Monthly Development Activity Update - March 2008 Planning & Redevelopment Department





Monthly Development Activity Update

March 2008



- ✓ 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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www.roseville.ca.us/planning

Use Type Definitions:

APT = Apartment
AUT = Auto Related Retail
CFA = Care Facility
CHU = Church
CMT = Cemetary
CND = Condominium
COL = College
COM = Commercial

COL = College COM = Commercial CRC = Commercial Recreation DAY = Daycare DUP = Duplex

FIN = Financial Building

FST = Fire Station GSV = Gas/Service Station HDR-A = High Density Residential (Attached) HDR-D = High Density Residential (Detached)

HDR-M = High Density Residential (Mixed Use)

HOT = Hotel
HSP = Hospital
IBP = Industrial/Business Park
IND = Industrial
IND-L = Light Industrial
LDR-A = Low Density Residential (Attached)
LDR-D = Low Density Residential (Detached)

MAN = Manufacturing
MDR-A = Medium Density Residential (Attached)
MDR-D = Medium Density Residential (Detached)
MDR-M = Medium Density Residential (Mixed Use)
MED = Medical Office

LDR-M = Low Density Residential (Mixed Use)

MED = Medical Office
MFD = Multi Family Dwelling
MHP = Mobile Home Park
NTC = Night Club
OFF = Office

OFF-M = Office (Mixed Use)
PFA = Public Facility
PRC = Parks and Recreation
RES = Restaurant
RET = Retail
RET-M = Retail (Mixed Use)

SCH = School (Private)
SCH = School (Private)
SER = Service
SFD = Single Family Dwelling
STR = Storage Facility
TRI = Triplex

UTL = Utility WHS = Warehouse WHS-O = Warehouse/Office Mix

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

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 (3/1/2008 - 3/31/2008)

SFD PERMITS ISSUED

| | Permits | |
|--|---------|--|
| HIGHLAND RESERVE NORTH (3 TOTAL PERMITS) | | |
| HIGHLAND RESERVE NORTH PARCEL 30 (SUBD 03-03) NORTH INDUSTRIAL (35 TOTAL PERMITS) | 3 | |
| LONGMEADOW VILLAGE 1 (SUBD 03-06) | 12 | |
| LONGMEADOW VILLAGE 2 PHASE 3 (SUBD 03-06) | 20 | |
| WOODLAKE VILLAGE (SUBD 04-07) | 3 | |
| NORTH ROSEVILLE (14 TOTAL PERMITS) | | |
| CROCKER RANCH NORTH LOT 5 (SUBD 01-03) | 14 | |
| WEST ROSEVILLE (14 TOTAL PERMITS) | | |
| FIDDYMENT RANCH VILLAGE 17 (SUBD 04-23) | 6 | |
| FIDDYMENT RANCH VILLAGE 1A PHASE 2 (SUBD 04-08) | 2 | |
| WESTPARK VILLAGE 6 (SUBD 04-16) | 6 | |
| TOTAL SFD PERMITS ISSUED | 66 | |

SFD PERMITS FINALED

| | Permits |
|--|---------|
| INFILL (3 TOTAL PERMITS) | |
| CHERRY GLEN TRACT (NO FILE #) | 2 |
| COUNTRY ESTATES (SUBD 301-365) | 1 |
| NORTH CENTRAL ROSEVILLE (8 TOTAL PERMITS) | |
| VILLEMONT CONDOMINIUMS (SUBD 03-07) | 8 |
| NORTH INDUSTRIAL (9 TOTAL PERMITS) | |
| LONGMEADOW VILLAGE 1 (SUBD 03-06) | 1 |
| LONGMEADOW VILLAGE 2 PHASE 3 (SUBD 03-06) | 6 |
| WOODLAKE VILLAGE (SUBD 04-07) | 2 |
| NORTH ROSEVILLE (5 TOTAL PERMITS) | |
| CROCKER RANCH NORTH LOT 5 (SUBD 01-03) | 2 |
| CROCKER RANCH NORTH LOT 6 (SUBD 01-03) | 1 |
| DIAMOND CREEK PARCEL 32 (SUBD 01-05) | 1 |
| PASEO DEL NORTE (SUB-000018) | 1 |
| NORTHWEST ROSEVILLE (1 TOTAL PERMITS) | |
| ROSEPARK (SUBD 03-16) | 1 |
| STONERIDGE (5 TOTAL PERMITS) | |
| STONERIDGE EAST VILLAGE 2 (SUBD 98-19) | 1 |
| STONERIDGE EAST VILLAGE 9 (SUBD 02-12) | 3 |
| STONERIDGE WEST VILLAGE 4 PHASE 2 3 & (SUBD 98-20) | 1 |
| WEST ROSEVILLE (65 TOTAL PERMITS) | |
| FIDDYMENT RANCH VILLAGE 17 (SUBD 04-23) | 2 |
| FIDDYMENT RANCH VILLAGE 1A PHASE 1 (SUBD 04-08) | 3 |
| FIDDYMENT RANCH VILLAGE 3 (SUBD 04-10) WESTPARK VILLAGE 1 PHASE 1 (SUBD 04-01) | 5 5 |
| WESTPARK VILLAGE 1 PHASE 3 (SUBD 04-01) | 7 |
| | |



Building Permit Activity Summary (3/1/2008 - 3/31/2008)

| WESTPARK VILLAGE 10 PHASE 2 (SUBD 05-04) | 3 | |
|--|----|--|
| WESTPARK VILLAGE 21 (SUBD 05-07) | 11 | |
| WESTPARK VILLAGE 3A (SUBD 04-03) | 8 | |
| WESTPARK VILLAGE 4B (SUBD 04-04) | 6 | |
| WESTPARK VILLAGE 5 (SUBD 04-05) | 6 | |
| WESTPARK VILLAGE 7 (SUBD 04-06) | 3 | |
| WESTPARK VILLAGE 8 (SUBD 05-03) | 4 | |
| WESTPARK VILLAGE CENTER 22 (SUB-000021) | 2 | |
| TOTAL SFD PERMITS FINALED | 96 | |



Development Activity by Date (3/1/2008 - 3/31/2008)

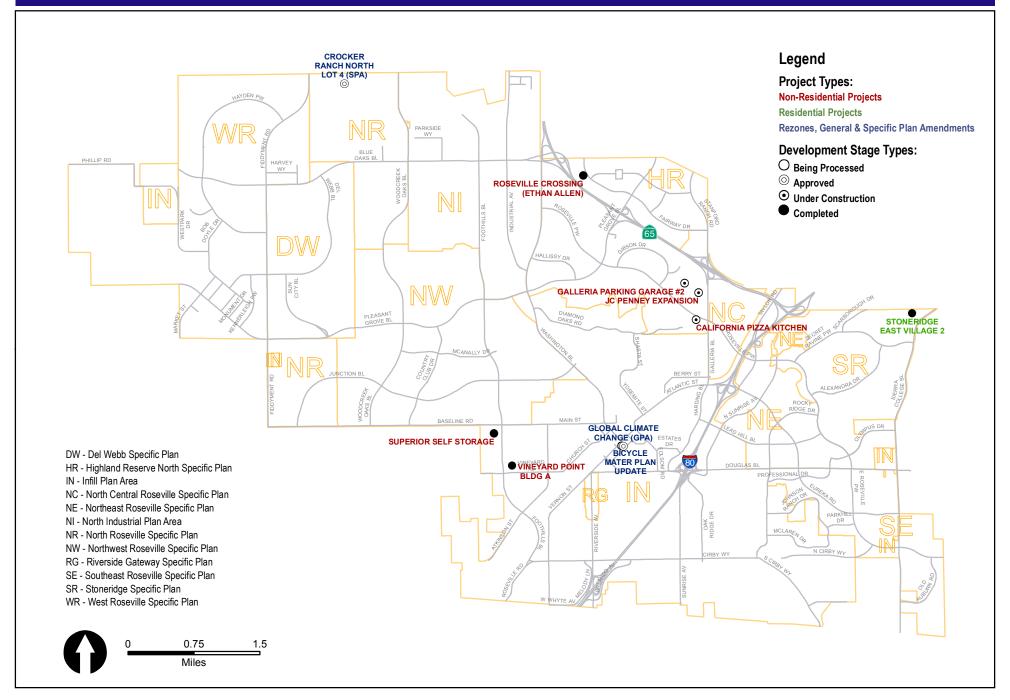
| | | | F | RESIDENTI | AL ACT | IVITY |
|---|-------------------|---------------------|------------------------|----------------|---------------|-------|
| Activity Name | Project # | Address | Plan Area | Use Type | Units | Acres |
| COMPLETED | | | | | | |
| STONERIDGE EAST VILLAGE 2 - PCL42 | SUBD 98-19 | 3000 LARRADALE DR | SR | LDR-D | 68 | 24.50 |
| | | | Tota | al Units/Acres | 68 | 24.50 |
| | | | NON-F | RESIDENTI | AL ACT | IVITY |
| Activity Name | Project # | Address | Plan Area | Use Type | Sq Ft | Acres |
| UNDER CONSTRUCTION | | | | | | |
| THE FOUNTAINS - CALIFORNIA PIZZA KITCHEN (BLDG G) | MPP 98-03 | 1190 ROSEVILLE PKWY | NC | RES | 6,550 | 0.00 |
| GALLERIA AT ROSEVILLE - JC PENNY EXPANSION | MPP-000017 | 1125 GALLERIA BL | NC | RET | 40,000 | 0.00 |
| GALLERIA EXPANSION - PARKING GARAGE (2) | MPPMOD 95- 01A | 1189 GALLERIA BL | NC | RET | 449,734 | 0.00 |
| | | | Total Bldg Sq Ft/Acres | | 496,284 | 0.00 |
| COMPLETED | | | | | | |
| SUPERIOR SELF STORAGE | DRP-000109 | 1299 BASELINE RD | IN | STR | 96,550 | 2.97 |
| VINEYARD POINTE - BLDG A | DRP-000128 | 1050 OPPORTUNITY DR | IN | OFF | 19,500 | 1.16 |
| ROSEVILLE CROSSING - ETHAN ALLEN (BLDG #4) | DRP-000157 | 10513 FAIRWAY DR | HR | RET | 18,000 | 2.10 |
| | | | Total Bld | g Sq Ft/Acres | 134,050 | 6.23 |



| | Allocation Activity Summary (3/1/2008 - 3/31/2008 | | | |
|------------------|---|-------------------------------|---|--|
| | | | BEING PROCESSED | |
| Project File No. | Submitted Date | | Description | |
| 2008PL-036 (BICY | CLE MASTER PLAN UPDATE) | CW | 311 VERNON ST | |
| GPA-000047 | 03/31/2008 | | BICYCLE MASTER PLAN UPDATE | |
| | | | ADOPTED | |
| Project File No. | Adopt Date | Resolution / Ordinance No. | Description | |
| 2007PL-067 (NRS | P CROCKER RANCH NORTH L-4 DR-3) | NR | 10090 CROCKER RANCH RD | |
| SPA-000027 | 03/19/2008 | 08-149 | TO MODIFY SPECIFIC PLAN TO ALLOW FOR 198 SINGLE FAMILY MEDIUM DENSITY DEVELOPMENT IN PREVIOUSLY APPROVED LOW DENSITY RESIDENTIAL DEVELOPMENT | |
| 2008PL-023 (GLO | BAL CLIMATE CHANGE) | CW | 311 VERNON ST | |
| GPA-000046 | 03/19/2008 | 08-144 | AMEND GENERAL PLAN TO INCLUDE CITY POLICIES AND PROGRAMS THAT SERVE TO EITHER REDUCE GREENHOUSE GAS EMISSIONS, OR ASSIST IN PROTECTING RESIDENTS FROM THE POTENTIAL ADVERSE EFFECTS OF GLOBAL CLIMATE CHANGE. | |







Applicants and Developers for Projects with Activity (3/1/2008 - 3/31/2008)

| | | | | RESIDENTIAL |
|--------------------|------------------------------------|-------------------------------|----------------------------|-----------------|
| Project Contact | Name | Address | City, State, Zip | Phone # |
| SUBD 98-19 (STONER | RIDGE PARCELS 22,39,41,42,46,47) | | | |
| APPLICANT: | ELLIOTT H C INC | 106 BLUE RAVINE RD STE A | FOLSOM CA 95630 | 916-925-5550 |
| DEVELOPER: | ELLIOTT H C INC | 106 BLUE RAVINE RD STE A | FOLSOM, CA 95630 | 916-925-5550 |
| | | | | NON-RESIDENTIAL |
| Project Contact | Name | Address | City, State, Zip | Phone # |
| ORP-000109 (SUPERI | OR 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 |
| ORP-000128 (VINEYA | RD 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 |
| ORP-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 |
| IPP 98-03 (THE FOU | NTAINS) | | | |
| 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 |
| 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 |
| MPPMOD 95-01A (NC | RSP 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 |

