

Monthly Development Activity Update - February 2007

Planning & Redevelopment Department



Monthly Development Activity Update

February 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

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Planning Area Definitions:

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
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 (2/1/2007 - 2/28/2007)

SFD PERMITS ISSUED

	Permits
Highland Reserve North (6 Total Permits)	
HIGHLAND RESERVE NORTH PARCEL 30	6
Infill (1 Total Permits)	
	1
North Industrial (24 Total Permits)	
LONGMEADOW VILLAGE 2 PHASE 2	2
LONGMEADOW VILLAGE 1	5
LONGMEADOW VILLAGE 2 PHASE 1	3
LONGMEADOW VILLAGE 2 PHASE 3	11
WOODLAKE VILLAGE	3
North Roseville (17 Total Permits)	
CROCKER RANCH NORTH LOT 3A	17
West Roseville (31 Total Permits)	
FIDDYMENT RANCH VILLAGE 1A PHASE 1	5
FIDDYMENT RANCH VILLAGE 1B PHASE 1	2
WESTPARK VILLAGE 21	3
WESTPARK VILLAGE 3A	4
WESTPARK VILLAGE 4A	10
WESTPARK VILLAGE 5	2
WESTPARK VILLAGE 7	5
TOTAL SFD PERMITS ISSUED	79

SFD PERMITS FINALED

	Permits
North Central Roseville (2 Total Permits)	
VILLEMONT CONDOMINIUMS	2
North Industrial (8 Total Permits)	
LONGMEADOW VILLAGE 2 PHASE 2	4
LONGMEADOW VILLAGE 2 PHASE 1	4
North Roseville (6 Total Permits)	
CROCKER RANCH NORTH LOT 3A	3
CROCKER RANCH NORTH LOT 5	3
Northwest Roseville (11 Total Permits)	
LEGACY	8



Building Permit Activity Summary (2/1/2007 - 2/28/2007)

ROSE PARK	3
Stoneridge (2 Total Permits)	
STONERIDGE WEST VILLAGE 4 PHASE 2 3 &	2
West Roseville (36 Total Permits)	
FIDDYMENT RANCH VILLAGE 1A PHASE 1	3
FIDDYMENT RANCH VILLAGE 5	3
WESTPARK VILLAGE 1 PHASE 1	9
WESTPARK VILLAGE 3A	4
WESTPARK VILLAGE 4A	3
WESTPARK VILLAGE 5	9
WESTPARK VILLAGE 6	4
WESTPARK VILLAGE 7	1
TOTAL SFD PERMITS FINALED	65



Development Activity by Date (2/1/2007 - 2/28/2007)

RESIDENTIAL ACTIVITY

Project Name	Project #	Address	Plan Area	Use Type	Units	Acres
APPROVED						
DIAMOND CREEK 31A (SINGLE FAMILY HOMES)	SUB-000050	10000 DIAMOND CREEK BL	NR	SFD	131	12.29
Total Units/Acres					131	12.29

NON-RESIDENTIAL ACTIVITY

Project Name	Project #	Address	Plan Area	Use Type	Sq Ft	Acres
BEING PROCESSED						
MACY'S ROSEVILLE GALLERIA (EXPANSION)	MPP-000012	1197 GALLERIA BL	NC	RET	40,000	
Total Bldg Sq Ft/Acres					40,000	

APPROVED

FOOTHILLS COMM CTR ANNEX (LOT 7 - BLDG A)	DRP-000090	2000 WINDING CREEK RD	NI	IBP	47,612	6.07
FOOTHILLS COMM CTR ANNEX (LOT 9 - BLDG B)	DRP-000090	2000 WINDING CREEK RD	NI	IBP	55,785	5.29
FOOTHILLS COMM CTR ANNEX (BLDG A)	DRP-000091	2000 WINDING CREEK RD	NI	IBP	21,864	2.39
FOOTHILLS COMM CTR ANNEX (BLDG B)	DRP-000091	2000 WINDING CREEK RD	NI	IBP	8,480	0.97
FOOTHILLS COMM CTR ANNEX (BLDG C)	DRP-000091	2000 WINDING CREEK RD	NI	IBP	11,440	1.23
FOOTHILLS COMM CTR ANNEX (BLDG D)	DRP-000091	2000 WINDING CREEK RD	NI	IBP	17,136	1.88
NIPA COASTAL/KMS COMMERCIAL CENTER - LOT#11	DRP-000110	8477 WASHINGTON BL	NI	OFF	4,800	0.36
NIPA COASTAL/KMS COMMERCIAL CENTER - LOT#12	DRP-000110	8471 WASHINGTON BL	NI	OFF	5,400	0.41
NIPA COASTAL/KMS COMMERCIAL CENTER - LOT#13	DRP-000110	8465 WASHINGTON BL	NI	OFF	5,400	0.41
NIPA COASTAL/KMS COMMERCIAL CENTER - LOT#14	DRP-000110	8453 WASHINGTON BL	NI	OFF	4,800	0.36
NIPA COASTAL/KMS COMMERCIAL CENTER - LOT#15	DRP-000110	8459 WASHINGTON BL	NI	OFF	5,400	0.41
NIPA COASTAL/KMS COMMERCIAL CENTER - LOT#16	DRP-000110	8441 WASHINGTON BL	NI	OFF	7,500	0.56
NIPA COASTAL/KMS COMMERCIAL CENTER - LOT#17	DRP-000110	8429 WASHINGTON BL	NI	OFF	5,400	0.41
NIPA COASTAL/KMS COMMERCIAL CENTER - LOT#18	DRP-000110	8417 WASHINGTON BL	NI	OFF	4,800	0.36
NIPA COASTAL/KMS COMMERCIAL CENTER - LOT#19	DRP-000110	8411 WASHINGTON BL	NI	OFF	4,800	0.36
NIPA COASTAL/KMS COMMERCIAL CENTER - LOT#20	DRP-000110	8447 WASHINGTON BL	NI	OFF	7,500	0.56
NIPA COASTAL/KMS COMMERCIAL CENTER - LOT#21	DRP-000110	8435 WASHINGTON BL	NI	OFF	7,500	0.56
NIPA COASTAL/KMS COMMERCIAL CENTER - LOT#22	DRP-000110	8423 WASHINGTON BL	NI	OFF	4,800	0.36
NIPA COASTAL/KMS COMMERCIAL CENTER - LOT#23	DRP-000110	8405 WASHINGTON BL	NI	OFF	4,800	0.36



Development Activity by Date (2/1/2007 - 2/28/2007)

NON-RESIDENTIAL ACTIVITY

Project Name	Project #	Address	Plan Area	Use Type	Sq Ft	Acres
NIPA COASTAL/KMS COMMERCIAL CENTER - LOT#10	DRP-000110	8220 INDUSTRIAL AV	NI	IBP	36,000	2.71
NIPA COASTAL/KMS COMMERCIAL CENTER - LOT#2	DRP-000110	8300 INDUSTRIAL AV	NI	IBP	10,000	0.75
NIPA COASTAL/KMS COMMERCIAL CENTER - LOT#3	DRP-000110	8200 INDUSTRIAL AV	NI	IBP	6,000	0.45
NIPA COASTAL/KMS COMMERCIAL CENTER - LOT#4	DRP-000110	8308 INDUSTRIAL AV	NI	IBP	10,000	0.75
NIPA COASTAL/KMS COMMERCIAL CENTER - LOT#5	DRP-000110	8316 INDUSTRIAL AV	NI	IBP	10,000	0.75
NIPA COASTAL/KMS COMMERCIAL CENTER - LOT#6	DRP-000110	8324 INDUSTRIAL AV	NI	IBP	10,000	0.75
NIPA COASTAL/KMS COMMERCIAL CENTER - LOT#7	DRP-000110	8332 INDUSTRIAL AV	NI	IBP	10,000	0.75
NIPA COASTAL/KMS COMMERCIAL CENTER - LOT#8	DRP-000110	8483 WASHINGTON BL	NI	IBP	20,000	1.50
NIPA COASTAL/KMS COMMERCIAL CENTER - LOT#9	DRP-000110	8210 INDUSTRIAL AV	NI	IBP	48,200	3.62
ROSEVILLE CROSSING PH2 - BLDG #6	DRP-000157	10529 FAIRWAY DR	HR	RET	13,000	1.50
ROSEVILLE CROSSING PH2 - BLDG #7	DRP-000157	10537 FAIRWAY DR	HR	RET	6,200	1.07
ROSEVILLE CROSSING PH2 - BLDG #8	DRP-000157	10553 FAIRWAY DR	HR	RET	6,000	0.97
ROSEVILLE CROSSING PH2 - BLDG #11	DRP-000157	10577 FAIRWAY DR	HR	RES	5,000	0.97
ROSEVILLE CROSSING PH2 - BLDG #10	DRP-000157	10593 FAIRWAY DR	HR	HOT	70,000	2.62
ROSEVILLE CROSSING PH2 - BLDG #9	DRP-000157	10569 FAIRWAY DR	HR	HOT	63,000	2.32
DIAMOND CREEK PCL 30 (RETAIL B)	MPP-000004	10000 DIAMOND CREEK BL	NR	RET	14,000	1.15
DIAMOND CREEK PCL 30 (OFFICE A)	MPP-000004	10000 DIAMOND CREEK BL	NR	OFF	5,500	0.45
DIAMOND CREEK PCL 33 (LAKEMONT OFFICE)	MPP-000004	10000 DIAMOND CREEK BL	NR	OFF	13,688	1.15
DIAMOND CREEK PCL 33 (OFFICE B)	MPP-000004	10000 DIAMOND CREEK BL	NR	OFF	15,200	1.25
DIAMOND CREEK PCL 33 (HEALTH CLUB)	MPP-000004	10000 DIAMOND CREEK BL	NR	CRC	41,000	3.46
Total Bldg Sq Ft/Acres					648,005	52.25

UNDER CONSTRUCTION

VINTAGE OAKS - BLDG 15	DRP 01-69	990 RESERVE DR	IN	OFF	53,666	4.09
NCRSP PCL 18C-VILLEMONT POOL HOUSE	DRP-000097	250 TALMONT CL	NC	CRC	2,081	1.00
Total Bldg Sq Ft/Acres					55,747	5.09

COMPLETED

ARBOR VIEW VILLAGE BLDG E	DRP 03-03	1249 PLEASANT GROVE BL	NW	RET	5,500	0.88
ARBOR VIEW VILLAGE BLDG F	DRP 03-03	1245 PLEASANT GROVE BL	NW	RET	5,500	0.88
ROSEVILLE OFFICE/WAREHOUSE BUSINESS	DRP 04-62	7311 GALILEE RD	NI	IBP	31,080	1.68
ROSEVILLE OFFICE/WAREHOUSE BUSINESS	DRP 04-62	7351 GALILEE RD	NI	IBP	17,970	0.95



Development Activity by Date (2/1/2007 - 2/28/2007)

NON-RESIDENTIAL ACTIVITY

Project Name	Project #	Address	Plan Area	Use Type	Sq Ft	Acres
HIGHLAND PLAZA - NUGGET	DRP 04-63	771 PLEASANT GROVE BL	HR	RET	68,672	6.82
IRONSTONE BANK (AKA DOUGLAS RIDGE EXECUTIVE PLAZA)	DRP 05-26	3711 DOUGLAS BL	IN	RET	4,604	1.39
ROSEVILLE CHAMBER OF COMMERCE EXPANSION	DRPMOD 04-57	650 DOUGLAS BL	IN	OFF	3,079	0.00
NERSP PCL 15, STONE POINT - BLDG F	MPP 03-06	1490 STONE POINT DR	NE	OFF	21,493	2.00
Total Bldg Sq Ft/Acres					157,898	14.60



Allocation Activity Summary (2/1/2007 - 2/28/2007)

ADOPTED

Project Name	Project #	Address	Plan Area	Acres	Description	Adopt Date	Ordinance #	Resolution #
2005PL-161								
NRSP PCL 30, 31, 33 DIAMOND CREEK COMM	GPA-000021	10000 DIAMOND CREEK BL	NR	0.00	TO AMEND THE GENERAL PLAN TO ALLOW RESIDENTIAL & MIXED USE LAND USES, WITH A TOTAL OF 491 RESIDENTIAL UNITS (131 MEDIUM DENSITY DETACHED RESIDENTIAL UNITS, 8 MEDIUM DENSITY ATTACHED LIVE/WORK UNITS AND 352 HIGH DENSITY RESIDENTIAL UNITS), AND 199,188 SF OF COMMUNITY COMMERCIAL USES	02/21/2007		07-103
NRSP PCL 30, 31, 33 DIAMOND CREEK COMM	SPA-000014	10000 DIAMOND CREEK BL	NR	0.00	TO AMEND NORTH ROSEVILLE SPECIFIC PLAN TO ALLOW A MIXED USE RESIDENTIAL/COMMERCIAL PROJECT WITH A TOTAL OF 491 RESIDENTIAL UNITS (139 MEDIUM DENSITY RESIDENTIAL UNITS AND 352 HIGH DENSITY RESIDENTIAL UNITS), AND 199,188 SF OF COMMUNITY COMMERCIAL USES	02/21/2007		07-104
2006PL-178								
NWRSP PCL 81 SIERRARIDGE APARTMENTS	GPA-000028	700 VALLEJO AV	NW	0.00	TO CHANGE LAND USE TO ALLOW 136 UNITS INSTEAD OF 134 UNITS.	02/21/2007		07-097
NWRSP PCL 81 SIERRARIDGE APARTMENTS	SPA-000020	700 VALLEJO AV	NW	0.00	TO DEVELOP 2 APARTMENTS FROM 2 UNITS PREVIOUSLY USED FOR STORAGE	02/21/2007		07-096
2006PL-018								
WRSP WESTPARK PCL W-12 REZONE	RZ-000027	2350 PLEASANT GROVE BL	WR	18.90	REZONE FROM R1/DS TO RS/DS TO ALLOW FOR 55-FOOT WIDE LOTS	02/21/2007	4500	



Legend

Project Types:

Non-Residential Projects

Residential Projects

Rezones, General & Specific Plan Amendments

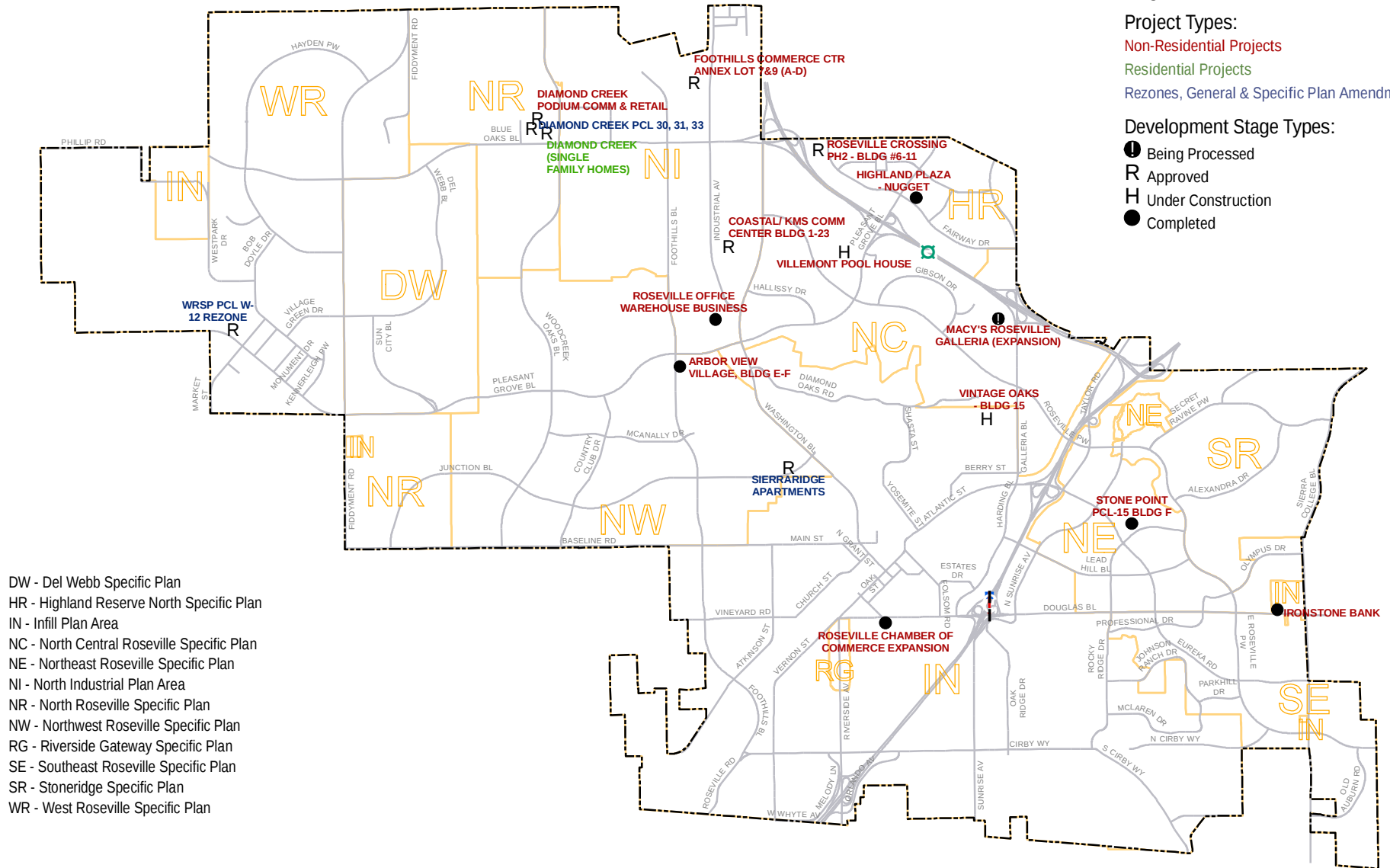
Development Stage Types:

● Being Processed

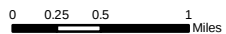
R Approved

H Under Construction

● Completed



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Applicants and Developers for Projects with Activity (2/1/2007 - 2/28/2007)

Residential

Project	Contact	Name	Address	City, State, Zip	Phone#
SUB-000050 (NRSP PCL 30, 31 & 33 TENTATIVE SUBD)					
	APPLICANT:	A R ASSOCIATES	275 NEVADA ST	AUBURN, CA 95603	530-888-1288
	DEVELOPER:	DIAMOND CREEK PARTNERS	1570 PARKSIDE WY	ROSEVILLE, CA 95747	916-786-8158
SUBD 05-07 (WRSP VILLAGE CENTER PCL W-21)					
	APPLICANT:	MORTON & PITALO, INC	1352 BLUE OAKS BL, STE 100	ROSEVILLE, CA 95678	916-773-7677
	DEVELOPER:	PULTE HOMES	4196 DOUGLAS BL, STE 100	GRANITE BAY, CA 95746	916-746-6100

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 03-03 (NWRSP PARCEL 18, ARBOR VIEW VILLAGE)					
	APPLICANT:	BORGES ARCHITECTURAL GROUP, INC	1512 EUREKA RD, STE 240	ROSEVILLE, CA 95661	916-791-6466
	DEVELOPER:	ARBOR VIEW PROPERTIES	1512 EUREKA RD, STE 130	ROSEVILLE, CA 95661	916-791-6466
DRP 04-62 (NIPA - ROSEVILLE OFFICE/WAREHOUSE)					
	APPLICANT:	ROSEVILLE OFFICE/ WAREHOUSE	11711 QUARTZ DR	AUBURN, CA 95604	530-712-9326
	DEVELOPER:	MFT CONSULTING	120 HOWARD ST, STE 420	SAN FRANCISCO, CA 94105	415-227-0880
DRP 04-63 (HIGHLAND PLAZA RETAIL CENTER)					
	APPLICANT:	WILLIAMS & PADDON ARCHITECTS	2237 DOUGLAS BL, STE 160	ROSEVILLE, CA 95661	916-786-8178
	DEVELOPER:	EUREKA DEVELOPMENT CO LLC	1508 EUREKA RD, STE 130	ROSEVILLE, CA 95661	916-791-6466
DRP 05-26 (IRONSTONE BANK)					
	APPLICANT:	WILLIAMS & PADDON ARCHITECTS	2237 DOUGLAS BL, STE 160	ROSEVILLE, CA 95661	916-786-8178
	DEVELOPER:	WILLIAMS & PADDON ARCHITECTS	2237 DOUGLAS BL, STE 160	ROSEVILLE, CA 95661	916-786-8178
DRP-000090 (FOOTHILLS COMMERCE CENTER ANNEX)					
	APPLICANT:	BORGES ARCHITECTURAL GROUP	1508 EUREKA RD, STE 150	ROSEVILLE, CA 95661	916-782-7200
	DEVELOPER:	MARK IV CAPITAL/STANFORD RANCH	100 BAYVIEW CI, STE 4500	NEWPORT BEACH, CA 92660	949-509-1444
DRP-000091 (NIPA - FOOTHILLS COMMERCE CENTER ANNEX)					
	APPLICANT:	BORGES ARCHITECTURAL GROUP	1508 EUREKA RD, STE 150	ROSEVILLE, CA 95661	916-782-7200
	DEVELOPER:	MARK IV CAPITAL / STANFORD RANCH	100 BAYVIEW CI, STE 4500	NEWPORT BEACH, CA 92660	949-509-1444
DRP-000097 (NCRSP PCL 18C-VILLEMONT POOL HOUSE)					
	APPLICANT:	TIM LEWIS COMMUNITIES	5750 SUNRISE BL, STE 225	CITRUS HEIGHTS, CA 95610	916-966-8047



Applicants and Developers for Projects with Activity (2/1/2007 - 2/28/2007)

Non-Residential

Project	Contact	Name	Address	City, State, Zip	Phone#
DRP-000110 (NIPA COASTAL/KMS COMMERCIAL CENTER)	DEVELOPER:	TIM LEWIS COMMUNITIES	5750 SUNRISE BL, STE 225	CITRUS HEIGHTS, CA 95610	916-966-8047
	APPLICANT:	BORGES ARCHITECTURAL GROUP	1508 EUREKA RD, STE 150	ROSEVILLE, CA 95661	916-782-7200
DRP-000157 (HRNSP PCL 42A ROSEVILLE CROSSING PH2)	DEVELOPER:	COASTAL PARTNERS, INC	2237 DOUGLAS BL, STE 130	ROSEVILLE, CA 95661	916-773-9484
	APPLICANT:	RAUSCHENBACH MARVELLI BECKER ASSOC	2277 WATT AV, 2ND FL	SACRAMENTO, CA 95825	916-488-8500
DRPMOD 04-57 (ROSEVILLE CHAMBER OF COMMERCE EXPANSIO)	DEVELOPER:	SYWEST DEVELOPMENT	150 PELICAN WY	SAN RAFAEL, CA 94901	415-448-8397
	APPLICANT:	WILLIAMS PADDON ARCHITECTS	2237 DOUGLAS BL, STE 160	ROSEVILLE, CA 95661	916-786-8178
MPP 03-06 (NERSP PCL 15, STONE POINT LOTS 1-5)	DEVELOPER:	WILLIAMS PADDON ARCHITECTS	2237 DOUGLAS BL, STE 160	ROSEVILLE, CA 95661	916-786-8178
	APPLICANT:	BORGES ARCHITECTURAL GROUP	1512 EUREKA RD, STE 130	ROSEVILLE, CA 95661	916-782-7200
MPP-000004 (NRSP PCL 30, 31, 33 DIAMOND CREEK COMM)	DEVELOPER:	STONE POINT PROPERTIES	1512 EUREKA RD, STE 130	ROSEVILLE, CA 95661	916-791-6466
	APPLICANT:	A R ASSOCIATES	275 NEVADA ST	AUBURN, CA 95603	530-885-1288
MPP-000012 (NCRSP PCL 35 MACY'S ROSEVILLE GALLERIA)	DEVELOPER:	DIAMOND CREEK PARTNERS	130 DIAMOND CREEK PL, STE 1	ROSEVILLE, CA 95747	916-786-8158
	APPLICANT:	ASSOCIATED ARCHITECTS & PLANNERS	15260 VENTURE BL, STE 620	SHERMAN OAKS, CA 91403	818-995-7484
	DEVELOPER:	WESTFIELD CORPORATION INC	11601 WILSHIRE BL	LOS ANGELES, CA 90025	310-478-4456

