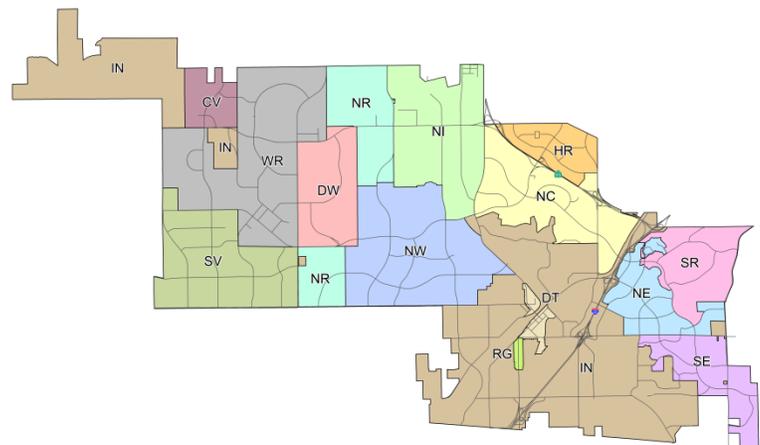
The Planning Department proposes to update the General Plan residential unit allocation for the Infill Area from 15,416 to 16,349 based on an analysis of all residential parcels in the Infill. This revision is needed to update the City’s Geographic Information System (GIS) database in preparation for integration with a new permit tracking system, Accela Automation, which is expected to be operational in the second quarter of 2013. This unit verification effort will not change any property’s zoning or development potential of any undeveloped or under-developed residential property in the Infill Area.

The Planning Department also proposes to update the General Plan number for persons per household based on data from the 2010 U. S. Census. This number is included in the General Plan to convert unit allocation to population and is also used for calculating capacity analyses. This number update does not alter any General Plan goals or policies, and should be updated every 10 years with the Census.

BACKGROUND

The Planning Department tracks development activity within the City on a continuous basis. This effort began in the 1980’s and includes tracking of units and acres by planning area. The data are used for reporting purposes and to answer real estate and developer requests for information. The data are also important for service capacity analyses, tracking trends and pace of growth, forecasting growth, estimating construction and expansion of public facilities, and understanding build-out of the City. As the City continued to grow, this tracking effort became increasingly more complex and now uses a very sophisticated system of tools to manage this data. As the tools became better, it became evident that some errors existed in older numbers.

The Infill Area is all incorporated area outside the specific plan areas and the North Industrial planning area (see the light brown areas labeled IN on the inset map). Residential units in the Infill Area have never been tracked the way units are tracked in the specific plans. Units in the Infill were never “allocated” like they were in the specific plans. Beginning with the very first specific plan, unit numbers were allocated to each residential large lot. In contrast, the Infill area was not represented by large lots, but by blocks and neighborhoods of existing homes and businesses. Consequently, in the Infill, unit numbers were counted on the ground, not allocated in a comprehensive specific plan. The recent analysis completed by staff found that in some cases the numbers were over-reported and in others the numbers were under-reported. Either way, the number of units has never been comprehensively verified, but that has not been a critical issue until now.



The City can no longer count the Infill units differently than other areas because we are about to implement a new computerized permit tracking system, Accela Automation. The new system will require that all of the City's unit data be tracked in a consistent manner; thus, the data for Infill needs to be allocated and tracked by large lot, or more accurately by Geographic Information System (GIS) polygons. To that end, staff has prepared a new, comprehensive unit allocation study for the Infill area with which to update the General Plan.

DISCUSSION - INFILL UNIT ALLOCATION

The Infill Area includes all incorporated area that is not within a specific plan area or the North Industrial planning area. The General Plan states:

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 Specific Plan area.

The Infill Area comprises a widely diverse land use pattern that developed over many decades. The various block and parcel sizes, housing styles, and the occurrence of multiple units on some parcels made counting units difficult in the past. These same factors made the present allocation study a challenging exercise. Staff identified 129 polygons as listed in Attachment 2 and mapped by density on Attachment 3.

The analysis of all residential parcels in the Infill Area resulted in a 933 unit difference between the historic unit total of 15,416 units and the proposed, verified unit total of 16,349 units. A summary table showing how many units by density (LDR, MDR, HDR) is provided as Attachment 1.

The analysis also found several residential polygons with existing development that does not match the land use designation; for example, the existing development is 6.5 units/acre but the land use is MDR (which is a minimum 7 units/acre). Some of these exceptions occur on polygons adjacent to creeks/floodway or within power line corridors where a significant portion of the polygon is constrained from development. Others have no obvious reason for not matching; they just don't. A summary table of these inconsistencies is provided to describe the existing development conditions, current land use designations, and suggested corrections (see Attachment 4). The corrections would involve changing land use and zoning, which is not the purpose of this unit allocation update. Such corrections may be the subject of a future General Plan Amendment and Rezone at the direction of City Council or upon an application by a property owner.

The sole intent of this infill residential unit analysis is to verify and accurately count/track units using a systematic approach; it was never intended to include any land use or zoning amendments. No zoning is being changed by this project and no development potential will be eliminated from any property included in this update. Consequently, there are no changes to land use or zoning included in the recommendation. However, if the Planning Commission desires that these inconsistencies be corrected, the motion can include a recommendation that City Council direct staff to return with those amendments in the future.

DISCUSSION – PERSONS PER HOUSEHOLD

The Planning Department is also taking the opportunity to make a minor technical update to the General Plan. The persons per household (pph) figure for the City has been 2.54 for 20 years; however, the 2010 U. S. Census data show that the number is now 2.61 pph. The number is important because it is used to convert units into a population estimate and perform capacity analysis. Using a 2.54 pph factor, 1,000 units equal 2,540 persons. At 2.61 pph, 1,000 units equal 2,610 persons.

The persons per household figure is referenced four times in the General Plan, in the text on pages II-13 and II-43, and as footnotes to Tables II-4 and II-7. The proposed change to page II-13 will be as follows:

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 ~~2.54~~ 2.61 has been utilized to project future population rates.

The text on Page II-43 will not be changed, because it merely describes how the persons per household figure has “varied from an average of 2.65 to 2.54 since 1984” which is why “the General Plan focuses on units rather than population.”

The proposed table footnotes will both change as follows:

(1) Assumes ~~2.54~~ 2.61 persons per household (~~1990 Census~~ 2010 Census)

Of course, another result of this update is that the population numbers on Pages II-4, II-10, and II-11, and Table II-4 and Table II-7 will all be revised using the new pph. (Exhibit A).

FISCAL CONSIDERATIONS

Approval of the proposed General Plan update will not have a fiscal impact to the City.

ENVIRONMENTAL DETERMINATION

Pursuant to City of Roseville CEQA Implementing Procedures and California Environmental Quality Act (CEQA) Guidelines Section 15300, this project is categorically exempt from further environmental review. This project is a minor technical amendment and will not result in any impacts to the environment.

CONCLUSION

These two technical updates are needed for keeping, analyzing and reporting development data, and they replace older, outdated numbers with current numbers obtained by using newer, more advanced methods and tools. Going forward, this will help improve the accuracy of our growth and development-related data and consistency with our General Plan.

PROJECT RECOMMENDATIONS

The Planning Department recommends that the Planning Commission take the following actions:

- A. Recommend that the City Council amend the General Plan to incorporate the infill unit allocation numbers as shown in Exhibit A.
- B. Recommend that the City Council amend the General Plan to revise the persons per household number to 2.61, and revise all references and calculations using this number as shown in Exhibit A.

ATTACHMENTS

1. Residential Unit Summary for the Infill Area
2. Residential Units by Polygon Detail
3. Infill Residential Polygons Map
4. Infill Residential Polygon Inconsistencies

EXHIBITS

- A. General Plan Amendment Redline -- Pages II-4, II-10, II-11, and II-13; Tables II-4 and II-7

Attachment 1

Residential Unit Summary for the Infill Area			
	Current Historic Unit Information	Proposed Verified Unit Information	Difference in Unit Allocation
LDR Units	11,076	11,383	+ 307
MDR Units	2,127	2,494	+ 367
HDR Units	2,213	2,472	+ 259
Total Infill Units	15,416	16,349	+ 933

Residential Units by Polygon Detail		
Low Density Residential (LDR) Infill Polygons		
Current Historic Unit Information	Proposed Verified Unit Information	
<p>Unit data is not tracked by polygon. Information for the Infill Area is only kept as aggregate totals.</p>	Infill Polygon #	Number of Units
	1	79
	2	39
	3	330
	4	51
	5	22
	6	27
	7.5	354
	9	50
	10	564
	12	409
	13	157
	14	2
	15	189
	16	210
	17	606
	18	695
	20	150
	21	59
	22	4
	23	115
	24	105

Attachment 2
Residential Units by Polygon Detail

	Infill Polygon #	Number of Units
Unit data is not tracked by polygon. Information for the Infill Area is only kept as aggregate totals.	25	48
	26	305
	27	50
	28	116
	29	138
	30	232
	32A	502
	32B	0
	33	26
	34	73
	35	164
	36	25
	37	491
	38	37
	39	288
	40	0
	41	0
	42	3
	43	4
	44	147
	45	4
	46	124
	47	15
48	369	
49	109	
50	33	

Attachment 2
Residential Units by Polygon Detail

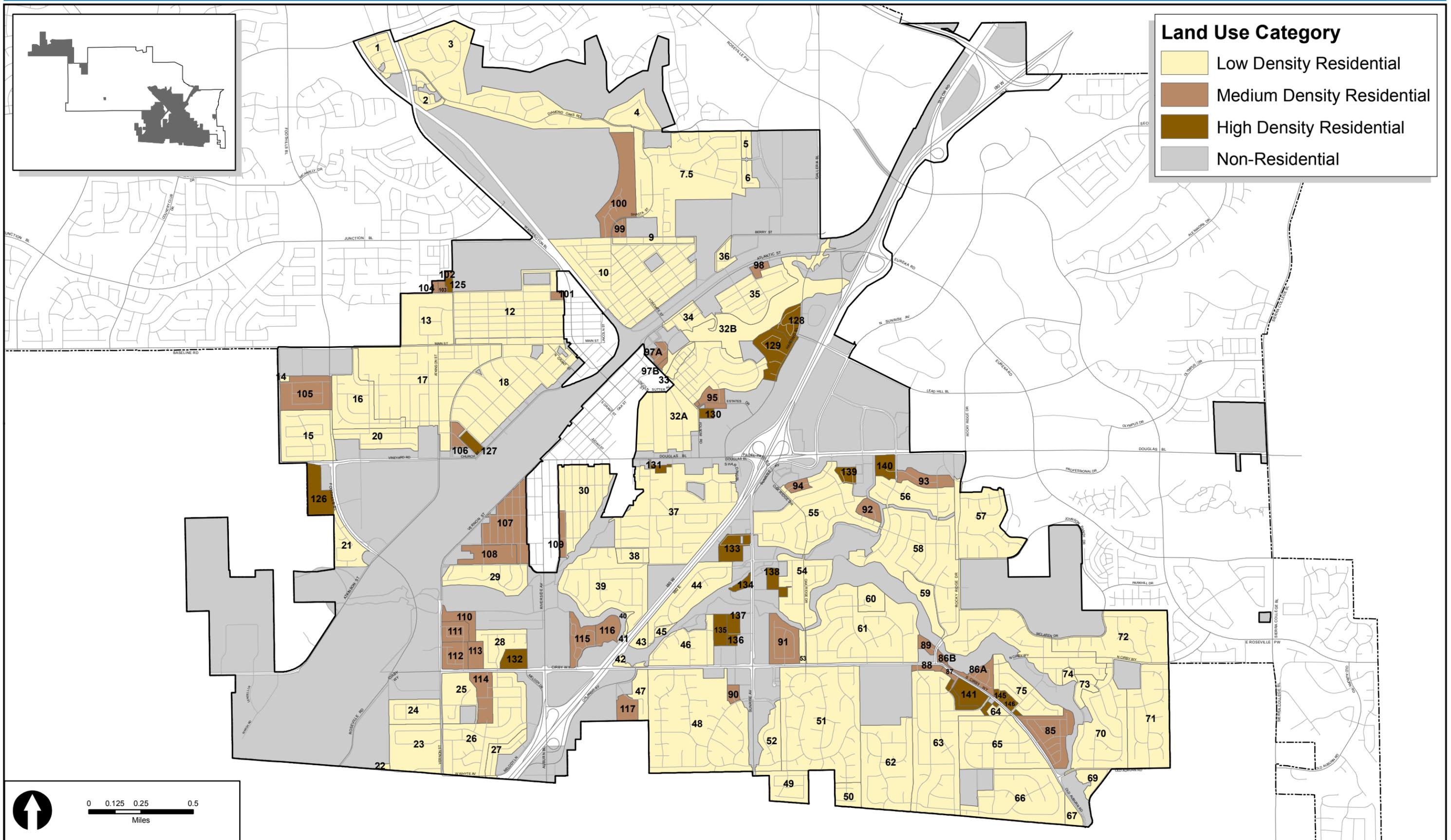
		Infill Polygon #	Number of Units
Unit data is not tracked by polygon. Information for the Infill Area is only kept as aggregate totals.		51	452
		52	53
		53	12
		54	133
		55	380
		56	118
		57	162
		58	582
		59	21
		60	17
		61	344
		62	193
		63	401
		64	10
		65	161
		66	161
		67	3
		69	22
		70	201
		71	156
		72	148
		73	17
		74	7
		75	109
		LDR Units	11,076

Medium Density Residential (MDR) Infill Polygons		
Current Historic Unit Information	Proposed Verified Unit Information	
Unit data is not tracked by polygon. Information for the Infill Area is only kept as aggregate totals.	Infill Polygon #	Number of Units
	85	168
	86A	40
	86B	12
	87	12
	88	22
	89	22
	90	11
	91	164
	92	38
	93	83
	94	32
	95	74
	96	2
	97A	24
	97B	0
	98	21
	99	26
	100	223
	101	18
102	10	
103	11	
104	14	
105	182	

Unit data is not tracked by polygon. Information for the Infill Area is only kept as aggregate totals.		Infill Polygon #	Number of Units
		106	48
		107	264
		108	159
		109	36
		110	88
		111	70
		112	94
		113	60
		114	116
		115	98
		116	128
		117	124
MDR Units	2,127		2,494
High Density Residential (HDR) Infill Polygons			
Current Historic Unit Information		Proposed Verified Unit Information	
Unit data is not tracked by polygon. Information for the Infill Area is only kept as aggregate totals.		Infill Polygon #	Number of Units
		125	23
		126	280
		127	48
		128	126
		129	232
		130	108
		131	40
		132	126

Attachment 2
Residential Units by Polygon Detail

Unit data is not tracked by polygon. Information for the Infill Area is only kept as aggregate totals.		Infill Polygon #	Number of Units		
				133	231
				134	62
				135	150
				136	63
				137	92
				138	200
				139	72
				140	314
				141	168
				142	56
				143	17
				144	8
				145	30
				146	18
				147	8
		HDR Units	2,213		2,472
		Total Infill Units	15,416		16,349



Attachment 4

Residential Infill Polygon Inconsistencies			
Polygon	Land Use	Issue/Constraint	Correction
32B	LDR	No residential development potential due to proximity to creek/floodway corridor; currently zoned FW	Change land use designation from LDR-4 to LDR/FP with no unit allocation
40	LDR	No residential development potential due to proximity to creek/floodway corridor; currently zoned FW	Change land use designation from LDR/FP-4 to LDR/FP with no unit allocation
41	LDR	No residential development potential due to proximity to creek/floodway corridor	Change land use designation from LDR/FP-4 to LDR/FP with no unit allocation
85	MDR	Existing residential development is 6.5 units/acre, below the minimum MDR density of 7 units/acre	Change land use designation from MDR to LDR
86A	MDR	Existing residential development is 4.4 units/acre, below the minimum MDR density of 7 units/acre	Change land use designation from MDR to LDR
90	MDR	Existing residential development is 3.7 units/acre, below the minimum MDR density of 7 units/acre	Change land use designation from MDR to LDR
92	MDR	Existing residential development is 6.7 units/acre, below the minimum MDR density of 7 units/acre	Change land use designation from MDR to LDR
97A	MDR	Existing residential development is 5.9 units/acre, below the minimum MDR density of 7 units/acre	Change land use designation from MDR to LDR
97B	MDR	No residential development potential due to existing bikeway and proximity to creek/floodway corridor	Change land use to designation from MDR to OS/FP to match existing conditions
116	MDR	Existing residential development is 15.6 units/acre, above the maximum MDR density of 12.9 units/acre	Change land use designation from MDR to HDR
117	MDR	Existing residential development is 16.7 units/acre, above the maximum MDR density of 12.9 units/acre	Change land use designation from MDR to HDR
146	HDR	Existing residential development is 9.5 units/acre, below the minimum HDR density of 13 units/acre	Change land use designation from HDR to MDR

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 42.3 square miles of incorporated lands as well as an additional 1,357 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 fourteen subareas that have been planned for urban development. These include the Infill Area, the North Industrial area, and the City's twelve 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 Specific Plan area. Totalling 8,508 gross acres, the Infill area will accommodate approximately ~~39,157~~ 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 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 ~~8,034~~ 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 955 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 ~~3,846~~ 3,952 residents with 18,587 jobs.

Northwest Roseville Specific Plan Area

The Northwest Roseville Specific Plan was adopted in May 1989 and includes 2,664 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 ~~23,033~~ 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 ~~14,397~~ 11,711 residents and 15,633 jobs at buildout.

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 ~~2,649~~ residents and provide 31,346 jobs at buildout.

Del Webb Specific Plan

The Del Webb Specific Plan was adopted in December 1993 and includes 1,202 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 ~~5,852~~ residents and provides for 403 jobs.

Highland Reserve North Specific Plan

The Highland Reserve Specific Plan was adopted in May 1997 and includes 678 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 ~~4,239~~ 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 ~~45,423~~ residents and 1,215 jobs.

Stoneridge Specific Plan

The Stoneridge Specific Plan was adopted in March 1998 and includes 1,117 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 ~~7,267~~ residents and provide 1,563 jobs.

West Roseville Specific Plan

The West Roseville Specific Plan was adopted in February 2004 and includes 3,163 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 8,792 single and multi-family units, including approximately 704 age-restricted units, 56 acres of Commercial, 109 acres of Industrial, 254 acres of Park, 705 acres of Open Space, and 108 acres of Schools. At buildout the Plan area is expected to accommodate approximately 22,377 ~~24,844~~ residents and provide 3,726 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 ~~280~~ additional 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. 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 includes 2,075 acres west of Fiddymont 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 22,377 ~~22,045~~ residents and provide 9,000 jobs.

SPHERE OF INFLUENCE

Included within Roseville's primary planning area are approximately 1,357 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 though 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 Department's Quarterly Development Activity Report.

C. GROWTH PROJECTIONS

The question of when Roseville will achieve buildout of its General Plan land uses 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 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. Dependent upon the projection selected, Roseville will exhaust its General Plan allocation of residential land somewhere between the years 2020 and 2030.

For planning purposes, the City assumes, based on economic conditions and available land use, that growth rates between 2020 and 2030 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 census data, an average person per household figure of ~~2.61~~ 2.54 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		
	(2010)	(2025)	Buildout	(2010)	(2025)	Buildout
Infill	15,409	16,349 16,349 15,416	16,349 16,349 15,416	39,139	42,671 42,671 39,157	42,671 42,671 39,157
Southeast Roseville	3,047	3,163	3,163	7,739	8,255 8,255 8,034	8,255 8,255 8,034
Northeast Roseville	933	1,514	1,514	2,370	3,952 3,952 3,846	3,952 3,952 3,846
Northwest Roseville	8,941	9,068	9,068	22,710	23,667 23,667 23,033	23,667 23,667 23,033
North Central Roseville	4,247	4,487	4,487	10,787	11,711 11,711 11,397	11,711 11,711 11,397
North Industrial	1,043	1,043	1,043	2,649	2,722 2,722 2,649	2,722 2,722 2,649
Del Webb	3,210	3,210	3,210	5,852	5,859 5,859 5,852	5,859 5,859 5,852
Highland Reserve North	1,669	1,669	1,669	4,239	4,356 4,356 4,239	4,356 4,356 4,239
North Roseville	4,887	6,072	6,072	12,413	15,848 15,848 15,423	15,848 15,848 15,423
Stoneridge	2,446	2,861	2,861	6,213	7,467 7,467 7,267	7,467 7,467 7,267
West Roseville	2,899	8,792	8,792	6,843	22,377 22,377 21,811	22,377 22,377 21,811
Riverside Gateway	204	456	456	518	1,190 1,190 1,158	1,190 1,190 1,158
Downtown	255	638	2,272	648	1,665 1,665 1,621	5,930 5,930 5,774
Sierra Vista	0	5,905	8,679	0	15,412 15,412 14,999	22,652 22,652 22,045
TOTAL	49,190	65,227 65,227 64,294	69,635 69,635 68,702	122,120	167,152 167,152 160,486	178,657 178,657 171,682

¹ Assumes ~~2.61~~ 2.54 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 ~~2000~~ Census).

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

LAND USE CATEGORY	DWELLING UNITS PER ACRE	ESTIMATED POPULATION PER GROSS ACRE ¹
LOW DENSITY RESIDENTIAL	0.5 TO 6.9	1.31 – 18.01 1.27 – 17.53
MEDIUM DENSITY RESIDENTIAL	7.0 TO 12.9	18.27 – 33.67 17.78 – 32.77
HIGH DENSITY RESIDENTIAL	13.0 AND ABOVE	33.93+ 33.02+

¹ Assumes ~~2.61~~ 2.54 persons per household (2010 ~~2000~~ 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.