

# Monthly Development Activity Update - June 2006

## Planning & Redevelopment Department



# Monthly Development Activity Update

## June 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](mailto:planningdept@roseville.ca.us)

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# Building Permit Activity Summary (6/1/2006 - 6/30/2006)

## SFD PERMITS ISSUED

	Permits
Infill (2 Total Permits)	
BITNER	1
LINCOLN ESTATES 5	1
North Central Roseville (5 Total Permits)	
VILLEMONT CONDOMINIUMS	5
North Industrial (20 Total Permits)	
LONGMEADOW VILLAGE 2 PHASE 2	20
Northwest Roseville (46 Total Permits)	
LEGACY	46
Stoneridge (3 Total Permits)	
STONERIDGE WEST VILLAGE 4 PHASE 2 3 &	3
West Roseville (66 Total Permits)	
FIDDYMENT RANCH VILLAGE 3	4
WESTPARK VILLAGE 1 PHASE 1	35
WESTPARK VILLAGE 1 PHASE 2	6
WESTPARK VILLAGE 7	21
<b>TOTAL SFD PERMITS ISSUED</b>	<b>142</b>

## MFD PERMITS ISSUED

	Permits	Units
Highland Reserve North (1 Total Permits)		
HIGHLAND PARK CONDOMINIUMS	1	10
<b>TOTAL MFD PERMITS ISSUED</b>	<b>1</b>	<b>10</b>

## SFD PERMITS FINALED

	Permits
Highland Reserve North (7 Total Permits)	
HIGHLAND RESERVE NORTH PARCEL 30	7
Infill (2 Total Permits)	
CHERRY GLEN TRACT	1
ENWOOD	1
North Central Roseville (1 Total Permits)	
PROMONTORY POINTE 2	1



## Building Permit Activity Summary (6/1/2006 - 6/30/2006)

North Industrial (8 Total Permits)

**LONGMEADOW VILLAGE 2 PHASE 1** 8

North Roseville (6 Total Permits)

**CROCKER RANCH NORTH LOT 5** 2

**CROCKER RANCH NORTH LOT 6** 1

**CROCKER RANCH NORTH LOT 7** 1

**CROCKER RANCH NORTH LOT 8** 2

Northwest Roseville (2 Total Permits)

**DUNMORE JUNCTION** 2

Stoneridge (4 Total Permits)

**STONERIDGE EAST VILLAGE 7** 1

**STONERIDGE WEST VILLAGE 4 PHASE 1** 2

**VISTA OAKS** 1

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**TOTAL SFD PERMITS FINALED** 30

### MFD PERMITS FINALED

**Permits                      Units**

Highland Reserve North (1 Total Permits)

**HIGHLAND PARK CONDOMINIUMS** 1 6

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**TOTAL MFD PERMITS FINALED** 1 6



# Development Activity by Date (6/1/2006 - 6/30/2006)

## RESIDENTIAL ACTIVITY

Project Name	Project #	Address	Plan Area	Use Type	Units	Acres
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### BEING PROCESSED

WRSP FIDDYMENT RANCH PH2 F-15A	SUB-000061	4801 FIDDYMENT RD	WR	SFD	80	16.70
<b>Total Units/Acres</b>					<b>80</b>	<b>16.70</b>

### APPROVED

WRSP PCL W-22 -WESTPARK VILLAGE 22	SUB-000021	2270 PLEASANT GROVE BL	WR	SFD	138	16.60
<b>Total Units/Acres</b>					<b>138</b>	<b>16.60</b>

## NON-RESIDENTIAL ACTIVITY

Project Name	Project #	Address	Plan Area	Use Type	Sq Ft	Acres
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### BEING PROCESSED

VINEYARD POINTE - BLDG A	DRP-000128	1590 VINEYARD RD	IN	OFF	19,150	1.16
VINEYARD POINTE - BLDG B	DRP-000128	1590 VINEYARD RD	IN	OFF	23,500	1.42
NERSP PCL 5B BLDG B - OFFICE	DRP-000132	568 N SUNRISE AV	NE	OFF	38,500	1.47
NERSP PCL 5B BLDG B - MEDICAL	DRP-000132	568 N SUNRISE AV	NE	MED	4,800	0.00
<b>Total Bldg Sq Ft/Acres</b>					<b>85,950</b>	<b>4.05</b>

### APPROVED

PLACER VILLAGE BUILDING	DRP-000108	1861 SIERRA GARDENS DR	IN	OFF	8,245	1.02
SUTTER MEDICAL - NEONATAL ICU	DRP-000116	1 MEDICAL PZ	NE	MED	13,620	0.00
NERSP PCL 13A JOHN L SULLIVAN EXPANSIO	DRP-000126	700 AUTOMALL DR	NE	AUT	1,344	0.00
<b>Total Bldg Sq Ft/Acres</b>					<b>23,209</b>	<b>1.02</b>

### UNDER CONSTRUCTION

HIGHLAND PLAZA - BLDG 2A&B	DRP 04-63	781 PLEASANT GROVE BL	HR	RET	9,820	0.98
HIGHLAND PLAZA - BLDG 3	DRP 04-63	741 PLEASANT GROVE BL	HR	RET	5,956	0.55
HIGHLAND PLAZA - BLDG 4	DRP 04-63	721 PLEASANT GROVE BL	HR	RET	5,917	0.56
HIGHLAND PLAZA - BLDG 5A&B	DRP 04-63	701 PLEASANT GROVE BL	HR	RET	12,714	1.25
HIGHLAND PLAZA - BLDG 6	DRP 04-63	711 PLEASANT GROVE BL	HR	RET	10,883	1.11
HIGHLAND PLAZA - BLDG 7A	DRP 04-63	731 PLEASANT GROVE BL	HR	RET	20,910	2.10
HIGHLAND PLAZA - BLDG 7B	DRP 04-63	761 PLEASANT GROVE BL	HR	RET	5,329	0.56
HIGHLAND PLAZA - NUGGET	DRP 04-63	771 PLEASANT GROVE BL	HR	RET	68,672	6.82
BLUE OAKS OFFICE PARK	DRP 05-24	1382 BLUE OAKS BL	NI	OFF	22,958	1.38
FOOTHILLS PROMENADE: RETAIL BLDG W/DRIVE THRU	DRPMOD 05-05	3981 FOOTHILLS BL	IN	RET	7,238	1.64



# Development Activity by Date (6/1/2006 - 6/30/2006)

## NON-RESIDENTIAL ACTIVITY

Project Name	Project #	Address	Plan Area	Use Type	Sq Ft	Acres
ROCK OF ROSEVILLE PHASE 1	DRPMOD05-18A	725 VERNON ST	IN	CHU	22,023	0.00
<b>Total Bldg Sq Ft/Acres</b>					<b>192,420</b>	<b>16.95</b>

### COMPLETED

FAIRWAY COMMONS 1 HRNSP PARCEL 45B - MAJOR 1	DRP 02-60	5761 FIVE STAR BL	HR	RET	20,460	0.47
ROSEVILLE HIGHLANDS - BLDG B	DRP 03-30	915 HIGHLAND POINTE DR	NC	OFF	114,648	7.46
VINEYARD POINTE LOTS 9 & 10 - BLDG A	DRP 04-04	1000 ENTERPRISE	IN	IBP	79,895	4.78
<b>Total Bldg Sq Ft/Acres</b>					<b>215,003</b>	<b>12.71</b>

#### 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 (6/1/2006 - 6/30/2006)

### BEING PROCESSED

Project Name	Project #	Address	Plan Area	Acres	Description	Adopt Date	Ordinance #	Resolution #
<b>2005PL-100</b>								
ALTA MANOR	RZ-000032	930 OAK RIDGE DR	IN	0.00	TO REZONE A PORTION OF FLOODWAY PROPERTY TO PD 19			
<b>2006PL-108</b>								
WRSP FIDDYMENT RANCH F-15A	AP-000124	4801 FIDDYMENT RD	WR	16.70	TO TRANSFER 1 UNIT FROM PARCEL 15 B/C TO 15A			

### ADOPTED

Project Name	Project #	Address	Plan Area	Acres	Description	Adopt Date	Ordinance #	Resolution #
<b>2006PL-074</b>								
106 CLINTON AV	GPA-000024	106 CLINTON AV	RG	0.00	TO AMEND RIVERSIDE GATEWAY SPECIFIC PLAN TO CHANGE LAND USE & ZONING FROM RESIDENTIAL TO COMMERCIAL-MIXED USE	06/21/2006		06-342
106 CLINTON AV	SPA-000017	106 CLINTON AV	RG	0.00	TO AMEND RIVERSIDE GATEWAY SPECIFIC PLAN TO CHANGE LAND USE & ZONING FROM RESIDENTIAL TO COMMERCIAL-MIXED USE	06/21/2006		06-343

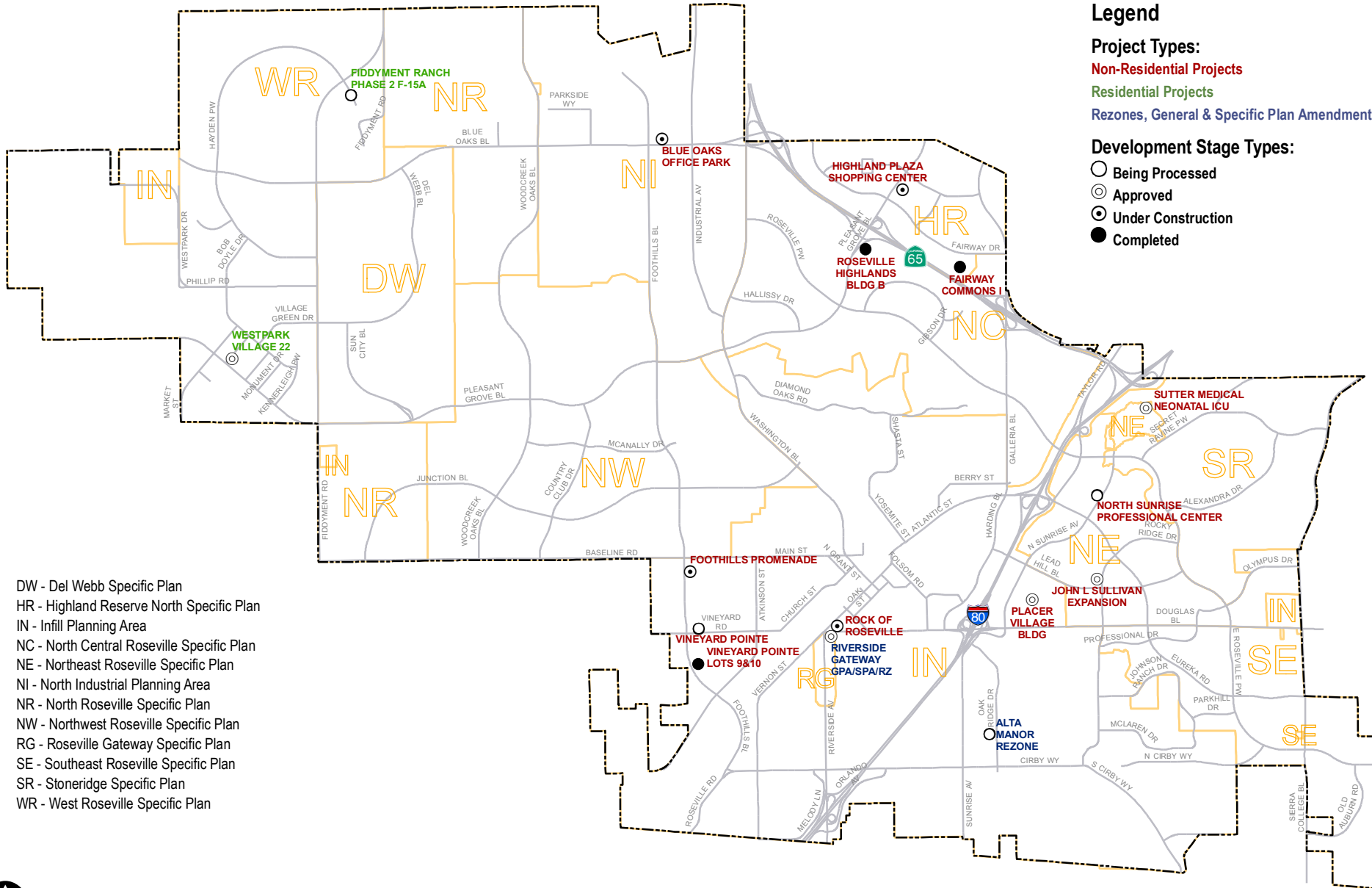
Abbreviations:

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

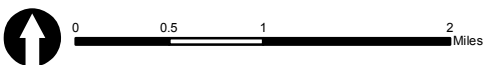
CW = City Wide  
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 HR = Highland Reserve North Specific Plan  
 IN = Infill Area  
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 NE = Northeast Specific Plan  
 NI = North Industrial Planning Area

NR = North Roseville Specific Plan  
 NW = Northwest Specific Plan  
 RG = Riverside Gateway Specific Plan  
 SE = Southeast Specific Plan  
 SR = Stoneridge Specific Plan  
 WR = West Roseville Specific Plan





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



## All Applicants and Developers for Projects with Activity (6/1/2006 - 6/30/2006)

### RESIDENTIAL

Project Name	Contact Name	Address	City, State, Zip	Phone#
<b>APPLICANT</b>				
WRSP PCL W-22 -WESTPARK VILLAGE 22	MORTON & PITALO, INC	1352 BLUE OAKS BL	ROSEVILLE,CA 95678	916-773-7677
WRSP FIDDYMENT RANCH PH2 F-15A	WOOD ROGERS	3301 C ST	SACRAMENTO, CA 95816	916-341-7760
<b>DEVELOPER</b>				
WRSP PCL W-22 -WESTPARK VILLAGE 22	GREG MARTIN	985 SUN CITY LANE	LINCOLN,CA 95648	916-443-3400
WRSP FIDDYMENT RANCH PH2 F-15A	SIGNATURE PROPERTIES	1322 BLUE OAKS BL #100	ROSEVILLE, CA 95661	916-789-2400

### NON-RESIDENTIAL

Project Name	Contact Name	Address	City, State, Zip	Phone#
<b>APPLICANT</b>				
NERSP PCL 13A JOHN L SULLIVAN EXPANSIO	BORGES ARCHITECTRUAL GROUP	1508 EUREKA RD S-150	ROSEVILLE CA 95661	916-782-7200
FAIRWAY COMMONS 1 HRNSP PARCEL 45B - MAJOR 1	BURRELL CONSULTING GROUP INC	1001 ENTERPRISE WY STE 100	ROSEVILLE CA 95678	916-783-8898
PLACER VILLAGE BUILDING	BURRELL CONSULTING GROUP INC	1001 ENTERPRISE WWY S-100	ROSEVILLE, CA 95678	916-783-8898
VINEYARD POINTE - BLDG A	CENTURY MANAGEMENT CO	1001 ENTERPRISE WY #250	ROSEVILLE, CA 95678	916-784-3666
VINEYARD POINTE - BLDG B	CENTURY MANAGEMENT CO	1001 ENTERPRISE WY #250	ROSEVILLE, CA 95678	916-784-3666
FOOTHILLS PROMENADE: RETAIL BLDG W/DRIVE THRU	CFT DEVELOPMENT	1683 WALNUT GROVE AV	ROSEMEAD, CA 91770	626-799-9898
VINEYARD POINTE LOTS 9 & 10 - BLDG A	COMSTOCK JOHNSON ARCHITECTS	10304 PLACER LN STE A	SACRAMENTO, CA 95827	916-362-6303
SUTTER MEDICAL - NEONATAL ICU	HAMMEL, GREEN AND ABRAHAMSON, INC	1410 ROCKY RIDGE DR #250	ROSEVILLE, CA 95661	916-787-5100



## All Applicants and Developers for Projects with Activity (6/1/2006 - 6/30/2006)

ROCK OF ROSEVILLE PHASE 1	HGA INC	1410 ROCKY RIDGE DR	ROSEVILLE CA 95661	916-787-5100
NERSP PCL 5B BLDG B - MEDICAL	NG ALEXANDER REAL ESTATE DEVE., LLC	1700 EUREKA RD #110	ROSEVILLE, CA 95661	916-773-6108
NERSP PCL 5B BLDG B - OFFICE	NG ALEXANDER REAL ESTATE DEVE., LLC	1700 EUREKA RD #110	ROSEVILLE, CA 95661	916-773-6108
ROSEVILLE HIGHLANDS - BLDG B	PANATTONI DEVELOPMENT CO	8401 JACKSON RD	SACRAMENTO, CA 95826	916-379-1113
HIGHLAND PLAZA - BLDG 7B	WILLIAMS & PADDON	2237 DOUGLAS BL #160	ROSEVILLE, CA 95661	916-786-8178
HIGHLAND PLAZA - BLDG 7A	WILLIAMS & PADDON	2237 DOUGLAS BL #160	ROSEVILLE, CA 95661	916-786-8178
HIGHLAND PLAZA - BLDG 4	WILLIAMS & PADDON	2237 DOUGLAS BL #160	ROSEVILLE, CA 95661	916-786-8178
HIGHLAND PLAZA - BLDG 2A&B	WILLIAMS & PADDON	2237 DOUGLAS BL #160	ROSEVILLE, CA 95661	916-786-8178
HIGHLAND PLAZA - BLDG 3	WILLIAMS & PADDON	2237 DOUGLAS BL #160	ROSEVILLE, CA 95661	916-786-8178
HIGHLAND PLAZA - NUGGET	WILLIAMS & PADDON	2237 DOUGLAS BL #160	ROSEVILLE, CA 95661	916-786-8178
HIGHLAND PLAZA - BLDG 5A&B	WILLIAMS & PADDON	2237 DOUGLAS BL #160	ROSEVILLE, CA 95661	916-786-8178
HIGHLAND PLAZA - BLDG 6	WILLIAMS & PADDON	2237 DOUGLAS BL #160	ROSEVILLE, CA 95661	916-786-8178
BLUE OAKS OFFICE PARK	WILLIAMS & PADDON ARCHITECTS	2237 DOUGLAS BL #160	ROSEVILLE CA 95661	916-786-8178

### DEVELOPER

VINEYARD POINTE - BLDG A	CENTURY MANAGEMENT	1001 ENTERPRISE WY	ROSEVILLE, CA 95678	916-784-3666
VINEYARD POINTE - BLDG B	CENTURY MANAGEMENT	1001 ENTERPRISE WY	ROSEVILLE, CA 95678	916-784-3666
BLUE OAKS OFFICE PARK	ELVAS AVE PARTNERSHIP	2237 DOUGLAS BL #160	ROSEVILLE, CA 95661	916-786-8178
HIGHLAND PLAZA - BLDG 7B	EUREKA DEVELOPMENT CO LLC	1508 EUREKA RD, #130	ROSEVILLE, CA 95661	916-791-6466
HIGHLAND PLAZA - BLDG 7A	EUREKA DEVELOPMENT CO LLC	1508 EUREKA RD, #130	ROSEVILLE, CA 95661	916-791-6466
HIGHLAND PLAZA - BLDG 6	EUREKA DEVELOPMENT CO LLC	1508 EUREKA RD, #130	ROSEVILLE, CA 95661	916-791-6466
HIGHLAND PLAZA - BLDG 4	EUREKA DEVELOPMENT CO LLC	1508 EUREKA RD, #130	ROSEVILLE, CA 95661	916-791-6466
HIGHLAND PLAZA - BLDG 5A&B	EUREKA DEVELOPMENT CO LLC	1508 EUREKA RD, #130	ROSEVILLE, CA 95661	916-791-6466
HIGHLAND PLAZA - BLDG 2A&B	EUREKA DEVELOPMENT CO LLC	1508 EUREKA RD, #130	ROSEVILLE, CA 95661	916-791-6466
HIGHLAND PLAZA - NUGGET	EUREKA DEVELOPMENT CO LLC	1508 EUREKA RD, #130	ROSEVILLE, CA 95661	916-791-6466



## All Applicants and Developers for Projects with Activity (6/1/2006 - 6/30/2006)

HIGHLAND PLAZA - BLDG 3	EUREKA DEVELOPMENT CO LLC	1508 EUREKA RD, #130	ROSEVILLE, CA 95661	916-791-6466
NERSP PCL 13A JOHN L SULLIVAN EXPANSIO	JOHN L SULLIVAN	700 AUTOMALL WY	ROSEVILLE, CA 95661	
PLACER VILLAGE BUILDING	KOBRA PROPERTIES	2251 DOUGLAS BL #120	ROSEVILLE CA 95661	916-786-4696
NERSP PCL 5B BLDG B - MEDICAL	NICK ALEXANDER	1700 EUREKA RD #110	ROSEVILLE, CA 95661	916-773-6108
NERSP PCL 5B BLDG B - OFFICE	NICK ALEXANDER	1700 EUREKA RD #110	ROSEVILLE, CA 95661	916-773-6108

