



Development Services Department

300 Richards Boulevard 3rd Floor Sacramento, CA 95811

Help Line: (916) 808-5656

www.cityofsacramento.org/dsd



Planning Division Application

The City of Sacramento Planning Division has designed this application in order to obtain important information about your proposed project that will help us in expediting the application process. Please complete all sections providing as much detail as possible regarding the scope of your proposal. Questions regarding the application can be directed to the Development Services Helpdesk from 7:30 a.m. - 3:30 p.m. weekdays at 916-808-5656 (option 3 for Planning) or you can visit either public counter at 300 Richards Boulevard 3rd Floor, Sacramento California to speak to a Planner-on-Duty.

Subject Site Information

Site address or location of property: I-5 East Commerce Way (Quadrant B,C & E)

Assessor's Parcel Number: 225-0070-113 & 115 / 225-0140-065 & 067 / 225-0150-043, 053 & 054

Total property size in acres (Gross/Net): 161.9 ± acres net

Square feet if less than 1 acre: _____

Lot dimensions: Irregular

Applicant Information

Contact name: Greg Guardino

Company name: Alleghany Properties LLC.

Mailing Address: 2150 River Plaza Drive, Suite 155

City: Sacramento

State: CA

Zip: 95833-3882

Phone: (916) 648-7711

Ext: _____

Fax: (916) 648-7739

Email Address: gguardino@alleghanyprop.com

Owner Information

Contact name: Greg Guardino

Company name: Alleghany Properties LLC.

Mailing Address: 2150 River Plaza Drive, Suite 155

City: Sacramento

State: CA

Zip: 95833-3882

Phone: (916) 648-7711

Ext: _____

Fax: (916) 648-7739

Email Address: gguardino@alleghanyprop.com

Staff Use Only

Date Filed: Revised App 4/3/2008

Received By: [Signature]

File number(s): P04-264

Zoning Information

Zoning: EC-40(PUD), EC-50(PUD), C-1(PUD), A-OS(PUD)
 Overlay Zone: N/A
 Special Planning District: N/A
 Planned Unit Development: NATOMAS CROSSING PUD
 Design Review District: Expanded North Area Design Review District
 Preservation Area: N/A Landmark Structure: YES NOT APPLICABLE
 Community Plan Designation: EC-40, EC-50, NCC, & P-OS
 General Plan Designation: MIXED USE, CNCO, PR&OS & WATER

Zoning & Existing Land Use Adjacent To The Project Site

| | Zone | Existing Land Use (i.e., residential, commercial, industrial) |
|-------|-------------------|---|
| North | <u>EC-50(PUD)</u> | <u>Vacant</u> |
| South | <u>A</u> | <u>Detention Basin & San Juan Road</u> |
| East | <u>C-4</u> | <u>Residential & Commercial</u> |
| West | <u>A-OS(PUD)</u> | <u>Vacant, Interstate-5</u> |

Project Information

Name of your project: Natomas Crossing Quadrants B,C & E
(Please enter a name you would like to give your project for future reference.)

Previous Land Use

List existing and previous land use(s) of site for the last 10 years. Vacant

Has the project or project site received previous planning entitlements? YES NO
 If yes please identify the project number and date of approval: Yes. P96-083 Approved 6/24/97, P01-028 Approved 6/25/02 AND IR04-095

Planning Entitlement Type

- | | | | | |
|--|---|--|--|---------------------------------------|
| <input type="checkbox"/> Planning Commission | <input type="checkbox"/> Zoning Administrator | <input type="checkbox"/> Planning Director | <input type="checkbox"/> Design Review | <input type="checkbox"/> Preservation |
| <input type="checkbox"/> Special Permit | <input checked="" type="checkbox"/> Tentative Map | | <input type="checkbox"/> Preliminary Review | |
| <input type="checkbox"/> Major Modification | <input type="checkbox"/> Subdivision Modification | | <input checked="" type="checkbox"/> General Plan Amendment | |
| <input type="checkbox"/> Minor Modification | <input type="checkbox"/> Variance | | <input checked="" type="checkbox"/> Community Plan Amendment | |
| <input type="checkbox"/> Plan Review | <input type="checkbox"/> Time Extension | | <input checked="" type="checkbox"/> Planned Unit Development | |
| <input type="checkbox"/> Major Modification | <input type="checkbox"/> (File Number) | | <input checked="" type="checkbox"/> Schematic Plan Amendment | |
| <input type="checkbox"/> Minor Modification | <input type="checkbox"/> Special Permit | | <input checked="" type="checkbox"/> Guideline Amendment | |
| <input checked="" type="checkbox"/> Rezone | <input type="checkbox"/> Plan Review | | <input type="checkbox"/> Preservation Staff | |
| <input type="checkbox"/> Design Review Staff | <input type="checkbox"/> Variance | | <input type="checkbox"/> Preservation Director | |
| <input type="checkbox"/> Design Director | <input type="checkbox"/> Tentative Map | | <input type="checkbox"/> Preservation Commission | |
| <input type="checkbox"/> Design Commission | | | | |

*If you are unsure of the planning entitlement type you are applying for, please meet with a Planner-on-duty to review your project at our public counter.

Neighborhood Contact

Please describe contact with property owners and/or neighbors adjacent to the subject site:

See Attached List of Natomas Community Meetings

Please describe any contact you have had with Neighborhood Associations, Community Groups, and/or Business Associates in the area surrounding your project site:

See Attached List of Natomas Community Meetings

Site Characteristics

Are there any structures on the project site? YES NO

If yes, how many? NA

Proposed use of existing structure(s) NA

Are any structures to be demolished? YES NO NA

If yes, the age? _____

Are there any trees on the project site? YES NO

If yes, the age? _____

Are there trees to be removed? YES NO

Are there any easements crossing the site? YES NO If yes, please show on site plan.

Residential Projects: Part 1

Fill in the next three sections if your project has residential units.

Complete both residential and non-residential sections if you are submitting a mixed-use project.

Total Number of Lots: NA Gross Density/ Acre: NA

Total Dwelling Units: NA Total Acreage: NA

Acreage gross and/ or net: NA Square feet per Unit: NA

Number of Single Family Units: NA

Number of Two Family/ Duplex/ Halfplex Units: NA

Number of Multi-Family/ Apartments/ 3+ Units: NA

Number of Condominium Units: NA

Are any of these proposed units to be subsidized? YES NO NA

If yes, please state the number of units and describe the type and source of the subsidy. NA

Have the required number of low-income units been provided? YES NO Number NA

Residential Projects: Part 2

Structure Size

Size of all existing structures (Identify separately):

| | | |
|---|-----------------------|-----------|
| Residence | Gross square footage: | <u>NA</u> |
| Garage | Gross square footage: | <u>NA</u> |
| Other | Gross square footage: | <u>NA</u> |
| Size of new structure(s) or building addition(s): | Gross square footage: | <u>NA</u> |
| | Total square footage: | <u>NA</u> |

Building Height

Existing building height (Measured from ground to highest point): NA ft. NA # of floors
 Proposed building height (Measured from ground to highest point): NA NA # of floors

Lot Coverage

Building Coverage Area* (sq. ft.): _____ Project Site Lot Area (sq. ft.): _____
 Total lot coverage percentage: _____ %

Example: building area (2000')/ lot area (5000') = 40% total lot coverage

*Include all covered structures (patios, porches, sheds, detached garages, etc.)

Residential Projects: Part 3

Exterior Materials

Existing Exterior Building Materials: NA
 Existing Roof Materials: NA
 Proposed Exterior Building Materials: NA
 Proposed Roof Materials: NA
 Existing Exterior Building Colors: NA
 Proposed Exterior building Colors: _____

Parking Requirements

Total number of on-site parking spaces: Required NA Proposed NA
 Total number of off-site parking: NA

(Include a signed lease agreement or letter of agency)

Signage

Does this proposal include signs? YES NO

Non-Residential Projects: Part 1

Fill in the next three sections if your project has non-residential use components.
 Complete both residential and non-residential sections if you are submitting a mixed-use project.

Type of use(s) proposed: Regional Retail/Commercial/ Offices & Hospital uses

Previous use(s) in the building: NA

Hours of operation of the proposed use: Not known at this time

If your project includes fixed seats, how many are there? Not known at this time

Environmental Questionnaire

Providing the following information regarding the environmental setting with your application is one the most effective ways to expedite your environmental review. If your site contains structures more than 49 years old, large trees, natural drainage ways, low lying areas where water pools during the rainy season, or wetland areas, supplemental information may be requested in order to conduct the environmental review of your project. If you are quite certain that your project includes the demolition of older structures, removal of trees or impacts wetlands you may wish to provide the appropriate information with your original submittal.

You may contact Environmental Planning Services at (916) 801-9736 to obtain information on the types of reports that may be required in these situations.

Environmental Questionnaire: Part 1

Describe the project site as it exists today, including information on topography, water features, soil stability, plants and animals and any cultural, historical or scenic aspects. Describe any existing structures on the site and the use of the structures. Attach photographs of the site.

The site is currently vacant. All environmental issues have been addressed with mitigation measures or are consistent with the terms of the the HCP. Street improvements and frontage utilities have been constructed in Quadrant B. Frontage improvements are under construction in Quadrant C.

Environmental Questionnaire: Part 2

Describe the surrounding properties, including information on plants and animals, water features and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.) intensity of land use (one-family, apartment houses, shops, department stores, etc.) and scale of development (height, frontage, setback, rear yard, etc.) Attach photographs of the vicinity.

Interstate 5 is located to the west of the site. Property to the north & south are vacant and remain zoned for employment center. Properties to the east include newly constructed & planned office, retail & residential.

Certification

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial elevation to the best of my ability and that the facts, statements and information presented are true and correct to the best of my knowledge and belief.

Signature: [Handwritten Signature] Date: 11/3/2008

Recycling Information

A Statement of Recycling Information is required for all new multi-family residential units of 5 or more and commercial, office, industrial and public/ quasi-public uses. New development is defined as the construction of a new building or an addition that is greater than 10% of the existing building. The statement shall include at least the following:

- A. **Information describing the flow of recyclable materials** through the building or operation including: the location of collection points, how materials are collected and transferred to the main trash/recycling enclosure, and what materials will be recycled initially by the project. (Attach information)
- B. **Site plan and elevations of the trash/recycling enclosure(s)** indicating the location and size of the enclosure(s), the types and sizes of dumpsters/receptacles, and the access and security measures planned for the enclosure(s). (Attach plans).
- C. **Construction Plan:** What recycled material(s) will be used in the construction of the new building(s) or addition(s) (e.g. reused brick, recycled steel beams)
- D. **Demolition Plan:** Are there any buildings to be demolished on the site? YES NO
If yes, what material(s) are proposed to be separated and collected for recycling (e.g. brick, steel beams, aluminum)
- E. **Education/Public Relations Information:**
Please indicate how users of the trash/recycling receptacles will be instructed about how to use the enclosure(s). (Attach information)

Please answer the following questions regarding recycling and solid waste disposal for the proposed project:

Number of Trash/ Recycling Enclosures: NA

Size of Trash/ Recycling Enclosures: NA

Total Number of Cubic Yards allocated for Recycling: Required: NA Proposed:

Materials to be recycled during the operations of the business/ apartment complex: NA

See attached Recycling Information

Please note that once this application is submitted to the City of Sacramento, your information may be subject to public record. However, please note that the City will not sell your data or information for any purposes.



Development Services Department

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Tentative Map Waiver Information Form

Project Description: **NATOMAS CROSSING QUADRANT C TENTATIVE PARCEL MAP**

Owner: **ALLEGHANY PROPERTIES LLC**

Assessor's Parcel Number: **225-0140-065 & 067 and 225-0150-052 & 054**

Utilities Department Waiver Of Information For Tentative Map Processing

I, the undersigned, being the (acting on behalf of) Utilities Department, do hereby waive the following requirements of the Subdivision Regulations of the City of Sacramento:

The requirement of Section 16.24.240(C)(4) of the Regulations that a preliminary grading plan be filed with the tentative map.

The requirement of Section 16.24.060(G) of the Regulations that the tentative map contain contour lines not more than one foot.

Utilities Department: _____

(Signature)

(Date)

Signatures required from the Utilities Department may be obtained at 1395 35th Avenue, Sacramento, CA 95822 ; (916) 808-1400.

Director Of Development Engineering Walver Of Information For Tentative Map Processing

I, the undersigned, being the (acting on behalf of) Director of Development Engineering, do hereby waive the following requirements of the Subdivision Regulations of the City of Sacramento:

The requirement of Section 16.24.040(C)(3) of the Regulations that a preliminary Soil Investigation and Geological Reconnaissance Report to be filed with the tentative map.

The requirement of Section 16.24.050 that the tentative map be prepared by a registered civil engineer or licensed land surveyor.

Director of Development Engineering: _____

(Signature)

(Date)

The Director of Development Engineering or his/her designated representative and the Utilities Department are authorized by the Subdivision Regulations (Chapter 16 City Code) to waive its requirements in connection with certain information required for tentative map processing. It is the subdivider's responsibility to contact the Development Engineering Division, Development Services Department 808-5656 and the Utilities Department at 808-1400 prior to the filing of the tentative map to determine whether the Director of Development Engineering is willing to execute such waivers.

Application Number: _____

Please note that once this application is submitted to the City of Sacramento, your information may be subject to public record. However, the City will not sell your data or information for any purposes.



NATOMAS CROSSING
ALLEGHANY PROPERTIES LLC

NATOMAS COMMUNITY MEETINGS CONDUCTED

| | |
|--------------------|--|
| May 10, 2007 | North Natomas Alliance |
| May 14, 2007 | Natomas Community Association |
| June 19, 2007 | Westlake Community Association |
| August 21, 2007 | Natomas Crossing Board Meeting |
| August 21, 2007 | Westlake Community Association |
| September 26, 2007 | Natomas Crossing Homeowners Association |
| November 7, 2007 | NCPAC (Natomas Chapter Partnership for Active Communities Design & Development Review Committee) |
| February 21, 2008 | Westlake Master Association |
| March 13, 2008 | North Natomas Alliance |

April 14, 2008

Natomas Community Association –
Planning Committee

June 24, 2008

WALKS Sacramento

July 16, 2008

Creekside Association Meeting
CANCELLED

November 10, 2008

Natomas Community Association –
Planning Committee

**Natomas Crossing Quadrant C
Parking Requirements**

| Bldg No. | Use | SF | Parking Required |
|------------------------|------------|----------------|-------------------------|
| 1 | Retail | 137,933 | |
| Garden Center | Retail | 31,179 | |
| 2 | Restaurant | 3,230 | |
| 3 | Restaurant | 7,500 | |
| 4 | Restaurant | 7,000 | |
| 5 | Retail | 9,000 | |
| 6 | Restaurant | 7,050 | |
| 7 | Restaurant | 7,050 | |
| 8 | Retail | 7,050 | |
| 9 | Retail | 6,750 | |
| 10 | Retail | 6,750 | |
| 11 | Retail | 6,810 | |
| 12 | Retail | 6,000 | |
| 15 | Restaurant | 6,800 | |
| 16 | Restaurant | 7,500 | |
| 17 | Retail | 25,530 | |
| 18 | Retail | 20,518 | |
| 19 | Retail | 20,430 | |
| 20 | Retail | 15,260 | |
| 21 | Retail | 20,920 | |
| 22 | Retail | 44,320 | |
| Subtotal Retail | | 404,580 | 1,618 STALLS * |
| 13 | Office | 100,000 | |
| 14 | Office | 100,000 | |
| Subtotal Office | | 200,000 | 500 STALLS ** |
| TOTAL SF | | 604,580 | 2,118 STALLS |

* 1 space per 250 gross sq. ft.

** 1 space per 400 gross sq. ft.

**Natomas Crossing
Justification Statement
December 3, 2008**

Background

Alleghany Properties is the master developer of the Natomas Crossing Planned Unit Development. When originally adopted, the Natomas Crossing development had approximately 555 acres that were intended to include a mix of residential, commercial and public land uses. The majority of the development's uses were to be focused around 317 acres of Employment Center land, a mixed use land zone which was planned to accommodate: 25% of its total as medium to high density residential use (79 acres); 20% as light industrial use (63 acres); 10% as support retail use (32 acres); and the remaining 45% as office use (143 acres).

To date, Alleghany has utilized the majority of its support retail and a portion of its residential land use allocations permitted by the EC zoning and consistent with the vision of the Community Plan. Approximately 30 acres of office development within Natomas Crossing have received special use permits and building permits for the construction of over 525,000 square feet of office space. Currently, no industrial allocations within the EC zone have been utilized in Natomas Crossing, but have been extensively utilized by the adjoining PUD's of Gateway Centre and Arena Corporate Center.

If the current schematically approved office development within Natomas Crossing were added to its existing office development, the Natomas Crossing PUD would have over 2.1 million square feet of office development. This would constitute approximately 80% of the total square footage of office space currently constructed in the Community of South Natomas which has occurred over the past 22 years. The City of Sacramento Economic Development Department has completed a report noting that there is a significant oversupply of land zoned to accommodate offices in North Natomas, after taking into consideration historical demand and additional supply being added within the Downtown Sacramento submarket.

Proposed Project

This application consists of a request for area wide land use changes (General Plan Amendment, Community Plan Amendment, Rezone and Schematic Plan Amendment and PUD Guidelines Amendment) to Quadrants B, C & E. For Quadrant C only, this application also includes a request for approval of a PUD Schematic Site Plan, Use Permit and Tentative Parcel Map

Alleghany is proposing to develop a two-phase regional retail development totaling approximately 72 acres, office development on approximately 10 acres, and a hospital facility on approximately 35 acres. Each of these uses is described in greater detail below.

Regional Retail

The proposed Regional Retail center is proposed in two phases situated north and south of the existing Arena Boulevard Interchange on the east side of Interstate 5. The first phase is approximately 37 acres and is situated at the southwest corner of East Commerce Way and Arena Boulevard. This area is being proposed as a regional retail center with a home improvement center anchor tenant. The entire first phase is estimated to contain approximately 347,650 square feet of retail, consisting of 84,640 square feet of smaller format retail and restaurants and the balance of 263,010 square feet consisting of a big and mid-sized box retailers, including the home improvement center. This component of the project will require a General Plan Amendment, Community Plan Amendment, Rezone, Schematic Plan Amendment, revised tentative parcel map, PUD Guideline amendment and a Use Permit. The first phase retail development currently contains 14.5 acres of approved retail entitlements resulting in a net increase of 22.5 acres of retail. The second phase of the project consists of approximately 35 acres and is situated at the northwest corner of East Commerce Way and Arena Boulevard. A more limited scope of land use entitlements are being pursued in order to produce a "shovel ready" site that can accommodate future retail concepts. A General Plan Amendment, Community Plan Amendment, Rezone, Schematic Plan Amendment, and PUD Guideline amendment will be required. The second phase currently contains 9.6 acres of approved retail entitlements resulting in a net increase of 25.9 acres of retail.

Office

Approvals for an intensified office use are being proposed on approximately 10 acres at the northwest corner of East Commerce way and the proposed Natomas Crossing Drive. While this land is presently zoned and schematically approved for office, the applicant is seeking entitlements to accommodate more dense office development. Zoning at the location of the proposed office development is presently designated EC-40. A rezone to EC-50 and schematic plan approvals for 200,000+/- square feet are being requested. Additionally entitlements will include a PUD Guideline amendment and a revised tentative map.

Hospital

As a means of providing a hospital in the North Natomas community, the applicant is pursuing land use entitlements to accommodate an approximate 1,200,000 square foot facility. The proposed location consists of approximately 35 acres and is situated west of East Commerce Way, south of the future Natomas Crossing Drive and north of San Juan road. Similar to the office entitlement being sought above, the current zoning designation of the land is EC-40, and will need to be intensified to accommodate the proposed hospital. As a result, a rezone to EC-50, a schematic plan amendment, and a PUD Guideline amendment is being sought.

Project Justification

Alleghany Properties Natomas Crossing PUD has received strong interest from a number of major retail tenants, as well as interest from a hospital operator. The property's regional location along a major interstate freeway, parcel size and depth, and adjacency to high capacity roadways and interchange make the site the best location in the North Natomas for both retail development and for emergency services.

Alleghany has utilized the majority of its mixed land use components permitted by the EC zoning. This includes approximately 24.1 acres of retail which has yet to be developed at the location of the proposed retail project. However, one component containing approximately 63 acres of light industrial land usage has yet to be utilized. Alleghany is proposing that the City rezone and schematically designate the light industrial land use allocation to retail uses, thus accommodating the retail demand at a premier location while not compromising any of the other land use components of the EC zone.

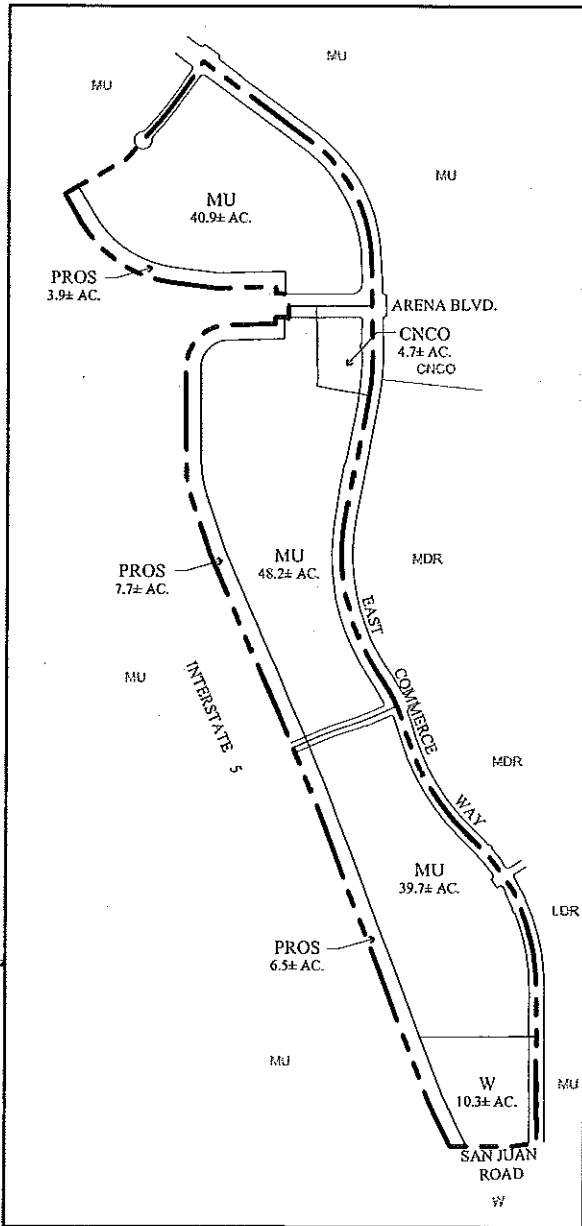
The City Economic Development Department has presented information substantiating significant "retail leakage" to communities outside of the City limits. When comparing competing community standards for retail needs as dictated by community populations and trade areas, a shortfall in retail space has been identified for the Natomas region. This is largely due to the lack of retail land available in Sacramento. The inclusion of the "shovel-ready" component of the Phase II retail in Quadrant B will contribute to reducing the leakage and provide zoned land which can adequately accommodate premier retailers as they consider the Sacramento area, and benefit from the synergy of being near Phase 1. Together, the proposed project will increase economic resources to stabilize the general fund and the North Natomas Finance Plan. Additionally, the amenities created by the project will be a catalyst to development of the remaining office land as proximate retail is a primary amenity office users and developers seek.

A hospital has long been an amenity sought for the Natomas Community. As land continues to be developed in North Natomas with alternative uses, the possibilities for a hospital are diminishing along with the large tracts of land which can accommodate it. This application proposes to reserve land for such a use and secure the entitlements to accommodate such a hospital user. A hospital in Natomas will bring a large influx of professional job opportunities to the community and reduce regional based trips to hospitals in the greater Sacramento region.

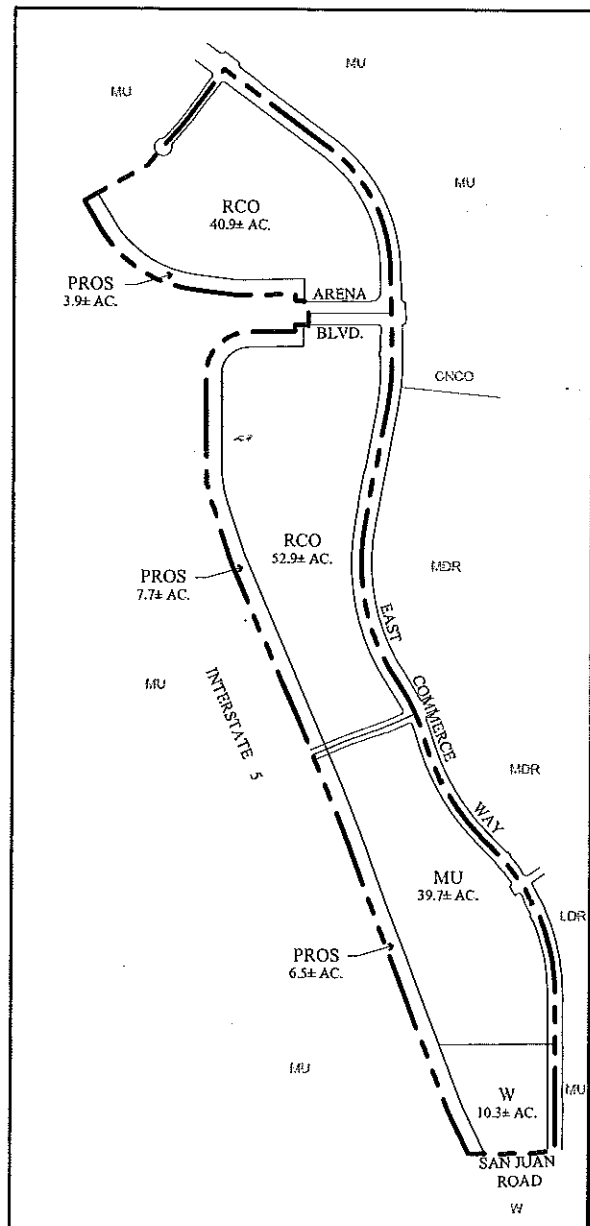
GENERAL PLAN AMENDMENT EXHIBIT
NATOMAS CROSSING QUADRANT B, C & D
 CITY OF SACRAMENTO, CALIFORNIA
 NOVEMBER 12, 2008

GENERAL PLAN SUMMARY TABLE

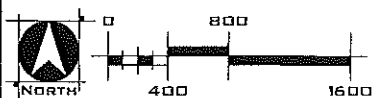
| DESIGNATION | LAND USE | EXISTING | PROPOSED | DIFFERENCE |
|-------------|---|--------------|--------------|------------|
| MU | MIXED USE | 128.8 | 39.7 | -89.1 |
| CNCO | COMMUNITY/NEIGHBORHOOD COMMERCIAL & OFFICES | 4.7 | 0 | -4.7 |
| RCO | REGIONAL COMMERCIAL & OFFICES | 0 | 93.8 | +93.8 |
| PROS | PARKS, RECREATION & OPEN SPACE | 18.1 | 18.1 | 0 |
| W | WATER | 10.3 | 10.3 | 0 |
| | | 161.9± ACRES | 161.9± ACRES | |



Existing General Plan



Proposed General Plan

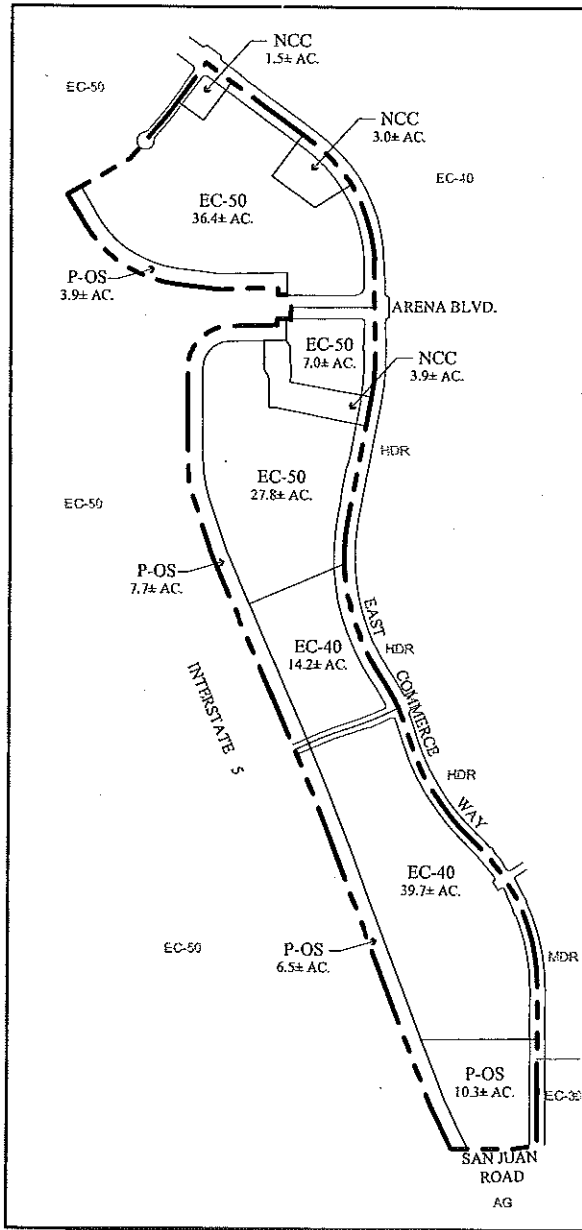



WOOD RODGERS
 DEVELOPING INNOVATIVE DESIGN SOLUTIONS
 3301 C St, Bldg. 100-B Tel 916.341.7760
 Sacramento, CA 95816 Fax 916.341.7767

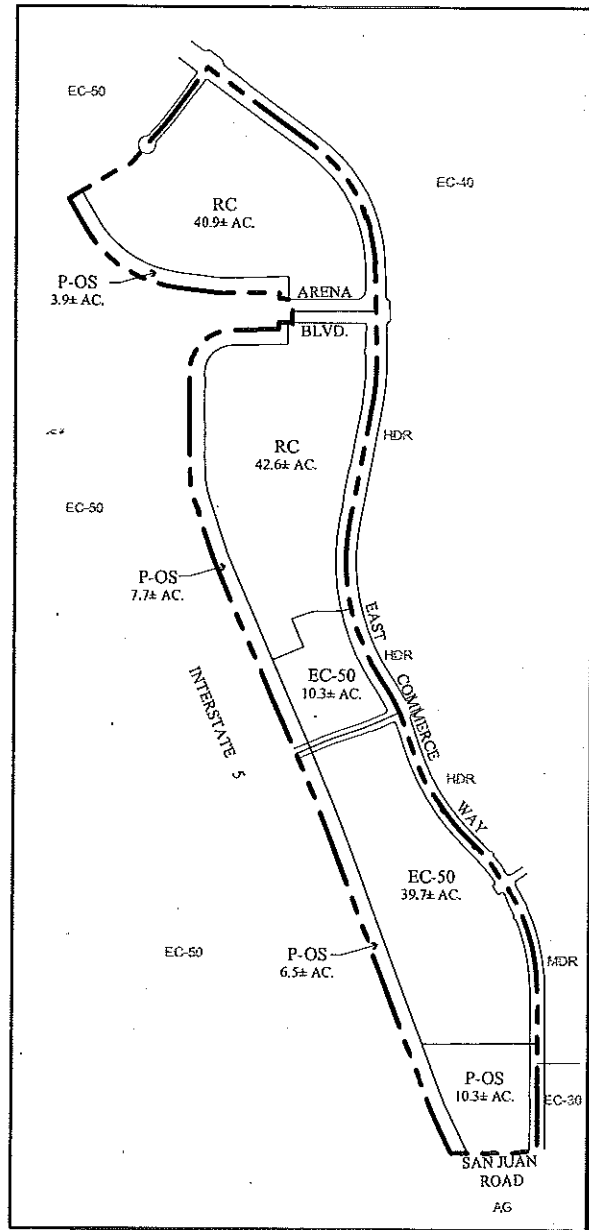
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COMMUNITY PLAN AMENDMENT EXHIBIT
NATOMAS CROSSING QUADRANT B, C & D
 CITY OF SACRAMENTO, CALIFORNIA
 NOVEMBER 12, 2008

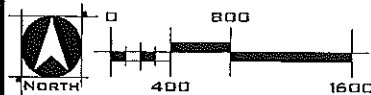
| COMMUNITY PLAN SUMMARY TABLE | | | | |
|-------------------------------------|-------------------------------------|--------------|--------------|------------|
| DESIGNATION | LAND USE | EXISTING | PROPOSED | DIFFERENCE |
| NCC | NEIGHBORHOOD CONVENIENCE COMMERCIAL | 8.4 | 0 | -8.4 |
| EC-40 | EMPLOYMENT CENTER 40/ACRE | 53.9 | 0 | -53.9 |
| EC-50 | EMPLOYMENT CENTER 50/ACRE | 71.2 | 50.0 | -21.2 |
| RC | REGIONAL COMMERCIAL | 0 | 83.5 | +83.5 |
| P-OS | PARKS/OPEN SPACE | 28.4 | 28.4 | 0 |
| | | 161.9± ACRES | 161.9± ACRES | |



Existing Community Plan



Proposed Community Plan



WOOD RODGERS
 DEVELOPING INNOVATIVE DESIGN SOLUTIONS
 3301 C St, Bldg. 100-B Tel 918.341.7760
 Sacramento, CA 95818 Fax 918.341.7767

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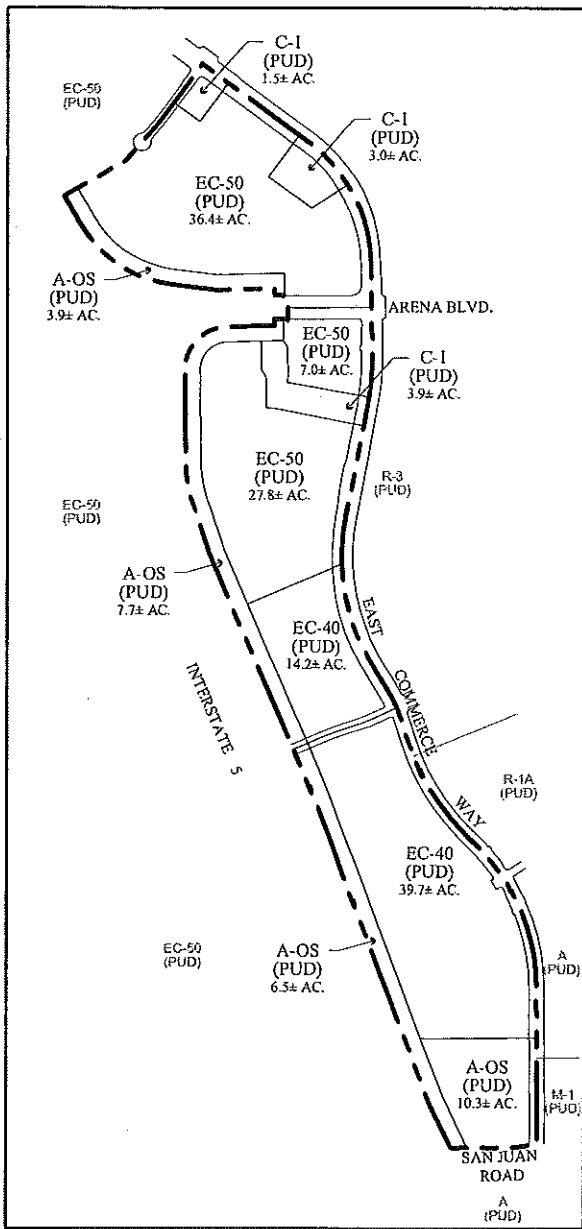
REZONE EXHIBIT

NATOMAS CROSSING QUADRANT B, C & D

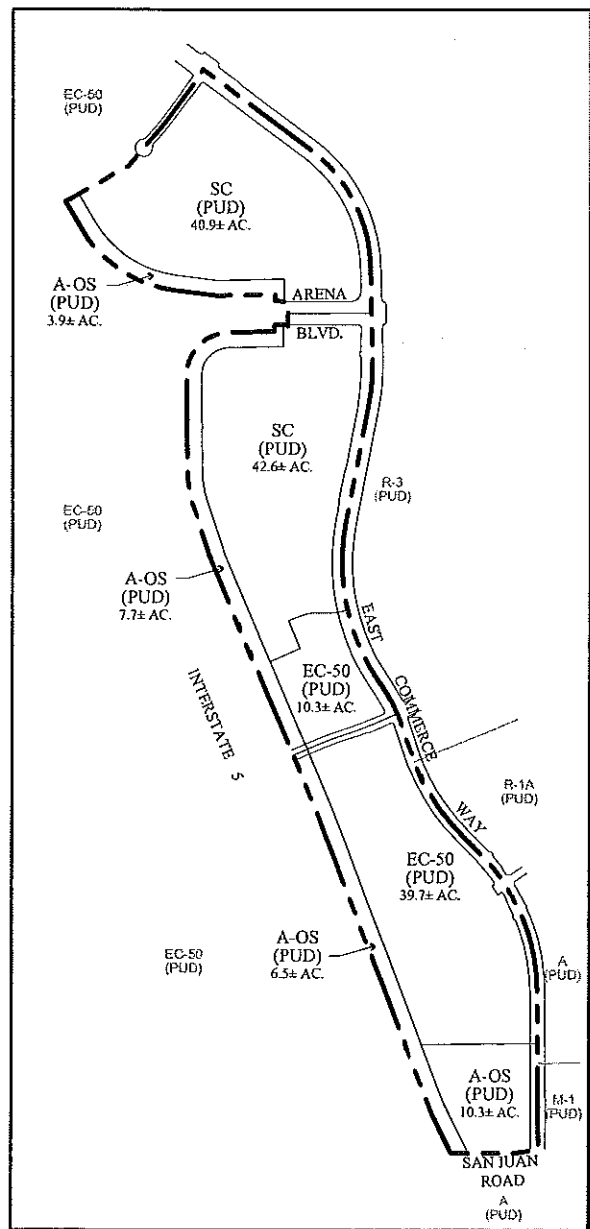
CITY OF SACRAMENTO, CALIFORNIA
NOVEMBER 12, 2008

ZONING SUMMARY TABLE

| DESIGNATION | LAND USE | EXISTING | PROPOSED | DIFFERENCE |
|-------------|-------------------------------------|--------------|--------------|------------|
| C-1 (PUD) | NEIGHBORHOOD CONVENIENCE COMMERCIAL | 8.4 | 0 | -8.4 |
| EC-40 (PUD) | EMPLOYMENT CENTER 40/ACRE | 53.9 | 0 | -53.9 |
| EC-50 (PUD) | EMPLOYMENT CENTER 50/ACRE | 71.2 | 50.0 | -21.2 |
| SC (PUD) | REGIONAL COMMERCIAL | 0 | 83.5 | +83.5 |
| A-OS (PUD) | PARKS/OPEN SPACE | 28.4 | 28.4 | 0 |
| | | 161.9± ACRES | 161.9± ACRES | |



Existing Zoning



Proposed Zoning



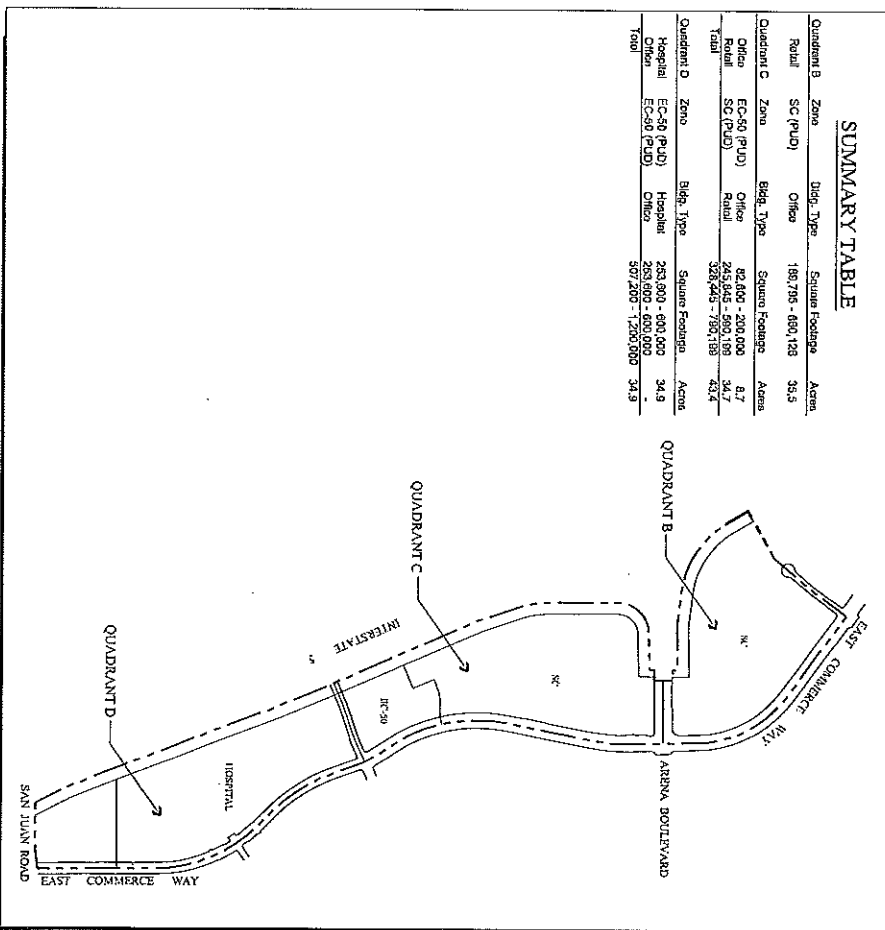
WOOD RODGERS
DEVELOPING INNOVATIVE DESIGN SOLUTIONS
3301 C St, Bldg. 100-B Tel 916.341.7760
Sacramento, CA 95818 Fax 916.341.7767

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PUD SCHEMATIC PLAN AMENDMENT EXHIBIT
NATOMAS CROSSING QUADRANT B, C & D
 CITY OF SACRAMENTO, CALIFORNIA
 NOVEMBER 12, 2008

SUMMARY TABLE

| Quadrant | Zone | Bldg. Type | Square Footage | Acres |
|------------|-------------|------------|---------------------|-------|
| Quadrant B | EC-50 (PUD) | Office | 36,000 - 120,000 | 6.0 |
| | EC-50 (PUD) | Office | 30,000 - 60,000 | 5.2 |
| | EC-50 (PUD) | Office | 31,200 - 60,000 | 5.2 |
| | CC (PUD) | Retail | 2,600 - 12,000 | 1.0 |
| | CC (PUD) | Retail | 2,600 - 12,000 | 1.0 |
| | EC-50 (PUD) | Office | 25,200 - 60,000 | 4.2 |
| | EC-50 (PUD) | Office | 25,200 - 60,000 | 4.2 |
| | EC-50 (PUD) | Office | 21,300 - 67,700 | 3.1 |
| | CC (PUD) | Retail | 2,200 - 10,600 | 0.9 |
| | CC (PUD) | Retail | 2,200 - 10,600 | 0.9 |
| Quadrant C | EC-50 (PUD) | Office | 2,340 - 10,728 | 0.2 |
| | EC-50 (PUD) | Office | 2,340 - 10,728 | 0.2 |
| | CC (PUD) | Retail | 1,375 - 6,000 | 1.1 |
| | CC (PUD) | Retail | 2,850 - 10,600 | 0.9 |
| Subtotal | | | 170,688 - 660,270 | 27.9 |
| | | | 19,215 - 69,858 | 7.9 |
| Total | | | 189,795 - 690,128 | 35.5 |
| | | | | |
| Quadrant D | CC (PUD) | Retail | 2,520 - 10,800 | 0.9 |
| | EC-50 (PUD) | Retail | 1,975 - 21,000 | 1.5 |
| | EC-50 (PUD) | Retail | 3,900 - 21,000 | 1.5 |
| | EC-50 (PUD) | Retail | 2,240 - 12,800 | 0.9 |
| | EC-50 (PUD) | Retail | 2,240 - 12,800 | 0.9 |
| | EC-50 (PUD) | Retail | 48,500 - 18,800 | 3.9 |
| | EC-50 (PUD) | Retail | 2,340 - 12,800 | 0.9 |
| | CC (PUD) | Retail | 2,800 - 12,000 | 1.0 |
| | EC-50 (PUD) | Office | 7,000 - 18,800 | 1.0 |
| | EC-50 (PUD) | Office | 2,400 - 18,800 | 1.0 |
| | EC-50 (PUD) | Office | 2,400 - 18,800 | 1.0 |
| | EC-50 (PUD) | Office | 47,850 - 75,400 | 2.9 |
| | EC-50 (PUD) | Office | 30,800 - 75,800 | 4.4 |
| | EC-50 (PUD) | Office | 37,800 - 60,720 | 5.4 |
| | EC-50 (PUD) | Office | 22,400 - 53,760 | 3.2 |
| Subtotal | | | 41,300 - 80,720 | 6.0 |
| | | | 41,300 - 80,720 | 6.0 |
| Office | | | 188,800 - 500,839 | 27.9 |
| | | | 25,200 - 117,600 | 6.8 |
| Retail | | | 97,250 - 152,400 | 5.9 |
| | | | 7,000 - 19,800 | 1.0 |
| Total | | | 328,045 - 1,084,439 | 43.7 |
| | | | | |
| Quadrant D | Zone | Bldg. Type | Square Footage | Acres |
| | EC-48 (PUD) | Office | 50,000 - 70,000 | 3.8 |
| | EC-48 (PUD) | Office | 28,700 - 38,800 | 4.1 |
| | EC-48 (PUD) | Office | 28,700 - 38,800 | 4.1 |
| | EC-48 (PUD) | Office | 17,500 - 42,000 | 2.7 |
| | EC-48 (PUD) | Office | 31,500 - 45,000 | 4.6 |
| | EC-48 (PUD) | Office | 26,600 - 61,800 | 3.8 |
| | EC-48 (PUD) | Office | 18,200 - 42,800 | 2.8 |
| | EC-48 (PUD) | Office | 50,000 - 142,800 | 8.8 |
| | EC-48 (PUD) | Office | 50,000 - 142,800 | 8.8 |
| Subtotal | | | 250,000 - 584,700 | 34.9 |
| | | | 250,000 - 584,700 | 34.9 |

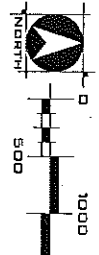


SUMMARY TABLE

| Quadrant | Zone | Bldg. Type | Square Footage | Acres |
|------------|-------------|------------|---------------------|-------|
| Quadrant B | SC (PUD) | Office | 189,795 - 690,128 | 35.5 |
| | SC (PUD) | Office | | |
| Quadrant C | EC-50 (PUD) | Office | 92,000 - 200,000 | 8.7 |
| | SC (PUD) | Retail | 245,945 - 599,199 | 34.7 |
| Total | | | 328,245 - 789,198 | 43.7 |
| | | | | |
| Quadrant D | EC-50 (PUD) | Hospital | 253,900 - 600,000 | 34.9 |
| | EC-50 (PUD) | Office | 253,900 - 600,000 | 34.9 |
| Total | | | 597,200 - 1,200,000 | 34.9 |
| | | | | |

Existing PUD Schematic Plan

Proposed PUD Schematic Plan



PRELIMINARY
WOOD RODGERS
 DEVELOPING INNOVATIVE DESIGN SOLUTIONS
 2301 C St. Bldg. 100-B Tel 916.341.7790
 Sacramento, CA 95818 Fax 916.341.7797

NATOMAS CROSSING QUADRANT B, C & D - PUD SCHEMATIC PLAN AMENDMENT EXHIBIT

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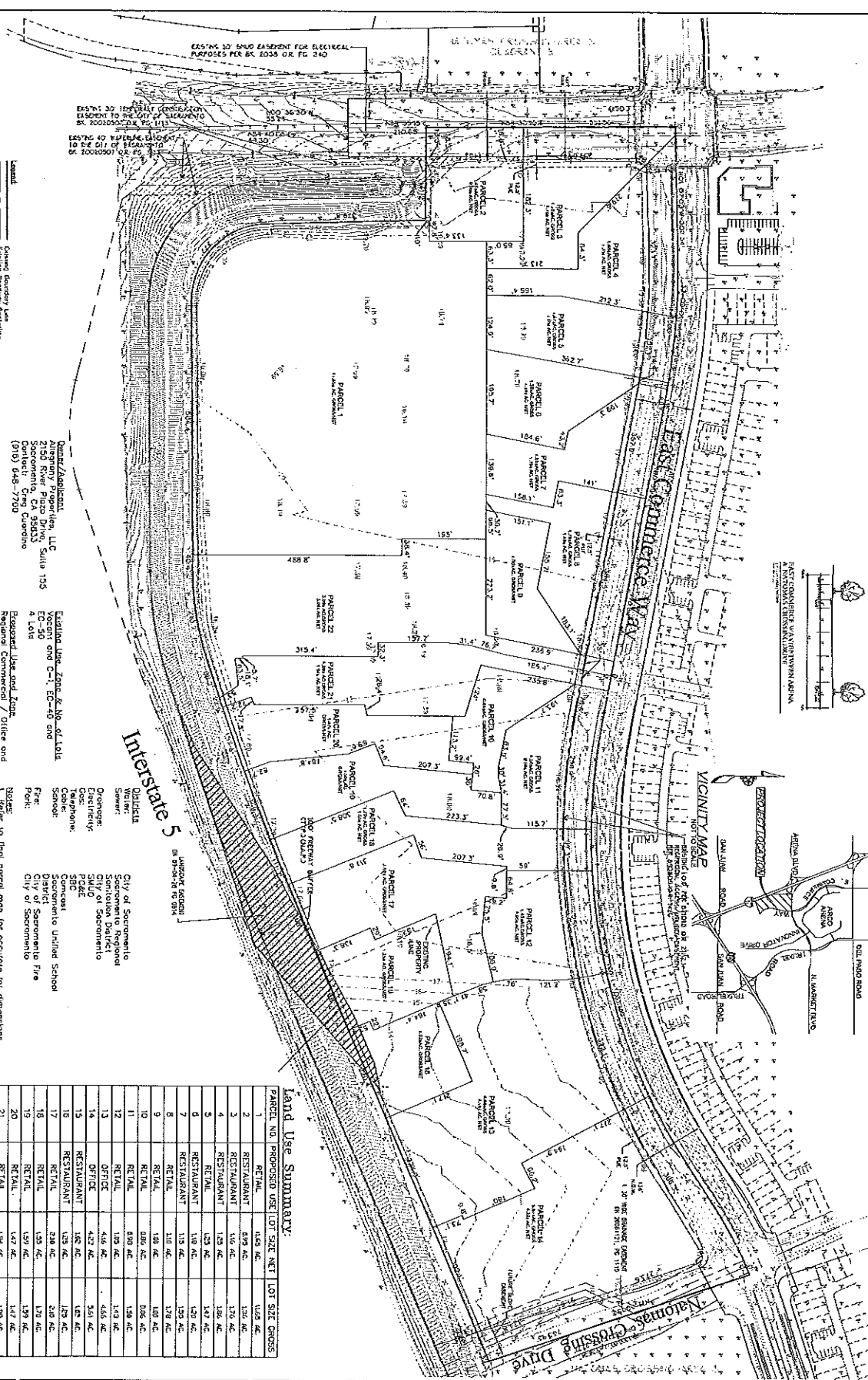
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Land Use Summary:

| PARCEL NO. | PROPOSED USE | LOT SIZE NET | LOT SIZE GROSS |
|------------|--------------|------------------|------------------|
| 1 | RETAIL | 1.63 AC. | 1.63 AC. |
| 2 | RESTAURANT | 1.23 AC. | 1.23 AC. |
| 3 | RESTAURANT | 1.23 AC. | 1.23 AC. |
| 4 | RESTAURANT | 1.23 AC. | 1.23 AC. |
| 5 | RETAIL | 1.23 AC. | 1.23 AC. |
| 6 | RESTAURANT | 1.23 AC. | 1.23 AC. |
| 7 | RESTAURANT | 1.23 AC. | 1.23 AC. |
| 8 | RETAIL | 1.23 AC. | 1.23 AC. |
| 9 | RETAIL | 1.23 AC. | 1.23 AC. |
| 10 | RETAIL | 1.23 AC. | 1.23 AC. |
| 11 | RETAIL | 1.23 AC. | 1.23 AC. |
| 12 | RETAIL | 1.23 AC. | 1.23 AC. |
| 13 | OFFICE | 1.23 AC. | 1.23 AC. |
| 14 | OFFICE | 1.23 AC. | 1.23 AC. |
| 15 | RESTAURANT | 1.23 AC. | 1.23 AC. |
| 16 | RETAIL | 1.23 AC. | 1.23 AC. |
| 17 | RETAIL | 1.23 AC. | 1.23 AC. |
| 18 | RETAIL | 1.23 AC. | 1.23 AC. |
| 19 | RETAIL | 1.23 AC. | 1.23 AC. |
| 20 | RETAIL | 1.23 AC. | 1.23 AC. |
| 21 | RETAIL | 1.23 AC. | 1.23 AC. |
| 22 | RETAIL | 1.23 AC. | 1.23 AC. |
| | TOTAL | 46.59 AC. | 46.59 AC. |

TENTATIVE PARCEL MAP
NATOMA'S CROSSING
'QUADRANT C'
 EAST COMMERCE WAY
 SACRAMENTO, CA

RSC ENGINEERING
 7250 Douglas Blvd. Suite 150
 Roseville, CA 95678
 Ph: 916.785.5574 Fax: 916.785.4108

ALLEGHANY PROPERTIES, LLC
 SHEET NO. 1 OF 1
 DATE: NOVEMBER 16, 2020

SHEET NO. 1 OF 1
 DATE: NOVEMBER 16, 2020

