

Monthly Development Activity Update - July 2006

Planning & Redevelopment Department



311 Vernon St. • Roseville, CA 95678
www.roseville.ca.us/planning



Monthly Development Activity Update July 2006



- ✓ Building and Occupancy Permits
- ✓ Residential and Non-Residential Projects
- ✓ Rezone, General and Specific Plan Amendments
- ✓ Project Location Map
- ✓ Applicants and Developers

The following summary of development activity within the City of Roseville includes a brief description of new development projects that have been submitted, approved, started, or completed construction during the current month.

If you have any questions, comments, or suggestions about development activity in Roseville (or this report), please contact the City of Roseville Planning and Redevelopment Department at (916) 774-5276 or email us at: planningdept@roseville.ca.us

City of Roseville Planning & Redevelopment Department
311 Vernon Street
Roseville, CA 95678
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Building Permit Activity Summary (7/1/2006 - 7/31/2006)

SFD PERMITS ISSUED

	Permits
Infill (2 Total Permits)	
ROSEVILLE HEIGHTS	1
THEILES 2	1
North Central Roseville (10 Total Permits)	
VILLEMONT CONDOMINIUMS	10
North Roseville (2 Total Permits)	
DIAMOND CREEK PARCEL 32	2
Northwest Roseville (12 Total Permits)	
LEGACY	2
ROSE PARK	10
Stoneridge (1 Total Permits)	
STONERIDGE WEST VILLAGE 4 PHASE 2 3 &	1
West Roseville (50 Total Permits)	
FIDDYMENT RANCH VILLAGE 5	3
WESTPARK VILLAGE 1 PHASE 1	18
WESTPARK VILLAGE 3A	3
WESTPARK VILLAGE 4A	4
WESTPARK VILLAGE 5	19
WESTPARK VILLAGE 6	3
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TOTAL SFD PERMITS ISSUED	77

SFD PERMITS FINALED

	Permits
Highland Reserve North (2 Total Permits)	
HIGHLAND RESERVE NORTH PARCEL 30	2
North Central Roseville (1 Total Permits)	
PROMONTORY POINTE 2	1
North Industrial (6 Total Permits)	
LONGMEADOW VILLAGE 2 PHASE 1	6
North Roseville (14 Total Permits)	
CROCKER RANCH NORTH LOT 1	2
CROCKER RANCH NORTH LOT 3A	6
CROCKER RANCH NORTH LOT 7	3
CROCKER RANCH NORTH LOT 8	3



Building Permit Activity Summary (7/1/2006 - 7/31/2006)

Northwest Roseville (2 Total Permits)

DUNMORE JUNCTION	2
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Stoneridge (5 Total Permits)

STONERIDGE EAST VILLAGE 5 & 6	1
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STONERIDGE EAST VILLAGE 7	1
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STONERIDGE EAST VILLAGE 8	1
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STONERIDGE WEST VILLAGE 4 PHASE 1	1
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STONERIDGE WEST VILLAGE 4 PHASE 2 3 &	1
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TOTAL SFD PERMITS FINALED	30
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Development Activity by Date (7/1/2006 - 7/31/2006)

RESIDENTIAL ACTIVITY

Project Name	Project #	Address	Plan Area	Use Type	Units	Acres
APPROVED						
WRSP WESTPARK VILLAGE W-10	SUBD 05-04	3250 MARKET ST	WR	SFD	245	51.80
WRSP WESTPARK VILLAGE W-11	SUBD 05-05	2351 PLEASANT GROVE BL	WR	SFD	130	32.30
Total Units/Acres					375	84.10

NON-RESIDENTIAL ACTIVITY

Project Name	Project #	Address	Plan Area	Use Type	Sq Ft	Acres
APPROVED						
NCRSP PARCEL 41 - RITE AID & RETAIL PAD	DRP 04-67	991 ROSEVILLE PW	NC	RET	30,272	3.47
TEICHERT CONSTRUCTION OFFICE/WAREHOUSE	DRP-000093	10201 FOOTHILLS BL	NI	WHS	20,000	7.37
Total Bldg Sq Ft/Acres					50,272	10.84

UNDER CONSTRUCTION

VINTAGE OAKS BUSINESS PARK - BLDG 9	DRP 01-69	927 RESERVE DR	IN	OFF	4,956	0.59
ST. ALBAN'S COUNTRY DAY SCHOOL - LIBRARY	DRPMOD 04-64	2312 VERNON ST	IN	SCH	3,000	0.00
SOUTH PLACER JUSTICE CENTER - BLDG B	MPP 03-03	10810 JUSTICE CENTER DR	NI	PFA	60,330	4.35
STONE POINT LOTS 1-5 - BLDG B	MPP 03-06	1478 STONE POINT DR	NE	OFF	145,949	5.20
Total Bldg Sq Ft/Acres					214,235	10.14

COMPLETED

FASZER BUILDING	DRP 03-19	429 CLINTON AV	IN	OFF	2,584	0.19
ROSEVILLE HIGHLANDS - BLDG A	DRP 03-30	905 HIGHLAND POINTE DR	NC	OFF	13,282	1.32
CIRBY WAY BUSINESS PARK	DRP 04-22	902 CIRBY WY	IN	OFF	3,650	0.50
CIRBY WAY BUSINESS PARK - BLDG B	DRP 04-22	906 CIRBY WY	IN	OFF	3,650	0.50
Total Bldg Sq Ft/Acres					23,166	2.51

Planning Area Definitions:

CW = City Wide
 DW = Del Webb Specific Plan
 HR = Highland Reserve North Specific Plan
 IN = Infill Area
 NC = North Central Specific Plan
 NE = Northeast Specific Plan
 NI = North Industrial Plannin
 NR = North Roseville Specific Plan
 NW = Northwest Specific Plan
 RG = Roseville Gateway Specific Plan
 SE = Southeast Specific Plan
 SR = Stoneridge Specific Plan
 WR = West Roseville Specific Plan Area

Use Type Definitions:

AUT = Auto related Retail
 CFA = Care Facility
 CHU = Church
 COL = College
 CRC = Commercial Recreation
 DAY = Daycare
 GSV = Gas/Service Station
 HOT = Hotel
 MAN = Manufacturing
 IBP = Industrial/Business Park
 MED = Medical Office
 MST = Self Storage
 OFF = Office
 PFA = Public Facility
 PRC = Parks and Recreation
 RES = Restaurant
 RET = Retail
 SCH = School (private)
 SER = Service
 WHS = Warehouse



Allocation Activity Summary (7/1/2006 - 7/31/2006)

BEING PROCESSED

Project Name	Project #	Address	Plan Area	Acres	Description	Adopt Date	Ordinance #	Resolution #
2006PL-137								
HRNSP PCL 40 LOT LINE ADJUSTMENT	LLA-000033	751 PLEASANT GROVE BL	HR	0.00	TO ADJUST EXSITING PROPERTY LINE TO RUN CONTIGUOUS WITH THE NORTH WALL OF NUGGET MARKET			
2006PL-119								
DOUGLAS/I-80 INTERCHANGE IMPROVEMENT	VM-000013	120 ASCOT DR	IN	0.00	TO COMBINE 2 PARCEL INTO 1 PER RESO. 01-180 PASSED ON MAY 9, 2001			

ADOPTED

Project Name	Project #	Address	Plan Area	Acres	Description	Adopt Date	Ordinance #	Resolution #
2006PL-088								
HRNSP PCL 43A L-8,9, & 12 LOT LINE ADJ	LLA-000032	9500 FAIRWAY DR	HR	7.48	HRNSP PCL 43A L-8,9, & 12 LOT LINE ADJUSTMENT TO ACCOMODATE BUILDING DESIGN	07/11/2006		
2006PL-092								
URGENCY ORD - DOWNTOWN VERNON & HISTOR	OA-000009	311 VERNON ST	IN	0.00	Urgency Ordinance to address uses in the Downtown and Historic District Specific Plan Area that have been identified as being contrary to the overall vision for the downtown. This ordinance will require that principally permitted uses such as; Community Assembly, Automobile repair and sales, Adult Oriented Businesses, Appliance Repair and other similar land uses will be reclassified as conditionally permitted uses. This ordinance will be repealed with the completion of the DVHSP.	07/19/2006	4402	



Allocation Activity Summary (7/1/2006 - 7/31/2006)

2006PL-006

NIPA - LOT LINE ADJ FOR TEICHERT	LLA-000029	10201 FOOTHILLS BL	NI	0.00	TO ADJUST LOT LINE	07/13/2006
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2006PL-074

106 CLINTON AV	RZ-000030	106 CLINTON AV	RG	0.00	TO AMEND RIVERSIDE GATEWAY SPECIFIC PLAN TO CHANGE LAND USE & ZONING FROM RESIDENTIAL TO COMMERCIAL-MIXED USE	07/05/2006 4412
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Abbreviations:

ANN = Annexation
 AP = Administrative Permit
 GPA = General Plan Amendment
 LLA = Lot Line Adjustment
 OA = Ordinance Amendment
 RZ = Rezone
 SPA = Specific Plan Amendment
 VM = Voluntary Merger

CW = City Wide
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NR = North Roseville Specific Plan
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Legend

Project Types:

Non-Residential Projects

Residential Projects

Rezones, General & Specific Plan Amendments

Development Stage Types:

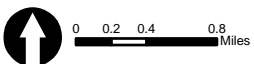
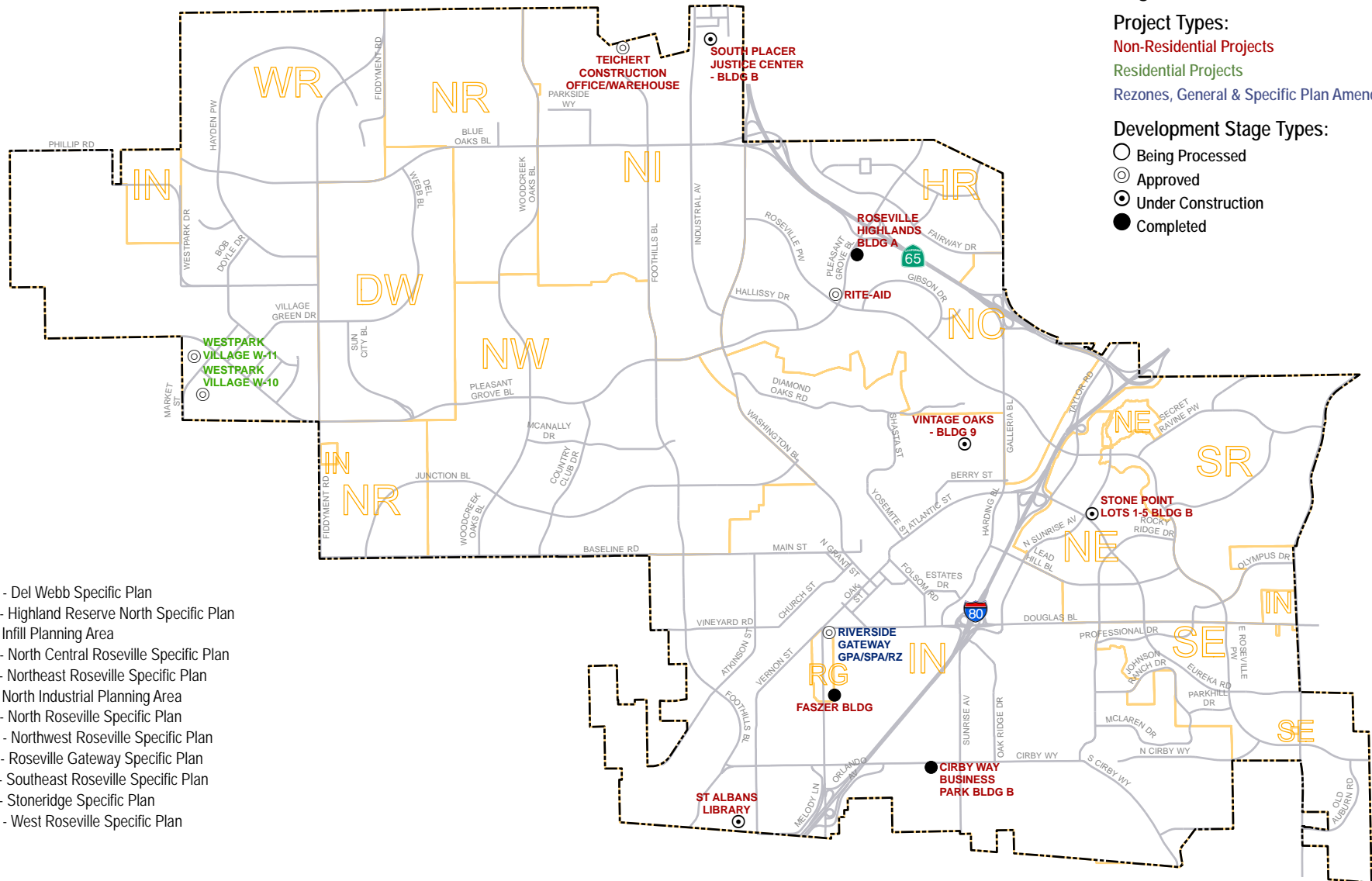
○ Being Processed

⊙ Approved

⦿ Under Construction

● Completed

- DW - Del Webb Specific Plan
- HR - Highland Reserve North Specific Plan
- IN - Infill Planning Area
- NC - North Central Roseville Specific Plan
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- WR - West Roseville Specific Plan



All Applicants and Developers for Projects with Activity (7/1/2006 - 7/31/2006)

RESIDENTIAL

Project Name	Contact Name	Address	City, State, Zip	Phone#
APPLICANT				
STONERIDGE EAST VILLAGE 5&6 - SRSP PCLS 22 & 39	ELLIOTT H C INC	106 BLUE RAVINE RD STE A	FOLSOM CA 95630	
STONERIDGE EAST VILLAGE 7 - SRSP PCL 30*	ELLIOTT HOMES	2390 EAST BIDWELL STREET	FOLSOM CA 95630	916-984-1300
WRSP WESTPARK VILLAGE W-11	MORTON & PITALO INC	1352 BLUE OAKS BL, #100	ROSEVILLE, CA 95678	916-773-7677
WRSP WESTPARK VILLAGE W-10	MORTON & PITALO INC	1352 BLUE OAKS BL #100	ROSEVILLE, CA 95678	916-773-7677
DEVELOPER				
STONERIDGE EAST VILLAGE 7 - SRSP PCL 30*	ELLIOTT HOMES	2390 EAST BIDWELL STREET	FOLSOM, CA 95630	916-984-1300

NON-RESIDENTIAL

Project Name	Contact Name	Address	City, State, Zip	Phone#
APPLICANT				
CIRBY WAY BUSINESS PARK - BLDG B	BORGES ARCH GROUP	1512 EUREKA RD #240	ROSEVILLE, CA 95661	916-782-7200
CIRBY WAY BUSINESS PARK	BORGES ARCH GROUP	1512 EUREKA RD #240	ROSEVILLE, CA 95661	916-782-7200
TEICHERT CONSTRUCTION OFFICE/WAREHOUSE	BORGES ARCHITECTURAL GROUP	1508 EUREKA RD S-150	ROSEVILLE, CA 95661	916-782-7200
STONE POINT LOTS 1-5 - BLDG B	BORGES ARCHITECTURAL GROUP	1512 EUREKA RD, #130	ROSEVILLE, CA 95661	916-782-7200
VINTAGE OAKS BUSINESS PARK - BLDG 9	BROWN STEVEN	8265 SIERRA COLLEGE BLVD, STE300	ROSEVILLE CA 95661	916-791-5383
ST. ALBAN'S COUNTRY DAY SCHOOL - LIBRARY	COMSTOCK JOHNSON ARCHITECTS, INC			
SOUTH PLACER JUSTICE CENTER - BLDG B	DREYFUSS & BLACKFORD ARCHITECTS	3540 FOLSOM BL	SACRAMENTO, CA 95816	916-453-1234



All Applicants and Developers for Projects with Activity (7/1/2006 - 7/31/2006)

FASZER BUILDING	JERRY FASZER	1888 BALBOA DR	ROSEVILLE, CA 95661	916-532-6151
ROSEVILLE HIGHLANDS - BLDG A	PANATTONI DEVELOPMENT CO	8401 JACKSON RD	SACRAMENTO, CA 95826	916-379-1113
NCRSP PARCEL 41 - RITE AID & RETAIL PAD	RHL DESIGN GROUP INC	3001 DOUBLAS BL SUITE 210	ROSEVILLE CA 95661	916 771 2555

DEVELOPER

VINTAGE OAKS BUSINESS PARK - BLDG 9	PICO RANCH INC	3707 WILLIAMS, STE 202	SAN JOSE, CA 95117	916-791-5385
ST. ALBAN'S COUNTRY DAY SCHOOL - LIBRARY	ST. ALBAN'S COUNTRY DAY SCHOOL	2315 VERNON ST	ROSEVILLE CA 95678	
TEICHERT CONSTRUCTION OFFICE/WAREHOUSE	STANFORD RANCH LLC	2210 PLAZA DR S-300	ROCKLIN, CA 95765	916-568-2843
STONE POINT LOTS 1-5 - BLDG B	STONE POINT PROPERTIES	1512 EURKEA RD, SUITE 130	ROSEVILLE, CA 95661	916-791-6466

