

SUNSET WEST
(MAP SHEET 9)

1. ATHERTON CENTER

Owner: Kobra Properties (Abe Alizadeh) Phone: 916-786-4696
2251 Douglas Blvd., Ste. 120 Fax: 916-786-9404
Roseville, CA 95661
Abe.alizadeh@kobraprop.com

Applicant: Burrell Consulting Group (Jerry Aplash) Phone: 916-783-8898
1001 Enterprise Way, Ste. 100 Fax: 916-783-8222
Roseville, CA 95678
japlass@burrelleg.com

Zoning: PD-BP/C/LI

General Plan BP/COMM/LI

Location: West Oaks Blvd., Rocklin, Ca 95765
APN # 365-020-001

Site Acreage: 12.5 Acres

File(s): DL-2004-08 & DR-2004-24

Proposal: Request for approval of design review and tentative parcel map to
construct six (6) 543,478 square foot office buildings on 12.5 acres.

Building Size(s):
Building A: 66,557 sq. ft. Currently under construction.
Building B: 66,557 sq. ft. Currently under construction.
Building C: 9,775 sq. ft. Currently under construction.
Building D: 10,400 sq. ft. Currently under construction.
Building E: 9,600 sq. ft. Currently under construction.
Building F: 10,400 sq. ft. Currently under construction.

Planning Commission Hearing Date(s)/Action/Resolution:
December 6, 2005 – Recommended approval to City Council –
PC-2005-125 thru 127

City Council Hearing Date(s)/Action/Resolution:
January 24, 2006– Approved – Reso. No. 2006-46 thru 48

2. SUNSET WEST, PARCEL 2, APARTMENTS

Owner: Rocklin Partners Phone: 831-373-1072
201 Hoffman Ave Fax: 831-373-5198
Monterey, CA 93940
Contact: Martin Sublett
mrsublett@email.com

Applicant: Omni-Means, LTD Phone: 916-782-8688
943 Reserve Dr., Ste. 100 Fax: 916-782-8689
Roseville, CA 95678
Contact: Scott Robertson
srobertson@omnimeans.com

Zoning: PD-18

General Plan: HDR

Location: Lot 2A Sunset West General Development Plan

Site Acreage: 10.8 acres

File #: DR-2005-30A, SD-2005-10A

of Units: 186

Planning Commission Hearing Date(s)/Action/Resolution:
May 6, 2008 – Recommended approval to City Council – PC-2008-32

City Council Hearing Date(s)/Action/Resolution:
June 10, 2008 – Approved – Reso. No. 2008-159 & 160

3. ARROYO VISTA TOWNHOMES

Owner: Rocklin Partners/H James Griggs Phone: (831) 373-1072
201 Hoffman Ave. Fax: (831) 373-5198
Monterey, CA 93946

Applicant: Ryland Homes Phone: (916) 648-3146
1755 Creekside Oaks Dr., #240 Fax: (916) 648-3131
Sacramento, CA 95833

Zoning: PD-15

General Plan: MHDR

Location: Lot 2B of Sunset West , Lonetree Blvd.,

Site Acreage: 8.0 acres

File #: U-2004-14, DR-2004-10 & SD-2004-02

of Units: All 120 Units have been built.

Planning Commission Hearing Date(s)/Action/Resolution:

January 18, 2005 – Recommended Approval to City Council –
PC-2005-01 thru 04

City Council Hearing Date(s)/Action/Resolution:

February 22, 2005 – Approved – Reso. No. 2005-44 thru 47

4. **ROCKLIN 65**

Owner: John Foggy/Rocklin 23.9 Phone: (415) 621-3131
333 Valencia Street, #300 Fax: (415) 621-8181
San Francisco, CA 94103

Applicant: Perkins Williams & Cotterill Architects Phone: (916) 854-2910
Roy Cotterill Fax: (916) 854-2945
9838 Old Placerville Road, Suite A
Sacramento, CA 95827

Zoning: PD-BP/CLI

General Plan BP/COMM/LI

Location: Lonetree Blvd. near Adams Drive
APN's: 365-020-008 & 365-020-007

Site Acreage: 23.9 Acres

File(s): DR-2004-17, SD-2004-04, U-2004-12, DR-2004-17A

Proposal: Request for approval of 25 office buildings and 4 retail buildings, totaling
253,150 sq. ft. of gross floor area on 23.9 undeveloped acres.

Amend signage criteria.

- Building Size(s):
- Building 1: 4,225 sq. ft. Finaled in 2008
 - Building 2: 10,973 sq. ft. Occupied in 2007
 - Building 3: 13,000 sq. ft. Occupied in 2007
 - Building 4: 5,924 sq. ft. Occupied in 2007
 - Building 5: 4,567 sq. ft. Occupied in 2007
 - Building 6: 3,500 sq. ft. Finaled in 2007
 - Building 7: 3,500 sq. ft. Finaled in 2007
 - Building 8: 3,489 sq. ft. Finaled in 2007
 - Building 9: 4,550 sq. ft. Finaled in 2007
 - Building 10: 4,546 sq. ft. Finaled in 2007
 - Building 11: 5,500 sq. ft. Finaled in 2007
 - Building 12: 4,567 sq. ft. Finaled in 2007
 - Building 13: 4,567 sq. ft. Finaled in 2007
 - Building 14: 3,500 sq. ft. Finaled in 2007
 - Building 15: 3,500 sq. ft. Finaled in 2007
 - Building 16: 3,500 sq. ft. Finaled in 2007
 - Building 17: 4,546 sq. ft. Finaled in 2007
 - Building 18: 4,546 sq. ft. Finaled in 2007

Building 19: 4,546 sq. ft. Finaled in 2007
Building 20: 3,489 sq. ft. Finaled in 2007
Building 21: 4,529 sq. ft. Finaled in 2007
Building 22: 4,546 sq. ft. Finaled in 2007
Building 23: 5,516 sq. ft. Finaled.
Building 24: 9,900 sq. ft. Finaled in 2007
Building 25: 12,024 sq. ft. finaled.
Building 26: 12,024 sq. ft. finaled.
Building 27: 23,038 sq. ft. Finaled.
Building 28: 23,038 sq. ft. Finaled
Building 29: 56,204 sq. ft. finaled.

Planning Commission Hearing Date(s)/Action/Resolution:

March 15, 2005– Recommended Approval to City Council –
PC-2005-35 thru 38

April 20, 2010 – Approved sign program – PC-2010-07

City Council Hearing Date(s)/Action/Resolution:

April 26, 2005 – Approved – Reso. No. 2005-108 thru 111

5. BLUE OAKS TOWN CENTER

Owner: Mobile Capital Phone: (408) 399-2606
61A Victory Lane
Los Gatos, CA 95030

Applicant: MCG Architecture Phone: (415) 974-6002
785 Market Street
San Francisco, CA 94103

Zoning: PD-BP/CLI

General Plan BP/COMM/LI

Location: The proposed center is generally located at the future northwest intersection of Blue Oaks Boulevard and Lonetree Boulevard.
APN's 365-020-, -009, -010, -013, -015, -016, -044

Site Acreage: 61.02 Acres

File(s): DR-2003-02, U-2003-01, U-2009-04

Proposal: An application to approve a Design Review and Conditional Use Permit to construct a retail center consisting of approximately 563,592 square feet and a 98-bedroom hotel.

Retrofit the Mervyn's building (Major A) into a 16 screen movie theater.
(U-2009-04)

Building Size(s):

- Major A: 84,114 sq. ft. Finaled in 2007
- Major B: 25,530 sq. ft. Finaled in 2006
- Major C: 36,000 sq. ft. Finaled in 2006
- Major D: 15,526 sq. ft. Finaled in 2006
- Major E: 48,034 sq. ft. Finaled in 2007
- Major F: 72,173 sq. ft. Finaled in 2006
- Shops 1: 11,186 sq. ft. Finaled in 2007
- Shops 2: 12,102 sq. ft. Finaled in 2007
- Shops 3: 10,605 sq. ft. Finaled in 2007
- Shops 4: 9,406 sq. ft. Finaled in 2006
- Shops 5: 1,643 sq. ft. Finaled in 2006
- Shops 6: 6,996 sq. ft. Finaled in 2006
- Shops 7: 6,996 sq. ft. Finaled in 2006
- Shops 8: 6,996 sq. ft. Finaled in 2006

Shops 9: 5,543 sq. ft. Finaled in 2007
Shops 10: 8,068 sq. ft. Finaled in 2007
Pad 1: 5,000 sq. ft. No building permits have been issued.
Pad 2: 3,997 sq. ft. Finaled in 2007
Pad 3: 6,490 sq. ft. Finaled in 2007
Pad 4: 6,996 sq. ft. Finaled in 2007
Fast Food 1: 1,699 sq. ft. Finaled in 2006
Fast Food 2: 3,226 sq. ft. Finaled in 2007
Restaurant 1: 8,500 sq. ft. No building permits have been issued.
Restaurant 2: 11,363 sq. ft. Finaled 2006.

Planning Commission Hearing Date(s)/Action/Resolution:

October 7, 2003 – Recommended Approval to City Council –
PC-2003-88 thru 90

December 15, 2009 – Approved – PC-2009-32 (for U-2009-04)

City Council Hearing Date(s)/Action/Resolution:

November 25, 2003 – Approved – Reso. No. 2003-356 thru 358

6. RC WILLEY (BLUE OAKS TOWN CENTER)

Owner: Rocklin Retail, LLC Phone: (650) 380-3166
61 A Victory Lane Fax: (650) 561-9423
Los Gatos, CA 95030

Applicant: VCBO Architecture Phone: (801) 575-8800
Sean Thompson
524 South 500 East
Salt Lake City, UT 84102

Zoning: BP/C/LI

Location: Blue Oaks Town Center – NW Corner
APN’s 365-020-009, 010, 016

File #: DR-2003-02A

Area: 6.0+/- acres

Proposal: A request for approval of a Design Review modification to the Blue Oaks
Town Center Project to allow the construction of an RC Willey
Furnishings store.

Building Size(s):
Major G: 178,380 sq. ft. Finaled in 2006

Planning Commission Hearing Date(s)/Action/Resolution:
February 15, 2005 – Recommended Approval to City Council – PC-2005-
22

City Council Hearing Date(s)/Action/Resolution:
March 8, 2005 – Approved – Reso. No. 2005-58

7. STAYBRIDGE SUITES (BLUE OAKS TOWN CENTER)

Owner: Rocklin Retail, LLC Phone: 408-399-5551
61A Victory Lane Fax: 408-399-7639
Los Gatos, CA 95030
Contact: Michael Smythe
Michael@mndlventure.com

Applicant: The Swahn Group Phone: 916-774-2790
9704 Elmhurst Dr. Fax: 916-774-2797
Granite Bay, CA 95746
Contact: Roger Swahn
Rswahn52@aol.com

Zoning: PD-C

Location: Northwest intersection of Blue Oaks Blvd. & Lonetree Blvd.

File #: DR-2005-31, V-2005-09, U-2005-17

Area: 3.0 +/- acres

Proposal: Request for approval of Design Review and a Conditional Use Permit to construct a 98-bedroom hotel.

Building Size(s):
Hotel: 72,925 sq. ft.

Planning Commission Hearing Date(s)/Action/Resolution:
August 15, 2006 –Approval – PC-2006-27, 28

8. SUNSET WEST, PARCELS 16, 22, 23, 24, 25, 31

Owner: Diversified Investors Phone: (916) 922-9968
 2263 Evergreen Street
 Sacramento, CA 92672

Engineer: Omni-Means, Ltd. Phone: (916) 782-8688
 3001 Douglas Boulevard, Suite 300
 Roseville, CA 95661

Zoning: PD-4, 5, 6

Location: East of Lonetree Boulevard, west of Blue Oaks Blvd., in Sunset West.
 APN's 017-121-011, 012, 015

File #: SD-96-08, PDG-92-02A, SPU-99-04

Area: 166.7 acres

Proposal: 814 single-family lots. All lots have been built out.

Planning Commission Hearing Date(s)/Action/Resolution:
 July 1, 1997– Recommended approval to City Council – PC-97-44 thru 46

City Council Hearing Date(s)/Action/Resolution:
 September 9, 1997 – Approved – Reso. No. 97-230

9. BLUE OAKS MARKETPLACE (Lot 19)

Owner: Diversified Investors Phone: (760) 776-8780
C/o Larry Fluet
73671 Sawmill Canyon Way
Palm Desert, CA 92260

Applicant: Omni-Means, Ltd. Phone: (916) 782-8688
C/o Scott Robertson
2237 Douglas Boulevard, Suite 100
Roseville, CA 95661

Zoning: PD-C

General Plan RC

Location: Northeast corner of Blue Oaks & Lone Tree Boulevard.
APN 365-020-020

Site Acreage: 12.2 Acres

File(s): DR-2000-21, U-2000-16, DL-2004-02

Proposal: An application to approve a design review and use permit to allow for the development of a neighborhood commercial site consisting of a grocery store anchor, daycare center, retail shops, and stand-alone retail pads. Parcel Map split parcel into two parcels of 11.08 +/- acres and 1.066 +/-.

Building Size(s):

- Building A: 10,504 sq. ft. Finaled in 2005
- Building B: 12,670 sq. ft. Finaled in 2005
- Building C: 7,853 sq. ft. Finaled in 2005
- Building D: 11,900 sq. ft. Finaled in 2005
- Building E: 21,168 sq. ft. Finaled in 2005
- Building F: 8,415 sq. ft. Finaled in 2005
- Building G: 6,611 sq. ft. Finaled in 2005
- Building H: 5,514 sq. ft. Finaled in 2005
- Building I: 6,600 sq. ft. No building permits have been issued.
- Building J: 4,774 sq. ft. Finaled in 2008
- Building K: 6,152 sq. ft. Finaled.

Planning Commission Hearing Date(s)/Action/Resolution:

June 18, 2002 – Approved – PC-2002-53 thru 55

10. ROCKLIN RANCH APARTMENTS

Owner: John Reynen Phone: (916) 366-3665
9856 Business Park Drive, Suite A
Sacramento, CA 95827

Applicant: Omni Means, Ltd. Phone: (916) 782-8688
C/o Scott Robertson
3001 Douglas Boulevard, Suite 300
Sacramento, CA 95661

Zoning: PD-16

General Plan: HDR

Location: 6601 Blue Oaks Boulevard.
APN's 365-010-001, 002

Site Acreage: 22.5 acres

File #: SPU-99-19

of Units: 356. All units are built.

Planning Commission Hearing Date(s)/Action/Resolution:

November 16, 1999 – Approved – PC-99-101

January 7, 2003 – Approved Sign Mod.- PC-2003-01

11. SUNSET WEST LOT 20C (BLUE OAKS PLAZA)

Owner: Mark O'Brien, Tim O'Brien, Kevin Woodbury Phone: (916) 381-8080
C/o Jon Delling/Danielle DeSilva Fax: (916) 386-0363
5101 Florin Perkins Rd.
Sacramento, CA 95826

Applicant: Kevin Woodbury Phone: (916) 624-1629
C/o Greg Schell/Bill Mitchell Fax:
4240 Rocklin Rd., Ste. 5
Rocklin, CA 95677

Zoning: PD-C

General Plan RC

Location: SE corner of Blue Oaks and Lone Tree Blvd.
APN: 365-010-025

Site Acreage: 5 Acres

File(s): DL-2004-04, DR-2004-21, V-2004-06, U-2005-14

Proposal: Request approval of Tentative Parcel map. Design Review to construct three (3) retail shells on three (3) parcels. Existing parcel to be split into three (3) parcels.

Building Size(s):
Building A: 5,500 sq. ft. Finaled in 2007
Building B: 9,600 sq. ft. Finaled in 2007
Building C: 12,720 sq. ft. Finaled in 2007

Planning Commission Hearing Date(s)/Action/Resolution:
August 16, 2005 – Approved – PC-2005-89 thru 93

12. SUNSET WEST, PARCEL 21

Owner: Diversified Investors Phone: (760) 343-1227
P.O. Box 144
Thousand Palms, CA 92276

Applicant: Omni Means, Ltd. Phone: (916) 782-8688
3001 Douglas Boulevard, Suite 300
Sacramento, CA 95661

Zoning: PD-6

Location: The subject property is generally located on Blue Oaks Blvd.
northeasterly of the intersection of Blue Oaks Blvd. and Highway 65.
APN 365-020-022

File #: SD-98-08

Area: 11.1 acres

Proposal: 56 single-family lots. All lots have been built out.

Planning Commission Hearing Date(s)/Action/Resolution:

February 16, 1999 – Recommended approval to City Council –
PC-99-16, 17

City Council Hearing Date(s)/Action/Resolution:

March 23, 1999– Approved – Reso. No. 99-80, 81

13. SUNSET WEST, PARCEL 27 & 39

Owner: Dennis & Nancy S. Marks and Sacramento Region Community Foundation
1800 Jeffery Lane Phone: (916) 923-9184
Carmichael, CA 95608

Applicant: Baker-Williams Engineering Group Phone: (916) 331-4336
6020 Rutland Drive, Suite #19
Carmichael, CA 95608
Contact: Kent Baker

Zoning: PD-5 & 6

Location: APN: 365-010-003, 011

File #: SD-2006-04

Area: 11.4 acres

Proposal: 54 single-family lots. No building permits have been issued.

Planning Commission Hearing Date(s)/Action/Resolution:
July 17, 2007 – Recommended approval to City Council – PC-2007-51

City Council Hearing Date(s)/Action/Resolution:
September 11, 2007 – Approved – Reso. No. 2007-273

14. ST. MATTHEW LUTHERN CHURCH

Owner: St. Matthew Lutheran Church Phone: (916) 773-5771
Phillip Krumdieck Fax: (916) 773-5771
911 Washington Blvd. Ste. 203
Roseville, CA 95768

Applicant: Construction Project Services Phone: (916) 789-7193
Mike Lackey Fax: (916) 577-1475
1006 Mayflower Ct.
Roseville, CA 95747

Zoning: PD-BP

General Plan BP

Location: Southeast corner of West Oaks Blvd. and Lonetree Blvd.
APN: 365-020-047

Site Acreage: 3.2 Acres

File(s): DR-2004-30, U-2004-17

Proposal: Request issuance of a conditional use permit and approval of design
review to construct a 10,795 sq. ft. church building in two phases

Building Size(s):
Church: 10,795 sq. ft. Building was occupied in 2008.

Planning Commission Hearing Date(s)/Action/Resolution:

April 4, 2006 – Approved – PC-2006- 8 thru 10

March 18, 2008 – Approved Modification - PC-2008-16

April 7, 2009 – Approved – PC-2009-10 (Bell Tower)

15. SUNSET WEST, PARCELS 33, 36, 40A, 40B, 42

Owner: Sacramento ISC Holding Company & R.C. Collet
1735 Arden Way, Suite 100
Sacramento, CA

Applicant: Richard Resch
P.O. Box 25008
Sacramento, CA 95865-5008

Zoning: PD-4, 5, 6

Location: The subject property is generally located on the west side of Sunset Boulevard at Park Drive and the future extension of Blue Oaks.
APN's 365-010-05, -008, -012, -013

File #: SD 98-04, SPU-98-09

Area: 91.2 acres

Proposal: 409 single-family lots. All lots have been built out.

Planning Commission Hearing Date(s)/Action/Resolution:

October 6, 1998 – Approved – PC-98-87

City Council Hearing Date(s)/Action/Resolution:

December 8, 1998 – Approved – Reso. No. 98-373

16. THE OAKS AT SUNSET

Owner: The Oaks at Sunset, Phone: (916) 783-0330
A California Ltd. Partnership
One Sierra Gate Plaza, Suite 355B
Roseville, CA 95660

Applicant: Somerton & Associates
P. O. Box 1104
Rancho Murieta, CA 95683
Elk Grove, CA 95624

Zoning: PD-17

General Plan: HDR

Location: Sunset Boulevard and Blue Oaks Boulevard. 201 Sammy Way
APN's 365-020-007, 365-010-012

Site Acreage: 12.88 acres

File #: GPA-99-09, PDG-99-05, Z-99-07, SPU-99-28

of Units: 176. All units are built.

Planning Commission Hearing Date(s)/Action/Resolution:
March 21, 2000 – Recommended approval to City Council – PC-2000-21

City Council Hearing Date(s)/Action/Resolution:
April 25, 2000 – Approved – Reso. No. 2000-97

17. ROCKLIN PARK PLAZA (SUNSET WEST, PARCEL 42)

Owner: RCC Properties, LLC Phone: (530) 662-9383
2290 Main Street
Woodland, CA 95776

Applicant: Baker-Williams Engineering Group Phone: (916) 331-4430
C/o Kent Baker
6020 Rutland Drive
Carmichael, CA 95608

Zoning: PD-BP/C

General Plan BP/C

Location: West corner of Sunset Boulevard and Park Drive.
APN 365-010-014

Site Acreage: 5.8 Acres

File(s): GPA-2000-01, PDG-2001-03, DR-2002-09, U-2002-03

Proposal: General Plan Amendment from MDR (Medium Density Residential) to RC (Retail Commercial) and a zone change from PD-5 (Residential-5 dwelling units per acre) to PD-BP/C (Business Professional/Commercial). A Conditional Use Permit and Design Review to allow the development of a commercial cluster/shopping center. An amendment to the Sunset West General Development Plan to include new development standards and to a new list of permitted and conditionally permitted uses.

Building Size(s):

- Building 1: 7,681 sq. ft. Finaled in 2006.
- Building 2: 15,674 sq. ft. Finaled in 2006.
- Building 3: 3,914 sq. ft. Finaled in 2007
- Building 4: 4,510 sq. ft. No building permits have been issued.
- Building 5: 2,160 sq. ft. Finaled in 2006.

Planning Commission Hearing Date(s)/Action/Resolution:

April 14, 2003 – Approved – PC-2003-36, 37

City Council Hearing Date(s)/Action/Resolution:

June 24, 2003 – Approved – Reso. No. 2002-198 thru 200

18. ROCK CREEK PLAZA (SAFEWAY)

Owner: RCC Properties LLC Phone: (530) 662-9383
P. O. Box 1965
2290 East Main Street
Woodland, CA 95776

Applicant: Donahue Schriber Realty Group Phone: (949) 737-2426
C/o Janet Petersen
3501 Jamboree Road, Suite 300 – South Tower
Newport Beach, CA 92660

Zoning: PD-C

General Plan RC

Location: Southwest corner of Sunset Boulevard & Park Drive.
APN 364-010-032

Site Acreage: 8.92 Acres

File(s): DL-2000-01, SPU-2000-03, U-2000-01

Proposal: A specific plan use permit (SPU-2000-03) to permit the construction of a shopping center with approximately 86,184 square feet of building square footage on 8.92 acres zoned PD-C. The shopping center includes a supermarket and up to four (4) possible multi-tenant buildings along with associated parking and landscaping.

A Conditional Use Permit (U-2000-01) to permit the construction of a gasoline station in lieu of one of the proposed multi-tenant buildings. The gasoline station includes five pump islands, a 300-square foot building and a 4,185 square foot canopy covering the pump islands. The gasoline station would only be constructed in lieu of proposed "PAD 1 COMM. BLDG."

A Tentative Parcel Map to subdivide the 8.93-acre site into two parcels measuring 0.69± acres and 8.23±.

Building Size(s):

- Safeway: 55,110 sq. ft. Finaled in 2001.
- Shops 1: 5,500 sq. ft. Finaled in 2001.
- Shops 2: 7,500 sq. ft. Finaled in 2001.
- Shops 3: 13,500 sq. ft. Finaled in 2001.
- Gas Station Kiosk: 270 sq. ft. Finaled in 2001
- Fuel Canopy: 4,802 sq. ft. Finaled in 2001

Planning Commission Hearing Date(s)/Action/Resolution:

May 19, 2000 – Approved – PC-2000-32

19. SUNSET WEST, PARCELS 45A, 49, 55, 56

Owner: R. C. Collet, Inc. Phone: (530) 662-9383
 2290 Main Street
 Woodland, CA 95776

Applicant: Kent Baker and Associates Phone: (916) 967-7053
 7996 California Avenue, Suite C
 Fair Oaks, CA 95628

Zoning: PD-5, 6, 7

Location: The project site is located westerly of Sunset Boulevard and easterly of
 Park Drive.
 APN's 364-010-004, -011, -012, -013, -014, -019, -020, -021

File #: GPA 98-03, PDG-98-04, DL-98-03, SD-98-03

Area: 11.62 acres

Proposal: 356 single-family lots. All lots have been built out.

Planning Commission Hearing Date(s)/Action/Resolution:
 November 17, 1998 – Recommended Approval to City Council – PC-98-100

City Council Hearing Date(s)/Action/Resolution:
 March 23, 1999 – Approved – Reso. No. 99-79

20. SUNSET WEST, PARCELS 46, 52, 53

Owner: RCC Partnership
P. O. Box 1069
Woodland, CA 95697

Engineer: Kent Baker & Associates Phone: (916) 967-7053
7996 California Avenue, Suite C
Fair Oaks, CA 95628

Zoning: PD-4, 5

Location: Intersection of Sunset Boulevard and Little Rock Road.
APN's 017-120-079, -080

File #: SD-96-06, SPU-97-21

Area: 75.34 acres

Proposal: 290 single-family lots. All lots have been built out.

Planning Commission Hearing Date(s)/Action/Resolution:

June 3, 1997 – Recommended approval to City Council – PC-97-36

City Council Hearing Date(s)/Action/Resolution:

July 8, 1997 – Approved – Reso. No. 97-162

21. SUNSET WEST, PARCEL 48

Owner: R.C. Collet, Inc. Phone: (530) 662-5225
2290 East Main Street
Woodland, CA 95695

Applicant: Baker-Williams Engineering Group Phone: (916) 331-4336
6020 Rutland Drive, Suite #19
Carmichael, CA 95608
Contact: Kent Baker

Zoning: PD-6

Location: APN: 365-010-041

File #: SD-2006-02

Area: 10.8 acres

Proposal: 62 single-family lots. No building permits have been issued.

Planning Commission Hearing Date(s)/Action/Resolution:
July 17, 2007 – Recommended approval to City Council – PC-2007-49

City Council Hearing Date(s)/Action/Resolution:
September 11, 2007 – Approved – Reso. No. 2007-271

22. SUNSET WEST, PARCEL 56

Owner: Parkland Homes, Inc. Phone: (916) 782-7774
C/o Ed Kring
2436 Professional Drive, Suite 100
Roseville, CA 95661

Engineer: Kent Baker & Associates Phone: (916) 967-7053
7996 California Avenue, Suite C
Fair Oaks, CA 95628

Zoning: PD-7

Location: West of the intersection of Pebble Creek and Sunset Blvd..
APN 364-010-13

File #: SD-97-02, SPU-2000-04

Area: 12.88 acres

Proposal: 71 single-family lots. All lots have been built out.

Planning Commission Hearing Date(s)/Action/Resolution:

November 4, 1997 – Recommended approval to City Council –
PC-97-113

June 6, 2000 – Approved SPU – PC-2000-35

City Council Hearing Date(s)/Action/Resolution:

January 27, 1998 – Approved – Reso. No. 98-30

23. WINSTEAD APARTMENTS

Owner: RCC Properties LLC
C/o Bob Collet
P.O. Box 1965
Woodland, CA 95776-1965

Applicant: FF Development L.P
5510 Morehouse, Suite 200
San Diego, CA 92121
Phone: (619) 457-2123

Zoning: PD-18

General Plan: HDR

Location: The subject property is generally located southwest of Sunset Boulevard.
It will be located on the south side of the westerly extension of Pebble
Creek Drive.
APN 364-010-014

Site Acreage: 12.4 acres

File #: SPU-98-11

of Units: 208. All units are built.

Planning Commission Hearing Date(s)/Action/Resolution:
February 16, 1999 – Approved – PC-99-19

24. STANFORD PLAZA (Sunset West Lot 58)

Owner: Eureka Development, Inc. Phone: (916) 677-2022
1508 Eureka Road, Suite 130 Fax: (916) 791-6459
Roseville, CA 95661

Applicant: Borges Architectural Group, Inc. Phone: (916) 782-7200
Richard Sambucetti Fax: (916) 773-3037
1512 Eureka Road, Suite 240
Roseville, CA 95661

Zoning: PD-C

General Plan RC

Location: Sunset Blvd. & Stanford Ranch Road
APN's 364-090-001, 002, 003, 004, & 005

Site Acreage: 11 Acres

File(s): DR-2004-15, DL-2005-12

Proposal: Approval of a design review to construct a retail shopping center
consisting of 8 buildings, totaling a maximum of 120,600 sq. ft.

Building Size(s):
Fresh and Easy Market: 7,200 sq. ft. No building permits have been issued.
Building B: 5,850 sq. ft. No building permits have been issued.
Building C: 8,660 sq. ft. Finaled in 2008
Building D: 10,922 sq. ft. Finaled in 2008
Building E: 13,946 sq. ft. Finaled in 2008
Building F: 11,260 sq. ft. No building permits have been issued.
Building H: 18,000 sq. ft. No building permits have been issued.
Gym: 33,700 sq. ft. no building permits have been issued.

Planning Commission Hearing Date(s)/Action/Resolution:

April 5, 2005 – Approved – PC-2005-42 thru 45

April 1, 2008 – Approved – PC-2008-18 (Fresh and Easy Marketplace)