

Monthly Development Activity Update - June 2007

Planning & Redevelopment Department



Monthly Development Activity Update

June 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

311 Vernon Street

Roseville, CA 95678

Ph: 916-774-5276

Fax: 916-774-5129

Email: planningdept@roseville.ca.us

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 (6/1/2007 - 6/30/2007)

SFD PERMITS ISSUED

	Permits
Infill (4 Total Permits)	
ENWOOD	1
ROSEVILLE HEIGHTS	3
North Central Roseville (10 Total Permits)	
VILLEMONT CONDOMINIUMS	10
North Roseville (1 Total Permits)	
CROCKER RANCH NORTH LOT 3A	1
Northwest Roseville (5 Total Permits)	
ROSE PARK	5
Stoneridge (1 Total Permits)	
STONERIDGE EAST VILLAGE 2	1
West Roseville (101 Total Permits)	
FIDDYMENT RANCH VILLAGE 17	4
FIDDYMENT RANCH VILLAGE 3	1
FIDDYMENT RANCH VILLAGE 5	2
WESTPARK VILLAGE 1 PHASE 1	11
WESTPARK VILLAGE 21	31
WESTPARK VILLAGE 3A	17
WESTPARK VILLAGE 3B	7
WESTPARK VILLAGE 4A	10
WESTPARK VILLAGE 6	6
WESTPARK VILLAGE 7	12
TOTAL SFD PERMITS ISSUED	122

SFD PERMITS FINALED

	Permits
Highland Reserve North (5 Total Permits)	
HIGHLAND RESERVE NORTH PARCEL 30	5
Infill (2 Total Permits)	
HOOPER ESTATES UNIT 2	1
ROSEVILLE HEIGHTS	1
North Central Roseville (2 Total Permits)	
VILLEMONT CONDOMINIUMS	2
North Industrial (25 Total Permits)	
LONGMEADOW VILLAGE 2 PHASE 2	9
LONGMEADOW VILLAGE 1	8
WOODLAKE VILLAGE	8
North Roseville (5 Total Permits)	
CROCKER RANCH NORTH LOT 5	3
CROCKER RANCH NORTH LOT 7	1
CROCKER RANCH NORTH LOT 8	1



Building Permit Activity Summary (6/1/2007 - 6/30/2007)

Northwest Roseville (7 Total Permits)

DUNMORE JUNCTION	2
ROSE PARK	5

Stoneridge (3 Total Permits)

STONERIDGE EAST VILLAGE 2	1
STONERIDGE WEST VILLAGE 4 PHASE 2 3 &	2

West Roseville (31 Total Permits)

FIDDYMENT RANCH VILLAGE 1B PHASE 1	2
FIDDYMENT RANCH VILLAGE 5	4
WESTPARK VILLAGE 1 PHASE 1	2
WESTPARK VILLAGE 3A	9
WESTPARK VILLAGE 4A	4
WESTPARK VILLAGE 6	4
WESTPARK VILLAGE 7	6

TOTAL SFD PERMITS FINALED	80
----------------------------------	-----------



Development Activity by Date (6/1/2007 - 6/30/2007)

RESIDENTIAL ACTIVITY

Activity Name	Project #	Address	Plan Area	Use Type	Units	Acres
BEING PROCESSED						
NRSP EV-1 ESKATON VIL SUB MAP	SUB-000101	10001 DIAMOND CREEK BL	NR	SFD	2	0.00
Total Units/Acres					2	0.00

NON-RESIDENTIAL ACTIVITY

Activity Name	Project #	Address	Plan Area	Use Type	Sq Ft	Acres
BEING PROCESSED						
INDUSTRIAL AVENUE OFFICE PLAZA - BLDG A	DRP-000204	8151 INDUSTRIAL AV	NI	IBP	9,520	0.74
INDUSTRIAL AVENUE OFFICE PLAZA - BLDG B	DRP-000204	8151 INDUSTRIAL AV	NI	IBP	11,550	0.90
INDUSTRIAL AVENUE OFFICE PLAZA - BLDG C	DRP-000204	8151 INDUSTRIAL AV	NI	IBP	13,715	1.07
INDUSTRIAL AVENUE OFFICE PLAZA - BLDG D	DRP-000204	8151 INDUSTRIAL AV	NI	IBP	7,098	0.56
Total Bldg Sq Ft/Acres					41,883	3.27

APPROVED

CENTRAL PARK NATATORIUM - OFFICE	DRP-000160	10200 FAIRWAY DR	HR	PRC	688	0.00
CENTRAL PARK NATATORIUM - SWIMMING POOL	DRP-000160	10200 FAIRWAY DR	HR	PRC	6,980	20.35
CENTRAL PARK NATATORIUM - VOCATIONAL CLASSROOMS	DRP-000160	10200 FAIRWAY DR	HR	PRC	1,760	0.00
OMNI STRUCTURES & MANAGEMENT	DRP-000185	102 CENTER ST	IN	OFF	1,054	0.07
Total Bldg Sq Ft/Acres					10,482	20.42

UNDER CONSTRUCTION

CELEBRATIONS - PHASE 2	DRP 00-78	7501 GALILEE RD	NI	WHS	10,463	0.00
FAIRWAY CREEK SHOPPING CENTER - Bldg L	DRP 02-51	10050 FAIRWAY DR	HR	RET	7,271	0.77
EL ABAJENO TACOS	DRP 04-01	109 ATKINSON ST	IN	RES	531	0.15
THE VINEYARDS AT FOOTHILLS - RESTAURANT & GAS	DRP 05-06	2998 FOOTHILLS BL	IN	RES	4,658	0.00
SONIC RESTAURANT (PLEASANT GROVE BL)	DRP-000061	913 PLEASANT GROVE BL	NC	RES	1,718	1.19
TEICHERT CONSTRUCTION OFFICE/WAREHOUSE	DRP-000093	4401 DULUTH AV	NI	WHS	20,000	7.37
SUPERIOR SELF STORAGE	DRP-000109	1299 BASELINE RD	IN	MST	96,550	2.97
VINEYARD POINTE - BLDG A	DRP-000128	1050 OPPORTUNITY DR	IN	OFF	19,500	1.16
ROSEVILLE CROSSING - BLDG #3	DRP-000157	10505 FAIRWAY DR	HR	RET	4,000	0.81
ROSEVILLE CROSSING PH2 - BLDG #6	DRP-000157	10529 FAIRWAY DR	HR	RET	13,000	1.50
ROSEVILLE CROSSING - BLDG #2	DRP-000157	10545 FAIRWAY DR	HR	RES	4,500	1.23



Development Activity by Date (6/1/2007 - 6/30/2007)

NON-RESIDENTIAL ACTIVITY

Activity Name	Project #	Address	Plan Area	Use Type	Sq Ft	Acres
PARKSIDE INDUSTRIAL - BLDG A1	DRP-000159	10620 INDUSTRIAL AV	NI	WHS	12,302	0.88
PARKSIDE INDUSTRIAL - BLDG A2	DRP-000159	10622 INDUSTRIAL AV	NI	WHS	15,378	1.10
ROSEVILLE COMMERCE CENTER - BLDG 4	DRPMOD 05-22	10604 INDUSTRIAL AV	NI	IBP	22,455	1.20
ROSEVILLE COMMERCE CENTER - BLDG 5	DRPMOD 05-22	10564 INDUSTRIAL AV	NI	IBP	22,455	1.44
KAISER EXPANSION - EMERGENCY DEPT (PH2)	MPP 02-02	1600 EUREKA RD	NE	MED	55,250	0.00
KAISER EXPANSION - WOMEN & CHILDREN'S (PH2)	MPP 02-02	1640 EUREKA RD	NE	MED	190,004	0.00
THE FOUNTAINS - BLDG A	MPP 98-03	1198 ROSEVILLE PW	NC	RET	44,712	0.00
THE FOUNTAINS - BLDG B	MPP 98-03	1182 ROSEVILLE PW	NC	RET	45,730	0.00
THE FOUNTAINS - BLDG L	MPP 98-03	1005 GALLERIA BL	NC	RET	12,404	0.00
THE FOUNTAINS - BLDG M	MPP 98-03	1013 GALLERIA BL	NC	RET	52,860	0.00
STONEPOINT LOTS 6&7 (BLDG A)	MPP-000005	1421 EUREKA RD	NE	OFF	158,334	7.39
GALLERIA EXPANSION - NEW RETAIL/COMMON AREA EXPANS	MPPMOD 95-01A	1151 GALLERIA BL	NC	RET	336,455	0.00
Total Bldg Sq Ft/Acres					1,150,530	29.16

COMPLETED

HIGHLAND PLAZA - BLDG 6	DRP 04-63	711 PLEASANT GROVE BL	HR	RET	10,883	1.11
BLUE OAKS OFFICE PARK	DRP 05-24	1382 BLUE OAKS BL	NI	OFF	22,958	1.38
ROSEVILLE CROSSING - BLDG #1	DRP-000157	10585 FAIRWAY DR	HR	RES	6,220	1.36
ELECT DEPT NEW OPERATIONS CENTER	PLCHK-0044	2070 HILLTOP CI	NC	PFA	8,122	2.08
Total Bldg Sq Ft/Acres					48,183	5.93

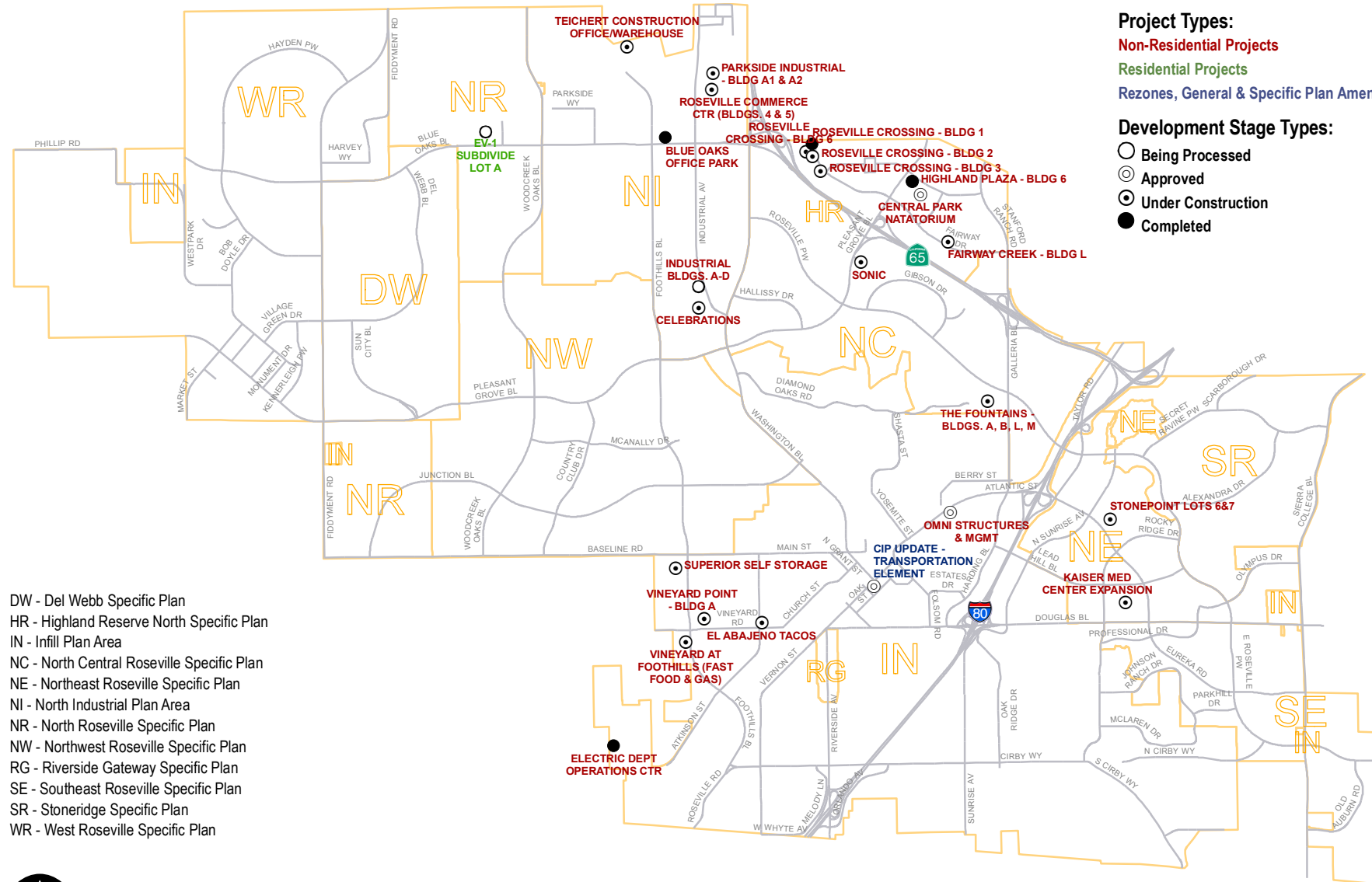


Allocation Activity Summary (6/1/2007 - 6/30/2007)

ADOPTED

Project Name	Project #	Address	Plan Area	Acres	Description	Adopt Date	Ordinance #	Resolution #
2007PL-084								
CIP UPDATE- TRANSPORTATION ELEMENT	GPA-000040	311 VERNON ST	IN	0.00	TO UPDATE THE TRANSPORTATION ELEMENT OF THE GENERAL PLAN TO REFLECT THE LATEST VERSION OF THE CITY'S CIP.	06/20/2007		07-310





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



0 0.75 1.5
Miles

Legend

Project Types:

Non-Residential Projects

Residential Projects

Rezones, General & Specific Plan Amendments

Development Stage Types:

○ Being Processed

◐ Approved

⊗ Under Construction

● Completed

Applicants and Developers for Projects with Activity (6/1/2007 - 6/30/2007)

RESIDENTIAL

Project Contact	Name	Address	City, State, Zip	Phone #
SUB-000101 (NRSP EV-1 ESKATON VIL SUB MAP)				
APPLICANT:	LAKEMONT VILLAGE ROSEVILLE LLC	140 DIAMOND CREEK PL	ROSEVILLE, CA 95661	916-960-2153
DEVELOPER:	LAKEMONT VILLAGE ROSEVILLE LLC	140 DIAMOND CREEK PL	ROSEVILLE, CA 95661	916-960-2153

NON-RESIDENTIAL

Project Contact	Name	Address	City, State, Zip	Phone #
DRP 00-78 (NIPA - CELEBRATIONS)				
APPLICANT:	WILLIAM HERALD ASSOCIATES	6545 SUNRISE BL SUITE 201	CITRUS HEIGHTS CA 95610	(916) 725-8485
DEVELOPER:	STLM LLC	989 SUNRISE AV	ROSEVILLE CA 95661	(916) 773-2133
DRP 02-51 (HRNSP PCL 43A & B, FAIRWAY CREEK)				
APPLICANT:	BORGES ARCHITECTURAL GROUP	3017 DOUGLAS BL, #240	ROSEVILLE CA 95661	916 782-7200
DEVELOPER:	FAIRWAY CREEK LLC	1512 EUREKA RD, #130	ROSEVILLE, CA 95661	916-782-7200
DRP 04-01 (EL ABAJENO TACOS)				
APPLICANT:	CHRISTOPHER DELGADO	2100 NORTHROP AV, SUITE 400	SACRAMENTO, CA 95825	(916) 923-6129
DEVELOPER:	RON RAFAEL & MA	7805 ROCKHURST WY	SACRAMENTO CA 95828	(916) 505-3837
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 05-06 (THE VINEYARDS AT FOOTHILLS)				
APPLICANT:	BURRELL ENGINEERING GROUP INC	1001 ENTERPRISE WY #100	ROSEVILLE, CA 95678	916-783-8898
DEVELOPER:	KOBRA PROPERTIES	2251 DOUGLAS BL #120	ROSEVILLE, CA 95661	916-786-4696
DRP 05-24 (NIPA - BLUE OAKS OFFICE PARK)				
APPLICANT:	WILLIAMS & PADDON ARCHITECTS	2237 DOUGLAS BL #160	ROSEVILLE CA 95661	916-786-8178
DEVELOPER:	ELVAS AVE PARTNERSHIP	2237 DOUGLAS BL #160	ROSEVILLE, CA 95661	916-786-8178
DRP-000061 (NCRSP SONIC AT PLEASANT GROVE RETAIL)				
APPLICANT:	BURRELL CONSULTING GROUP, INC	1001 ENTERPRISE WY #100	ROSEVILLE, CA 95678	916-783-8898
DEVELOPER:	CAPITOL CITY RESTAURANT, INC	1687 EUREKA RD, #200	ROSEVILLE, CA 95661	916-786-8080
DRP-000093 (NIPA -TEICHERT CONST OFFICE/YARD)				
APPLICANT:	BORGES ARCHITECTURAL GROUP	1508 EUREKA RD S-150	ROSEVILLE, CA 95661	916-782-7200
DEVELOPER:	STANFORD RANCH LLC	2210 PLAZA DR S-300	ROCKLIN, CA 95765	916-568-2843



Applicants and Developers for Projects with Activity (6/1/2007 - 6/30/2007)

DRP-000109 (SUPERIOR SELF STORAGE)

APPLICANT:	A.R ASSOCIATES	275 NEVADA ST	AUBURN, CA 95603	530-888-1288
DEVELOPER:	PLACER VALLEY INC	4420 ST MARTIN CT	SACRAMENTO, CA 95864	916-997-2826

DRP-000128 (VINEYARD POINTE GARDEN OFFICES)

APPLICANT:	CENTURY MANAGEMENT CO	1001 ENTERPRISE WY #250	ROSEVILLE, CA 95678	916-784-3666
DEVELOPER:	CENTURY MANAGEMENT	1001 ENTERPRISE WY	ROSEVILLE, CA 95678	916-784-3666

DRP-000157 (HRNSP PCL 42A ROSEVILLE CROSSING PH2)

APPLICANT:	RAUSCHENBACH MARVELLI BECKER ASSOC	2277 WATT AV, 2ND FL	SACRAMENTO, CA 95825	916-488-8500
DEVELOPER:	SYWEST DEVELOPMENT	150 PELICAN WY	SAN RAFAEL, CA 94901	415-448-8397

DRP-000159 (NIPA PCL 55 PARKSIDE DRP MOD)

APPLICANT:	BORGES ARCHITECTURAL GROUP	1508 EUREKA RD #150	ROSEVILLE, CA 95661	916-782-7200
DEVELOPER:	KEN GIANNOTI	2210 PLAZA DR #300	ROCKLIN, CA 95765	916-624-0513

DRP-000160 (HRNSP PCL 52, CENTRAL PARK NATATORIUM)

APPLICANT:	CITY OF ROSEVILLE PARKS AND REC	316 VERNON ST	ROSEVILLE, CA 95678	916-774-5248
DEVELOPER:	CITY OF ROSEVILLE PR & L	401 OAK ST	ROSEVILLE, CA 95678	916-774-5242

DRP-000185 (OMNI STRUCTURES & MANAGEMENT)

APPLICANT:	NG ALEXANDER REAL ESTATE	1700 EUREKA RD #110	ROSEVILLE, CA 95678	916-788-9731
DEVELOPER:	CROSSROAD VENTURES GROUP	107 CENTER ST	ROSEVILLE, CA 95678	916-788-9731

DRP-000204 (NIPA INDUSTRIAL AVENUE OFFICE PLAZA)

APPLICANT:	STUDIO SMS, LLP	424 VERNON ST #100	ROSEVILLE, CA 95678	916-780-0100
DEVELOPER:	MR JEFF JOHNSON PACIFIC LAND ENTERPRISES	130 EAST MAIN ST	GRASS VALLEY, CA 95945	530-273-9262

DRPMOD 05-22 (NIPA - RSVL COMMERCE & ARIZONA TILE)

APPLICANT:	MACMILLAN PARTNERS	151 ASHRIDGE CT	GRANITE BAY, CA 95746	916-788-8100
DEVELOPER:	MACMILLAN PARTNERS	151 ASHRIDGE CT	GRANITE BAY, CA 95746	916-788-8100

MPP 02-02 (NERSP PCL 12, KAISER EXPANSION STAGE 1)

APPLICANT:	KAISER FOUNDATION	1600 EUREKA RD	ROSEVILLE, CA 95661	916-784-5824
DEVELOPER:	KAISER FOUNDATION	1600 EUREKA RD	ROSEVILLE, CA 95661	916-784-5824

MPP 98-03 (THE FOUNTAINS)

APPLICANT:	PETER P BOLLINGER INVESTMENT CO	540 FULTON AV	SACRAMENTO CA 95825	916-489-4600
DEVELOPER:	PETER P BOLLINGER INVESTMENT CO	540 FULTON AV	SACRAMENTO CA 95825	916-489-4600



Applicants and Developers for Projects with Activity (6/1/2007 - 6/30/2007)

MPP-000005 (NERSP PCL 15 (6&7) STONE POINT STAGE 2)

APPLICANT: STEADFAST BUSINESS PROPERTIES

4343 VON KARMAN AV

NEWPORT BEACH, CA 92660

949-623-7748

DEVELOPER: RALPH DEPPISCH

4343 VON KARMAN AV

NEWPORT BEACH, CA 92660

949-623-7748

MPPMOD 95-01A (NCRSP PCL 35 GALLERIA MALL MPPMOD)

APPLICANT: ROSEVILLE SHOPPINGTOWN LLC

11601 WILSHIRE BL, 11TH FLOOR

LOS ANGELES, CA 90025

310-478-4456

DEVELOPER: ROSEVILLE SHOPPINGTOWN LLC

11601 WILSHIRE BL, 11TH FLOOR

LOS ANGELES, CA 90025

310-478-4456

PLCHK-0044 (ELECT DEPT NEW OPERATIONS CENTER)

APPLICANT: WILLIAMS AND PADDON

2237 DOUGLAS BLVD

ROSEVILLE, CA 95661

916-786-8178

DEVELOPER: ROSEVILLE CITY

311 VERNON ST STE 200

ROSEVILLE CA 95678

916-774-5276

