

Monthly Development Activity Update - August 2007

Planning & Redevelopment Department



Monthly Development Activity Update

August 2007



- ✓ 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

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Roseville, CA 95678

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www.roseville.ca.us/planning

Planning Area Definitions:

CV - Creek View Specific Plan (Proposed)
CW = City Wide
DW = Del Webb Specific Plan
HR = Highland Reserve North Specific Plan
IN = Infill
NC = North Central Specific Plan
NE = Northeast Roseville Specific Plan
NI = North Industrial Plan Area
NR = North Roseville Specific Plan
NW = Northwest Roseville Specific Plan
RG = Riverside Gateway Specific Plan
SE = Southeast Roseville Specific Plan
SR = Stoneridge Specific Plan
SV - Sierra Vista Specific Plan (Proposed)
WR = West Roseville Specific Plan

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

Project Definitions:

ANN = Annexation
AP = Administrative Permit
DRP = Development Review Permit
DRPMOD - DRP Modification
GPA = General Plan Amendment
MPP = Major Project Permit
MPPMOD - MPP Modification
OA = Ordinance Amendment
RZ = Rezone
SPA = Specific Plan Amendment



Building Permit Activity Summary (8/1/2007 - 8/31/2007)

SFD PERMITS ISSUED

| | Permits |
|---------------------------------------|------------|
| North Industrial (5 Total Permits) | |
| LONGMEADOW VILLAGE 1 | 5 |
| Northwest Roseville (6 Total Permits) | |
| BRETON VILLAGE | 1 |
| ROSE PARK | 5 |
| West Roseville (91 Total Permits) | |
| FIDDYMENT RANCH VILLAGE 17 | 7 |
| FIDDYMENT RANCH VILLAGE 1A PHASE 1 | 8 |
| FIDDYMENT RANCH VILLAGE 1B PHASE 1 | 11 |
| FIDDYMENT RANCH VILLAGE 1B PHASE 2 | 1 |
| FIDDYMENT RANCH VILLAGE 3 | 3 |
| WESTPARK VILLAGE 1 PHASE 3 | 7 |
| WESTPARK VILLAGE 10 PHASE 2 | 6 |
| WESTPARK VILLAGE 21 | 10 |
| WESTPARK VILLAGE 3A | 20 |
| WESTPARK VILLAGE 4A | 10 |
| WESTPARK VILLAGE 8 | 2 |
| WESTPARK VILLAGE CENTER 22 | 6 |
| | <hr/> |
| TOTAL SFD PERMITS ISSUED | 102 |

SFD PERMITS FINALED

| | Permits |
|---|---------|
| Highland Reserve North (2 Total Permits) | |
| HIGHLAND RESERVE NORTH PARCEL 30 | 2 |
| Infill (3 Total Permits) | |
| DIAMOND OAKS 1 | 1 |
| ROSEVILLE HEIGHTS | 1 |
| THEILES 2 | 1 |
| North Central Roseville (4 Total Permits) | |
| VILLEMONT CONDOMINIUMS | 4 |
| North Industrial (15 Total Permits) | |
| LONGMEADOW VILLAGE 2 PHASE 2 | 4 |
| LONGMEADOW VILLAGE 1 | 4 |
| LONGMEADOW VILLAGE 2 PHASE 1 | 3 |
| LONGMEADOW VILLAGE 2 PHASE 3 | 4 |
| North Roseville (20 Total Permits) | |
| CROCKER RANCH NORTH LOT 3A | 3 |
| CROCKER RANCH NORTH LOT 5 | 1 |
| CROCKER RANCH NORTH LOT 7 | 1 |
| CROCKER RANCH NORTH LOT 8 | 1 |
| DIAMOND CREEK UNIT 7 | 7 |
| ESKATON VILLAGE PHASE 1 | 7 |



Building Permit Activity Summary (8/1/2007 - 8/31/2007)

Northwest Roseville (2 Total Permits)

DUNMORE JUNCTION 2

Stoneridge (6 Total Permits)

STONERIDGE EAST VILLAGE 1 1

STONERIDGE EAST VILLAGE 2 1

STONERIDGE WEST VILLAGE 4 PHASE 1 1

STONERIDGE WEST VILLAGE 4 PHASE 2 3 & 3

West Roseville (52 Total Permits)

FIDDYMENT RANCH VILLAGE 1A PHASE 1 4

FIDDYMENT RANCH VILLAGE 1B PHASE 1 1

FIDDYMENT RANCH VILLAGE 3 4

FIDDYMENT RANCH VILLAGE 5 5

WESTPARK VILLAGE 1 PHASE 1 6

WESTPARK VILLAGE 21 3

WESTPARK VILLAGE 3A 8

WESTPARK VILLAGE 3B 1

WESTPARK VILLAGE 4A 6

WESTPARK VILLAGE 5 5

WESTPARK VILLAGE 6 6

WESTPARK VILLAGE 7 3

TOTAL SFD PERMITS FINALED 104



Development Activity by Date (8/1/2007 - 8/31/2007)

RESIDENTIAL ACTIVITY

| Activity Name | Project # | Address | Plan Area | Use Type | Units | Acres |
|---------------|-----------|---------|-----------|----------|-------|-------|
|---------------|-----------|---------|-----------|----------|-------|-------|

BEING PROCESSED

| | | | | | | |
|--------------------------|------------|----------------|----|-----|------------|-------------|
| SIENA APARTMENTS | DRP-000218 | 2501 HAYDEN PW | WR | APT | 156 | 6.90 |
| Total Units/Acres | | | | | 156 | 6.90 |

APPROVED

| | | | | | | |
|----------------------------------|------------|----------------|----|-----|----------|-------------|
| VINTAGE SQUARE SENIOR APARTMENTS | DRP-000192 | 3151 MARKET ST | WR | MFD | 1 | 4.99 |
| Total Units/Acres | | | | | 1 | 4.99 |

NON-RESIDENTIAL ACTIVITY

| Activity Name | Project # | Address | Plan Area | Use Type | Sq Ft | Acres |
|---------------|-----------|---------|-----------|----------|-------|-------|
|---------------|-----------|---------|-----------|----------|-------|-------|

BEING PROCESSED

| | | | | | | |
|---|------------|------------------------|----|-----|----------------|-------------|
| MAMMOTH EQUITIES OFFICE BLDG. | DRP-000212 | 1521 EUREKA RD | NE | OFF | 100,000 | 5.68 |
| ESKATON ROSEVILLE MANOR - ELDERLY HOUSING | DRP-000213 | 1721 PLEASANT GROVE BL | NR | CFA | 41,530 | 2.49 |
| GOLDEN STATE COLLISION | DRP-000221 | 601 BERRY ST | IN | IND | 18,020 | 1.74 |
| GALLERIA - JC PENNY EXPANSION | MPP-000017 | 1125 GALLERIA BL | NC | RET | 0 | 0.00 |
| Total Bldg Sq Ft/Acres | | | | | 159,550 | 9.91 |

UNDER CONSTRUCTION

| | | | | | | |
|-------------------------------|------------|-------------------|----|-----|---------------|-------------|
| BLUE OAKS PLAZA - BLDG H | DRP-000106 | 1416 FOOTHILLS BL | NI | OFF | 4,225 | 0.50 |
| BLUE OAKS PLAZA - BLDG I | DRP-000106 | 1414 FOOTHILLS BL | NI | OFF | 4,225 | 0.50 |
| BLUE OAKS PLAZA - BLDG J | DRP-000106 | 1412 FOOTHILLS BL | NI | OFF | 4,225 | 0.50 |
| BLUE OAKS PLAZA - BLDG K | DRP-000106 | 1410 FOOTHILLS BL | NI | OFF | 3,770 | 0.45 |
| SUTTER MEDICAL OFFICE BLDG 5 | DRP-000134 | 5 MEDICAL PZ | NE | MED | 61,759 | 0.00 |
| Total Bldg Sq Ft/Acres | | | | | 78,204 | 1.95 |

COMPLETED

| | | | | | | |
|-------------------------------------|-----------|------------------|----|-----|---------------|-------------|
| VINTAGE OAKS BUSINESS PARK - BLDG 9 | DRP 01-69 | 927 RESERVE DR | IN | OFF | 4,956 | 0.59 |
| WEST ROSEVILLE PLACE BLDG 1 | DRP 04-21 | 935 ROSEVILLE PW | NC | RET | 7,025 | 1.15 |
| WEST ROSEVILLE PLACE BLDG 2 | DRP 04-21 | 945 ROSEVILLE PW | NC | RET | 6,775 | 1.15 |
| Total Bldg Sq Ft/Acres | | | | | 18,756 | 2.89 |



Allocation Activity Summary (8/1/2007 - 8/31/2007)

BEING PROCESSED

| Project Name | Project # | Address | Plan Area | Acres | Description | Adopt Date | Ordinance # | Resolution # |
|---|------------|-------------------|-----------|-------|--|------------|-------------|--------------|
| 2007PL-129 | | | | | | | | |
| NERSP PCL 8 MAMMOTH EQUITIES ROSEVILLE | SPA-000028 | 1521 EUREKA RD | NE | 5.68 | TO AMEND SPECIFIC PLAN TO ALLOW A 4-STORY BUILDING | | | |
| 2007PL-143 | | | | | | | | |
| NRSP CROCKER RANCH N3B/LONGMEADOW 2 | SPA-000029 | 4805 FIDDYMENT RD | NR | 0.00 | CLEAN UP ACCOUNTNG FOR AND SATISFACTION OF AFFORDABLE HOUSING OBLICATION BETWEEN CROCKER RANCH NORTH 3B AND LONGMEADOW 2 | | | |



Legend

Project Types:

Non-Residential Projects

Residential Projects

Rezones, General & Specific Plan Amendments

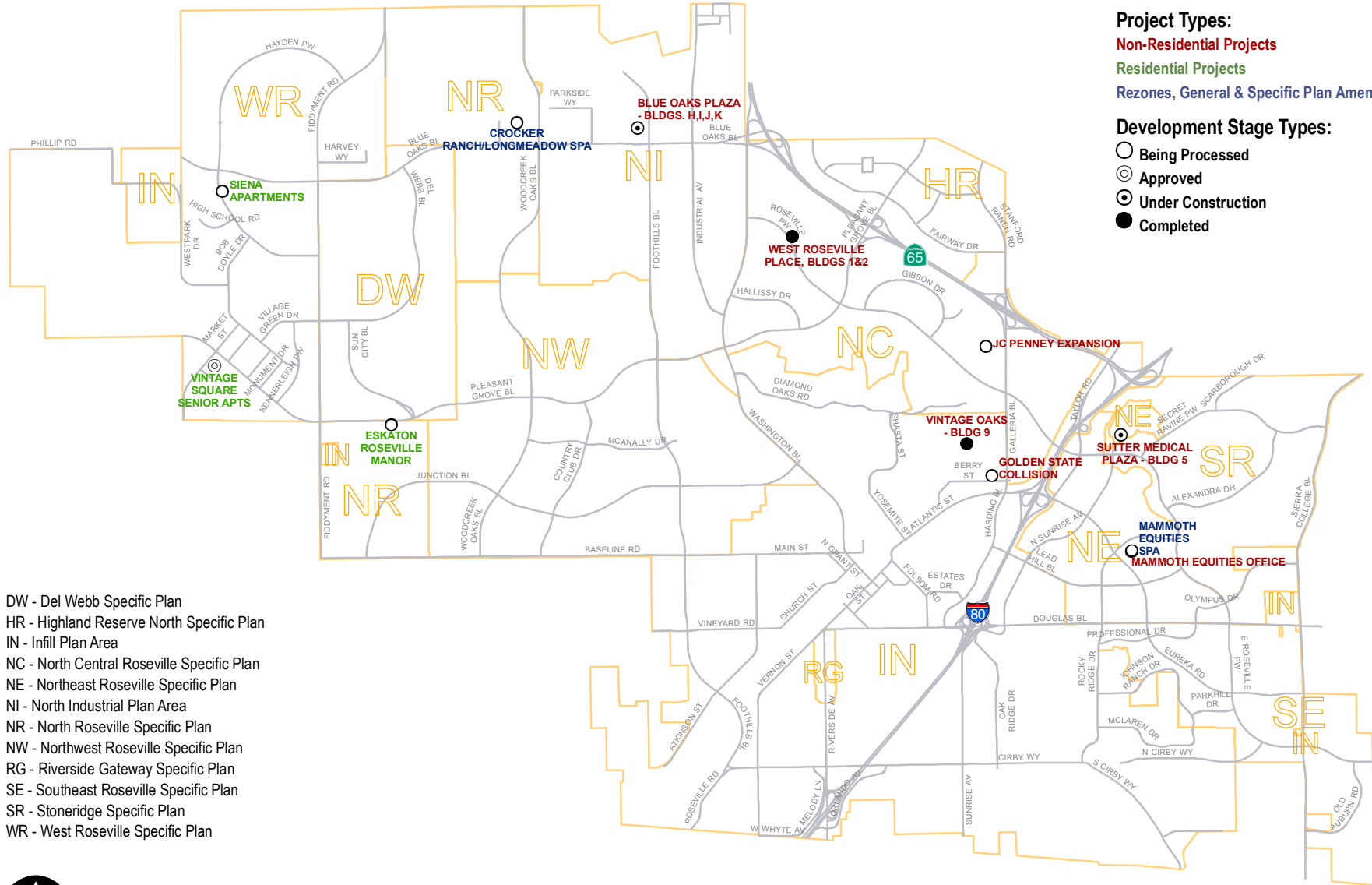
Development Stage Types:

○ Being Processed

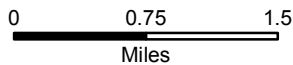
⊙ Approved

⦿ Under Construction

● Completed



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- WR - West Roseville Specific Plan



Applicants and Developers for Projects with Activity (8/1/2007 - 8/31/2007)

RESIDENTIAL

| Project Contact | Name | Address | City, State, Zip | Phone # |
|--|-------------------------|-------------------------|-----------------------|--------------|
| DRP-000192 (WRSP VC-W-25 VINTAGE SQUARE) | | | | |
| APPLICANT: | PL ROSEVILLE, LLC | 985 SUN CITY LN | LINCOLN, CA 95648 | 916-434-3400 |
| DEVELOPER: | PL ROSEVILLE, LLC | 985 SUN CITY LN | LINCOLN, CA 95648 | 916-434-3400 |
| DRP-000218 (WRSP PARCEL F-20 SIENA APARTMENTS) | | | | |
| APPLICANT: | ROBERT LAWLER | 1801 I ST, #202 | SACRAMENTO, CA 95814 | 916-444-9897 |
| DEVELOPER: | ROBERT LAWLER | 1801 I ST, #202 | SACRAMENTO, CA 95814 | 916-444-9897 |
| SUBD 04-01 (WRSP WESTPARK W-1 & W-2) | | | | |
| APPLICANT: | DEL WEBB/ PULTE HOMES | 985 SUN CITY LN | LINCOLN, CA 95648 | 916-434-3328 |
| DEVELOPER: | DEL WEBB/PULTE HOMES | 985 SUN CITY LN | LINCOLN, CA 95648 | 916-434-3328 |
| SUBD 04-19 (NWRSP PCL 11 - BRETON VILLAGE) | | | | |
| APPLICANT: | MORTON & PITALO | 1788 TRIBUTE RD STE-200 | SACRAMENTO, CA 95828 | 916-927-2400 |
| DEVELOPER: | BOLLINGER INVESTMENT CO | 540 FULTON AV | SACRAMENTO, CA 92825 | 916-489-4600 |
| SUBD 05-04 (WRSP WESTPARK VILLAGE W-10) | | | | |
| APPLICANT: | MORTON & PITALO INC | 1352 BLUE OAKS BL #100 | ROSEVILLE, CA 95678 | 916-773-7677 |
| DEVELOPER: | JEFF JONES | 4855 KETCHUM CT | GRANITE BAY, CA 95746 | 916-847-4482 |

NON-RESIDENTIAL

| Project Contact | Name | Address | City, State, Zip | Phone # |
|---|-------------------------------|-----------------------------------|---------------------------|--------------|
| DRP 01-69 (VINTAGE OAKS AKA RSVL COMMERCE PARK) | | | | |
| APPLICANT: | BROWN STEVEN | 8265 SIERRA COLLEGE BLVD, STE 300 | ROSEVILLE, CA 95661 | 916-791-5383 |
| DEVELOPER: | PICO RANCH INC | 3707 WILLIAMS, STE 202 | SAN JOSE, CA 95117 | 916-791-5385 |
| DRP 04-21 (NCRSP PCL 61, HIGHLAND RESERVE- LOT 61) | | | | |
| APPLICANT: | CEMO COMMERCIAL | 1107 INVESTMENT BL | EL DORADO HILLS CA 95762 | 916-933-2300 |
| DEVELOPER: | CEMO LEWON LLC | 1107 INVESTMENT BL | EL DORADO HILLS, CA 95762 | 916-933-2300 |
| DRP-000106 (NIPA - BLUE OAKS PLAZA) | | | | |
| APPLICANT: | GRANITE BAY VENTURES | 2998 DOUGLAS BL S-300 | ROSEVILLE, CA 95661 | 916-780-3806 |
| DEVELOPER: | GRANITE BAY VENTURES | 2998 DOUGLAS BL #300 | ROSEVILLE CA 95661 | 916-780-3806 |
| DRP-000134 (NERSP PCL MC MOB 5) | | | | |
| APPLICANT: | HAMMEL, GREEN, ABRAHAMSON INC | 1410 ROCKY RIDGE DR | ROSEVILLE, CA 95661 | 916-787-5123 |
| DEVELOPER: | GRANITE BAY VENTURES | 2998 DOUGLAS BL #300 | ROSEVILLE CA 95661 | 916-780-3806 |



Applicants and Developers for Projects with Activity (8/1/2007 - 8/31/2007)

DRP-000212 (NERSP PCL 8 MAMMOTH EQUITIES ROSEVILLE)

| | | | | |
|-------------------|------------------|----------------------------|-------------------------------|--------------|
| APPLICANT: | MAMMOTH EQUITIES | 29222 RANCHO VIEJO RD #203 | SAN JUAN CAPISTRANO, CA 92675 | 949-276-2555 |
| DEVELOPER: | MAMMOTH EQUITIES | 29222 RANCHO VIEJO RD #203 | SAN JUAN CAPISTRANO, CA 92675 | 949-276-2555 |

DRP-000213 (NRSP PCL WW-17 ESKATON RSVL MANOR)

| | | | | |
|-------------------|----------------------------|-------------------|----------------------|--------------|
| APPLICANT: | PETER GIVAS ARCHITECT, INC | 2016 P ST #200 | SACRAMENTO, CA 95811 | 916-498-7900 |
| DEVELOPER: | ESKATON ROSEVILLE MANOR | 5105 MANZANITA AV | CARMICHAEL, CA 95608 | 916-334-0810 |

DRP-000221 (GOLDEN STATE COLLISION DRP)

| | | | | |
|-------------------|--------------------|----------------|------------------------|--------------|
| APPLICANT: | ZMC CONSULTING INC | 3252 CHASEN DR | CAMERON PARK, CA 95682 | 408-799-1354 |
| DEVELOPER: | ZMC CONSULTING INC | 3252 CHASEN DR | CAMERON PARK, CA 95682 | 408-799-1354 |

MPP-000017 (NCRSP - PCL 35 JC PENNY EXPANSION)

| | | | | |
|-------------------|-------------------|-------------------------|----------------------------|--------------|
| APPLICANT: | NUDELL ARCHITECTS | 31690 W. TWELVE MILE RD | FARMINGTON HILLS, MI 48344 | 248-324-8800 |
| DEVELOPER: | WESTFIELD, LLC | 1107 GALLERIA BL | ROSEVILLE, CA 95678 | 916-791-7400 |

