

4700-4790 FREEPORT BLVD.
SACRAMENTO, CALIFORNIA

PLANNING ENTITLEMENT RESUBMITTAL

SEPTEMBER 8, 2016

An aerial photograph of a suburban area with a large, irregularly shaped lot outlined in black and labeled 'THE PARK'. The lot is situated between Suttraville Rd to the north and Wentworth Ave to the south. To the east of the lot is Freepoint Blvd (Highway 160), which runs diagonally. Several streets branch off from these main roads, including Argall Way, Babarich Ave, and Meier Way. The surrounding area is densely populated with residential houses and trees. Some commercial buildings and parking lots are visible near the intersection of Freepoint Blvd and Wentworth Ave, with labels for 'Bank of America' and 'East West Bank'. Other labels on the map include 'Suttraville Rd', 'Argall Way', 'Babarich Ave', 'Meier Way', 'Wentworth Ave', 'Shenwood Ave', 'Grand St', 'Madison Ct', 'Mead Ave', 'Frederick St', 'Roberts Fresh', 'Juices & Smoothies', 'Santitas', 'Sushi Cafe', 'Miyako Teriyaki', '22nd Ave', 'Stacia Way', and 'Shelburne'.

OWNER
RALEY'S
 500 W CAPITOL AVE
 WEST SACRAMENTO, CA 95605
 MICHAEL HELZER
 mhelzer@raleys.com

DEVELOPER
MO CAPITAL
1140 DEANNA DRIVE
MENLO PARK, CALIFORNIA 94025
TODD OLIVER, 415-517-3809
todd.oliver@dtz.com
MICHAEL MAFFIA, 415-445-5144
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ARCHITECT
MCG ARCHITECTURE
250 SUTTER STREET, SUITE 500
SAN FRANCISCO, CALIFORNIA 94108
DAVID BLAIR, 415-974-6002
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KEVIN JAMES
kjames@mcgarchitecture.com

CIVIL ENGINEER
CUNNINGHAM ENGINEERING CORP.
2120 20TH STREET, SUITE 3
SACRAMENTO, CALIFORNIA 95818
CHUCK CUNNINGHAM, 916-455-2026
chuck@cecwest.com
ANDI PANAGOPOULOS
andi@cecwest.com

LANDSCAPE ARCHITECT
GATES + ASSOCIATES
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SAN RAMON, CALIFORNIA 94583
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ENVIRONMENTAL CONSULTANT
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CHRISTINE KRONENBERG, 916-443-8335
ckronenberg@dudek.com

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THOMAS LAW GROUP
455 CAPITOL MALL
SACRAMENTO, CALIFORNIA 95814
CHRIS BUTCHER, 916-287-9292
cbutcher@thomaslaw.com
NICHOLAS AVDIS
navdis@thomaslaw.com

COMMUNITY OUTREACH
HOLLOWAY LAND COMPANY
442 PICO WAY
SACRAMENTO, CALIFORNIA 95819
BRIAN HOLLOWAY, 916-996-2019
bhlandco@sonic.net

STREET ADDRESS
4700, 4740 & 4790 FREEPORT BLVD.,
1913, 1919, 1927 & 2009 WENTWORTH AVE.

ZONING
COMMERCIAL (C-2-EA), MIXED,
RESIDENTIAL (R-1A-E, R-1-EA)

ASSESSOR'S PARCEL NUMBERS
017-0121-001, 017-0121-007, 017-0121-008,
017-0121-009, 017-0121-010, 017-0121-006

SITE AREA: 9.867 ACRES
(429,806.5 SF)

TOTAL BUILDING AREA:	108,980 SF
FLOOR AREA RATIO:	2.9:1

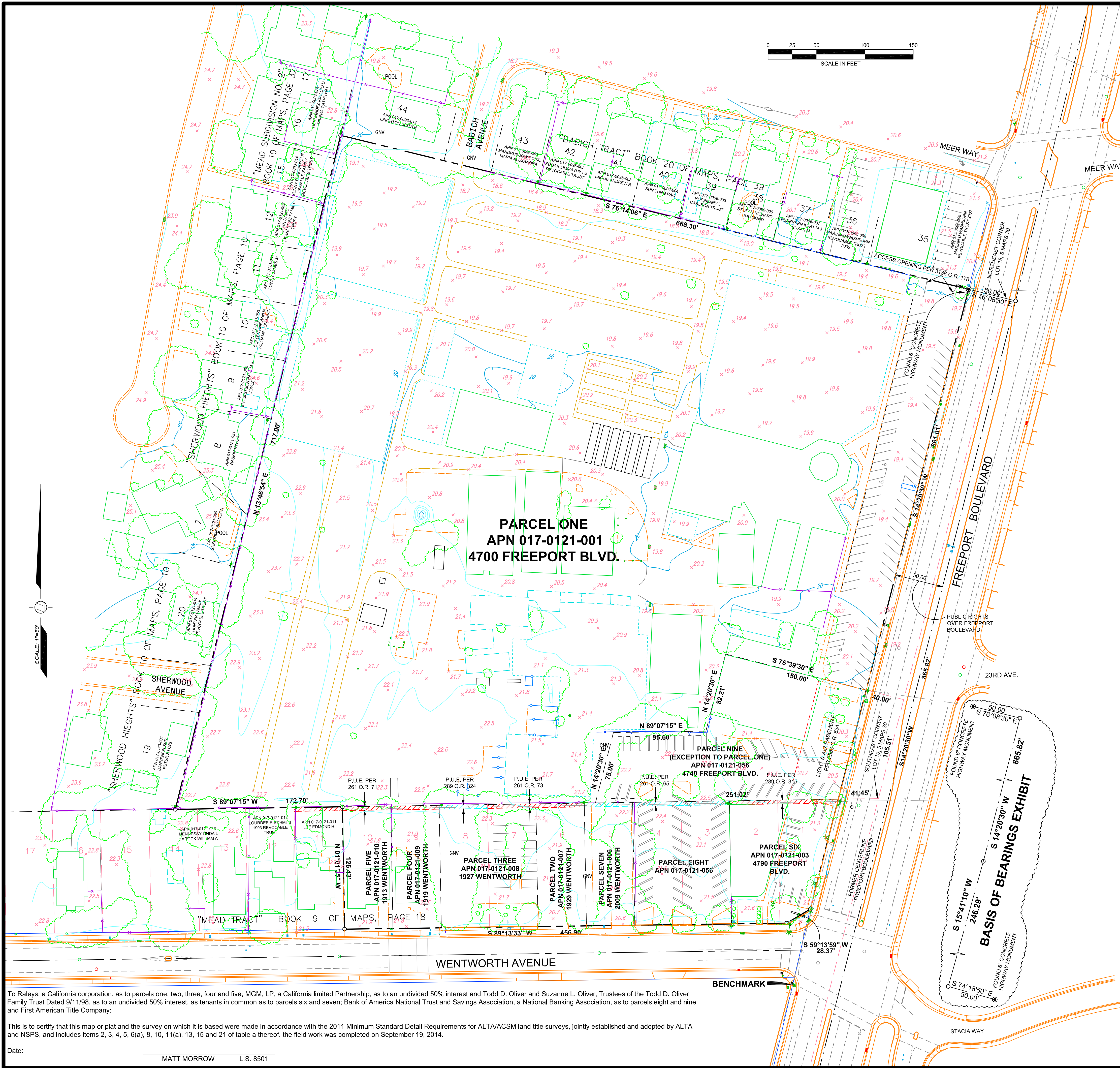
PARKING

TOTAL ON-SITE PARKING:	439 STALLS
PARKING RATIO:	4.0/1000
STREET PARKING:	13 STALLS

STANDARD STALL SIZE:	8.5' X 18'
MINIMUM AISLE WIDTH:	24'
COMPACT STALL SIZE:	8' X 15'
ALLOWABLE COMPACTS:	50%
COMPACTS PROVIDED:	0

BICYCLE PARKING REQUIRED: 1 PER 12,000 SF
BICYCLE PARKING PROVIDED:
BICYCLE PARKING AREA: 2' X 6'

T1	TITLE SHEET
C1	ALTA SURVEY PLAN
C2	GRADING PLAN
C3	SEWER AND WATER PLAN
C4	TENTATIVE SUBDIVISION MAP 1 OF 2
C5	TENTATIVE SUBDIVISION MAP 2 OF 2
C6	GENERAL PLAN AMENDMENT EXHIBIT
C7	REZONE EXHIBIT
A1	SITE PLAN
A2	STREETSCAPE FROM FREEPORT BLVD.
A3	TENANT/SHOPS 1A PLAN
A4	TENANT/SHOPS 1A ELEVATIONS
A5	GROCERY/SHOPS 1B PLAN
A6	GROCERY/SHOPS 1B FRONT ELEVATION
A7	GROCERY/SHOPS 1B ELEVATIONS
A8	SHOPS 2 PLAN
A9	SHOPS 2 ELEVATIONS
A10	SHOPS 3 PLAN
A11	SHOPS 3 ELEVATIONS
A12	SHOPS 4 PLAN
A13	SHOPS 4 ELEVATIONS
A14	SHOPS 5 PLAN
A15	SHOPS 5 ELEVATIONS
L1	LANDSCAPE PLAN
L2	ENLARGED LANDSCAPE PLAN
L3	ENLARGED LANDSCAPE PLAN
L4	CHARACTER IMAGES



DESCRIPTION:

REAL PROPERTY IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL ONE:

LOTS 18 AND 19, AS SHOWN ON THE "PLAT OF WEISMAN AND WULFF SUTTERVILLE HEIGHTS TRACT", RECORDED IN THE OFFICE OF THE COUNTY RECORDER, SACRAMENTO COUNTY, JANUARY 23, 1904, IN BOOK 5 OF MAPS, MAP NO. 30; EXCEPTING THEREFROM THE FOLLOWING:

BEGINNING AT A POINT ON THE SOUTHEAST CORNER OF SAID LOT 19 (SAID POINT BEING LOCATED ON THE CENTERLINE OF FREEPORT BOULEVARD AS SHOWN ON SAID PLAT); AND RUNNING THENCE FROM SAID POINT OF BEGINNING ALONG THE SOUTHERLY LINE OF SAID LOT 19, SOUTH 89°51' WEST 292.50 FEET; THENCE PARALLEL TO THE EASTERLY LINE OF SAID LOT 19, NORTH 15°04'15" EAST 75.00 FEET; THENCE PARALLEL TO THE SOUTHERLY LINE OF SAID LOT 19, NORTH 89°51' EAST 95.60 FEET; THENCE PARALLEL TO THE EASTERLY LINE OF SAID LOT 19, NORTH 15°04'15" EAST 190.00 FEET TO A POINT IN THE EASTERLY LINE OF SAID LOT 19 AND THE CENTERLINE OF FREEPORT BOULEVARD; THENCE FOLLOWING THE SAID EASTERLY LINE OF LOT 19 AND THE CENTERLINE OF FREEPORT BOULEVARD, SOUTH 15°04'15" WEST 105.51 FEET TO THE POINT OF BEGINNING.

PARCEL TWO:

LOT 6 OF PLAT OF MEAD TRACT, ACCORDING TO THE OFFICIAL PLAT THEREOF FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY, CALIFORNIA, ON OCTOBER 14, 1908 IN BOOK 9 OF MAPS, MAP NO. 18.

PARCEL THREE:

LOTS 7 AND 8 AS SHOWN ON THE "PLAT OF MEAD TRACT", RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SACRAMENTO COUNTY, ON OCTOBER 14, 1908, IN BOOK 9 OF MAPS, MAP NO. 18.

PARCEL FOUR:

LOT 9 OF PLAT OF MEAD TRACT, ACCORDING TO THE OFFICIAL PLAT THEREOF FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY, CALIFORNIA, ON OCTOBER 14, 1908 IN BOOK 9 OF MAPS, MAP NO. 18.

PARCEL FIVE:

LOT 10 AS SHOWN ON THE "PLAT OF MEAD TRACT", RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SACRAMENTO COUNTY, ON OCTOBER 14, 1908, IN BOOK 9 OF MAPS, MAP NO. 18.

PARCEL SIX:

LOTS 1 AND 2 AS SHOWN ON THE "PLAT OF MEAD TRACT", RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SACRAMENTO, OCTOBER 14, 1908, IN BOOK 9 OF MAPS, MAP NO. 18.

EXCEPTING THEREFROM THAT PORTION OF LOT 1 DESCRIBED IN THE DEED TO THE STATE OF CALIFORNIA, RECORDED JUNE 25, 1954, IN BOOK 2628, PAGE 477, OFFICIAL RECORDS, PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE, FROM SAID POINT OF BEGINNING, NORTHERLY ALONG THE EASTERLY LINE OF SAID TRACT, AND ALONG THE EASTERLY LINE OF SAID LOT 1, 14.69 FEET; THENCE SOUTHWESTERLY 28.34 FEET TO A POINT IN THE SOUTH LINE OF SAID LOT 1; THENCE EASTERLY, ALONG THE SOUTH LINE OF SAID LOT 1, 20.74 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, THE POINT OF BEGINNING.

PARCEL SEVEN:

LOT 5, AS SHOWN ON THE "PLAT OF MEAD TRACT", RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SACRAMENTO COUNTY, ON OCTOBER 14, 1908, IN BOOK 9 OF MAPS, MAP NO. 18.

PARCEL EIGHT:

LOTS 3 AND 4 AS SHOWN ON THE "PLAT OF MEAD TRACT", RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SACRAMENTO COUNTY, ON OCTOBER 14, 1908, IN BOOK 9 OF MAPS, MAP NO. 18.

PARCEL NINE:

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING IN THE CITY OF SACRAMENTO, STATE OF CALIFORNIA, BEING A PORTION OF LOT 19 AS SHOWN ON THE "PLAT OF WEISMAN AND WULFF SUTTERVILLE HEIGHTS TRACT", RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SACRAMENTO COUNTY, CALIFORNIA JANUARY 23, 1904, IN BOOK 5 OF MAPS, MAP NO. 30, AND BEING BOUNDED AND MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT AT THE SOUTHEAST CORNER OF SAID LOT 19 (SAID POINT BEING LOCATED ON THE CENTER LINE OF FREEPORT BOULEVARD AS SHOWN ON SAID PLAT); AND RUNNING THENCE, FROM SAID POINT OF BEGINNING ALONG THE SOUTHERLY LINE OF SAID LOT 19, SOUTH 89°51' WEST 292.50 FEET; THENCE PARALLEL TO THE EASTERLY LINE OF SAID LOT 19, NORTH 15°04'15" EAST 75.00 FEET; THENCE PARALLEL TO THE SOUTHERLY LINE OF SAID LOT 19, NORTH 89°51' EAST 95.60 FEET; THENCE PARALLEL TO THE EASTERLY LINE OF SAID LOT 19, NORTH 15°04'15" EAST 82.21 FEET; THENCE SOUTH 74°55'45" EAST, 190.00 FEET TO A POINT IN THE EASTERLY LINE OF SAID LOT 19 AND THE CENTER LINE OF FREEPORT BLVD. THENCE, FOLLOWING THE SAID EASTERLY LINE OF LOT 19 AND THE CENTER LINE OF FREEPORT BLVD, SOUTH 15°04'15" WEST 105.51 FEET TO THE POINT OF BEGINNING.

APN: 017-0121-001(Affects Parcel One), 017-0121-007(Affects Parcel Two), 017-0121-008(Affects Parcel Three), 017-0121-009(Affects Parcel Four), 017-0121-010(Affects Parcel Five), 017-0121-003(Affects Parcel Six), 017-0121-006(Affects Parcel Seven) and 017-0121-056(Affects Parcels Eight and Nine)

NOTES:

THIS MAP WAS PREPARED IN ACCORDANCE WITH FIRST AMERICAN TITLE COMPANY REPORT NO. NCS-685274-SM (8-25-2014 AMEND), DATED AUGUST 15, 2014, AND DEPICTS THE REAL PROPERTY AND PLOTTABLE ENCUMBRANCES DESCRIBED THEREIN. ITEMS PERTAINING TO TAXES, FINANCING, LIENS AND OTHER INTANGIBLE TITLE MATTERS ARE BEYOND THE SCOPE OF THIS SURVEY AND ARE NOT REPRESENTED HEREON.

LAND AREA:	PARCEL	SQUARE FEET	ACRES
	ONE	391,930	8.997
	TWO	6,341	0.145
	THREE	12,668	0.290
	FOUR	6,325	0.145
	FIVE	6,320	0.145
	SIX	11,961	0.274
	SEVEN	6,345	0.145
	EIGHT	12,705	0.291
	NINE	27,438	0.629

ZONING: 017-0121-001 (Mixed), 017-0121-003 (C-2-EA), 017-0121-006 (R-1A-E), 017-0121-007 (Mixed), 017-0121-008 (Mixed), 017-0121-009 (R-1-EA), 017-0121-010 (R-1-EA) and 017-0121-056 (C-2-EA)

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL WITH THAT OF THE "F2" LINE OF FREEPORT BOULEVARD AS SHOWN ON THE STATE OF CALIFORNIA DEPARTMENT OF PUBLIC WORKS DIVISION OF HIGHWAY RIGHT OF WAY MAP, FILED IN BOOK 4 OF HIGHWAY MAPS, AT PAGES 44-48, SACRAMENTO COUNTY RECORDS, BASED UPON FOUND MONUMENTS SHOWN HEREON.

FLOOD ZONE: X (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS OF LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD PER FEMA COMMUNITY PANEL 06067C0190H, DATED AUGUST 16, 2012.

THE PROPERTY SHOWN AND DEPICTED HEREON IS SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN THE FOLLOWING RECORD DOCUMENTS. (REFER TO COMPLETE DOCUMENT FOR FULL DETAILS):

- ITEM 5: EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES PER 261 O.R. 71 IS SHOWN HEREON.
- ITEM 6: EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES PER 261 O.R. 73 IS SHOWN HEREON.
- ITEM 7: EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES PER 289 O.R. 324 IS SHOWN HEREON.
- ITEM 9: ACCESS PER AGREEMENT RECORDED PER 3138 O.R. 178 IS SHOWN HEREON.
- ITEM 13: RIGHTS OF THE PUBLIC TO THAT LAND LYING WITHIN FREEPORT BOULEVARD IS SHOWN HEREON.
- ITEM 15: EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES PER 261 O.R. 65 IS SHOWN HEREON.
- ITEM 16: EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES PER 289 O.R. 315 IS SHOWN HEREON.
- ITEM 17: EASEMENT FOR LIGHT AND AIR PER 2586 O.R. 534 IS SHOWN HEREON.

ALTA/ACSM LAND TITLE SURVEY
Prepared for:
CUNNINGHAM ENGINEERING
SHOPPING CENTER SITE
4700, 4740 & 4790 Freeport Boulevard
1913, 1919, 1927, 1929 & 2009 Wentworth Ave.
City of Sacramento County of California
State of California

DATE: September, 2014
SCALE: 1"=50'
SHEET 1 OF 1
FIELD BOOK:
DRAWING NO.: 1100-397
DRAWN BY: P. Wecker

NO.	DATE	REVISION
1.		
2.		
3.		
4.		
5.		
6.		

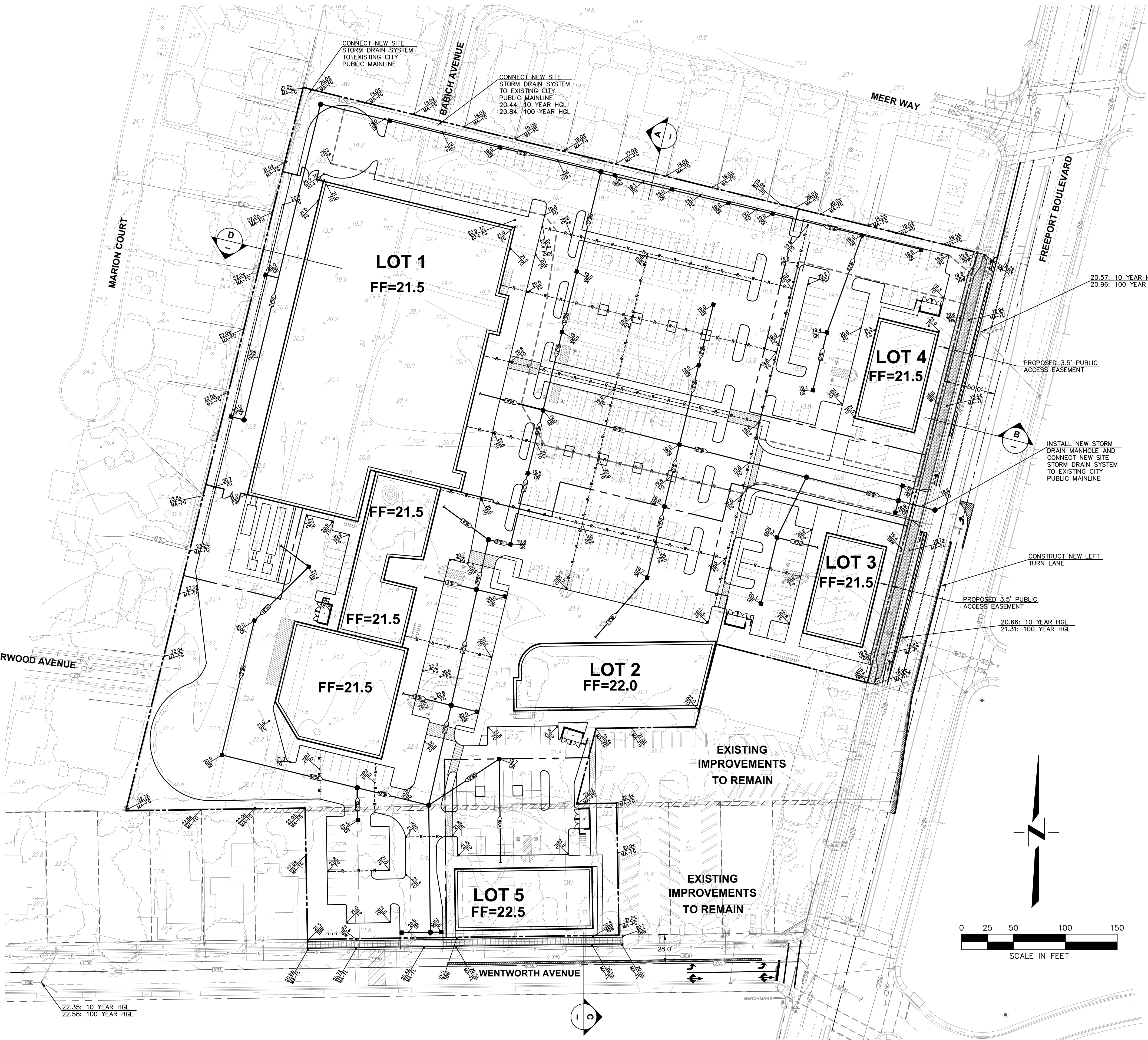
BENCHMARK:
CITY OF SACRAMENTO BENCHMARK
317-CSE, A RAMSET IN THE TRAFFIC
SIGNAL BASE AT THE SOUTHWEST
CORNER OF FREEPORT BOULEVARD
AND WENTWORTH AVENUE.
ELEVATION 20.276 FEET (NAVD88)



1255 Starboard Drive
West Sacramento - CA - 95691
Phone: 916-372-8124
Fax: 916-372-8538
Email: paulw@morrrowsurveying.com
www.morrrowsurveying.com

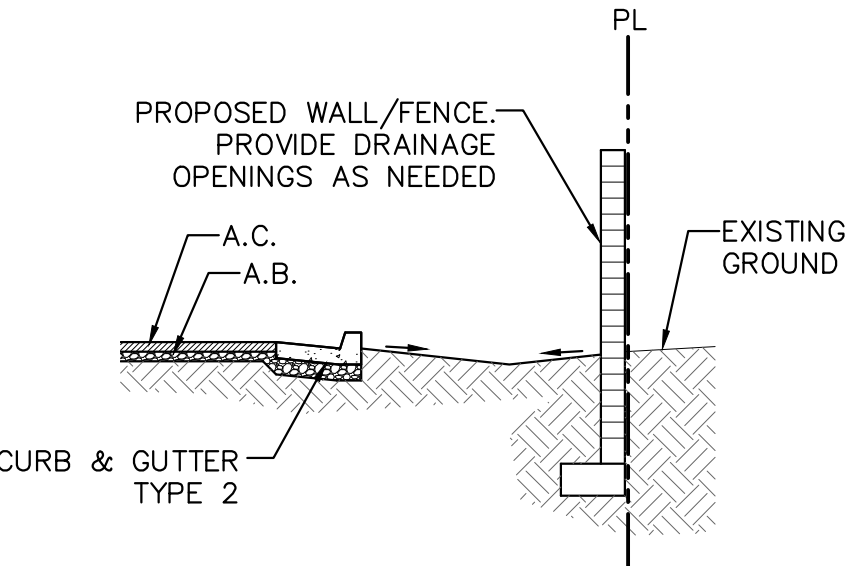
PRELIMINARY GRADING & DRAINAGE EXHIBIT
FOR
LAND PARK COMMERCIAL CENTER

CITY OF SACRAMENTO SACRAMENTO COUNTY CALIFORNIA
SEPTEMBER 2016
SHEET 1 OF 1

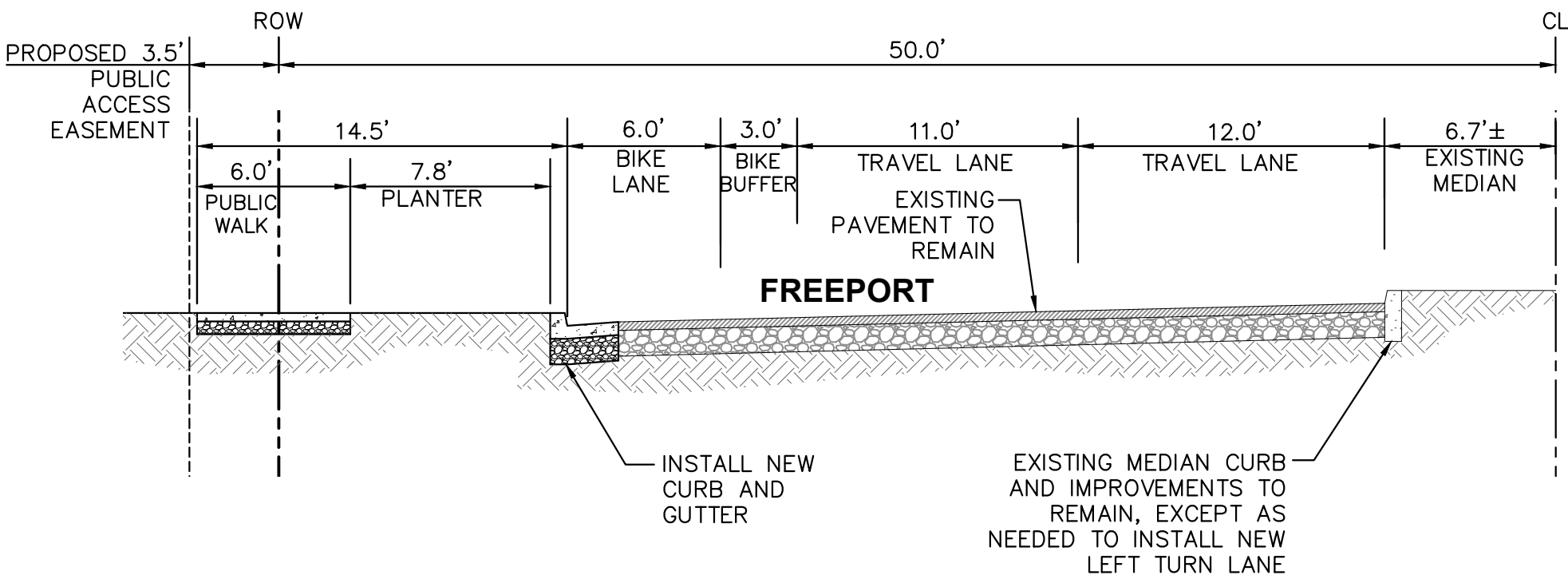


LEGEND

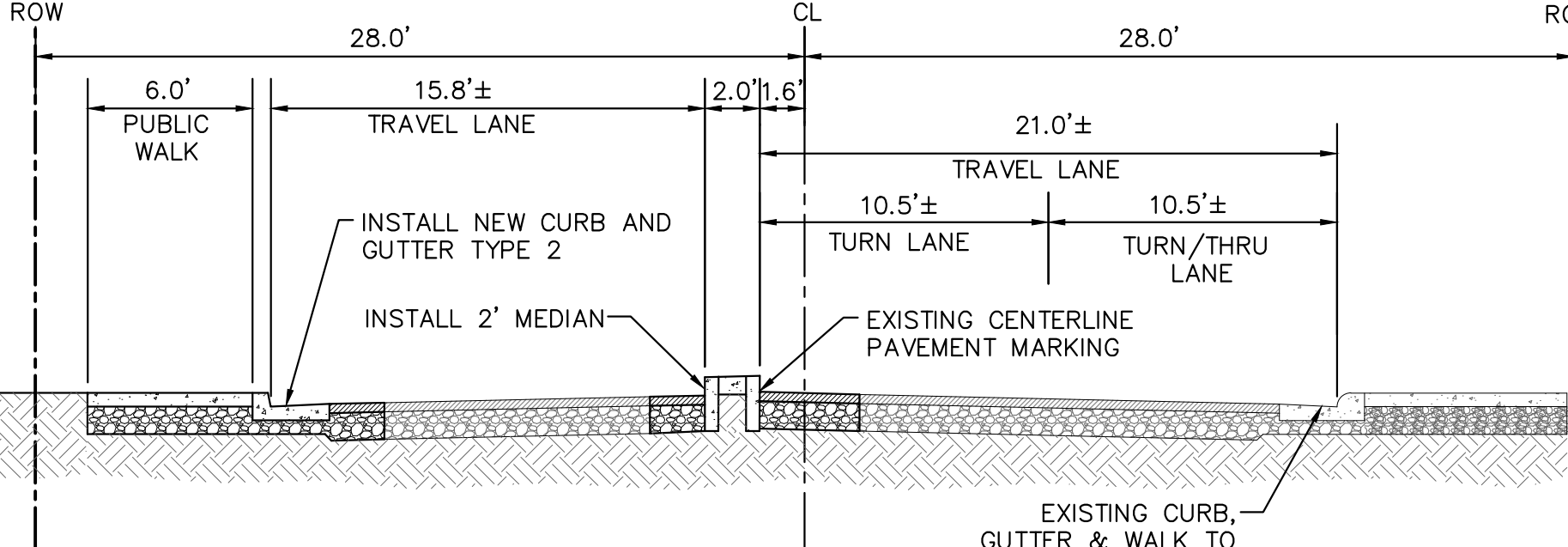
- SUBDIVISION BOUNDARY
- NEW LOT LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- EXISTING LOT LINE
- ADJACENT PROPERTY LINE
- EXISTING STREET CENTERLINE
- PROPOSED RIDGE LINE
- PROPOSED PRIVATE SITE STORM DRAIN LINE WITH MANHOLE
- PROPOSED STORM DRAIN INLET
- EXISTING PUBLIC STORM DRAIN MAIN WITH MANHOLE
- EXISTING PUBLIC WATER MAIN
- EXISTING PUBLIC SANITARY SEWER MAIN WITH MANHOLE
- EXISTING PUBLIC GAS MAIN



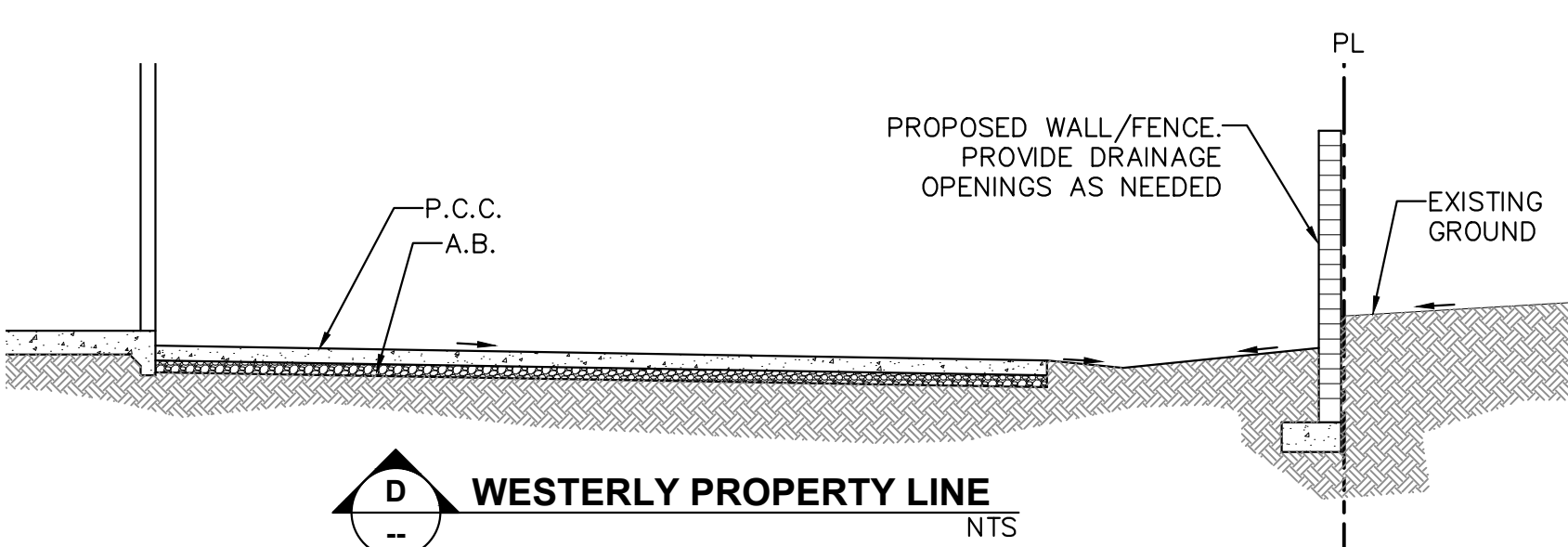
NORTHERLY PROPERTY LINE
NTS



FREEPORT BOULEVARD STREET SECTION
NTS



WENTWORTH AVENUE STREET SECTION
NTS



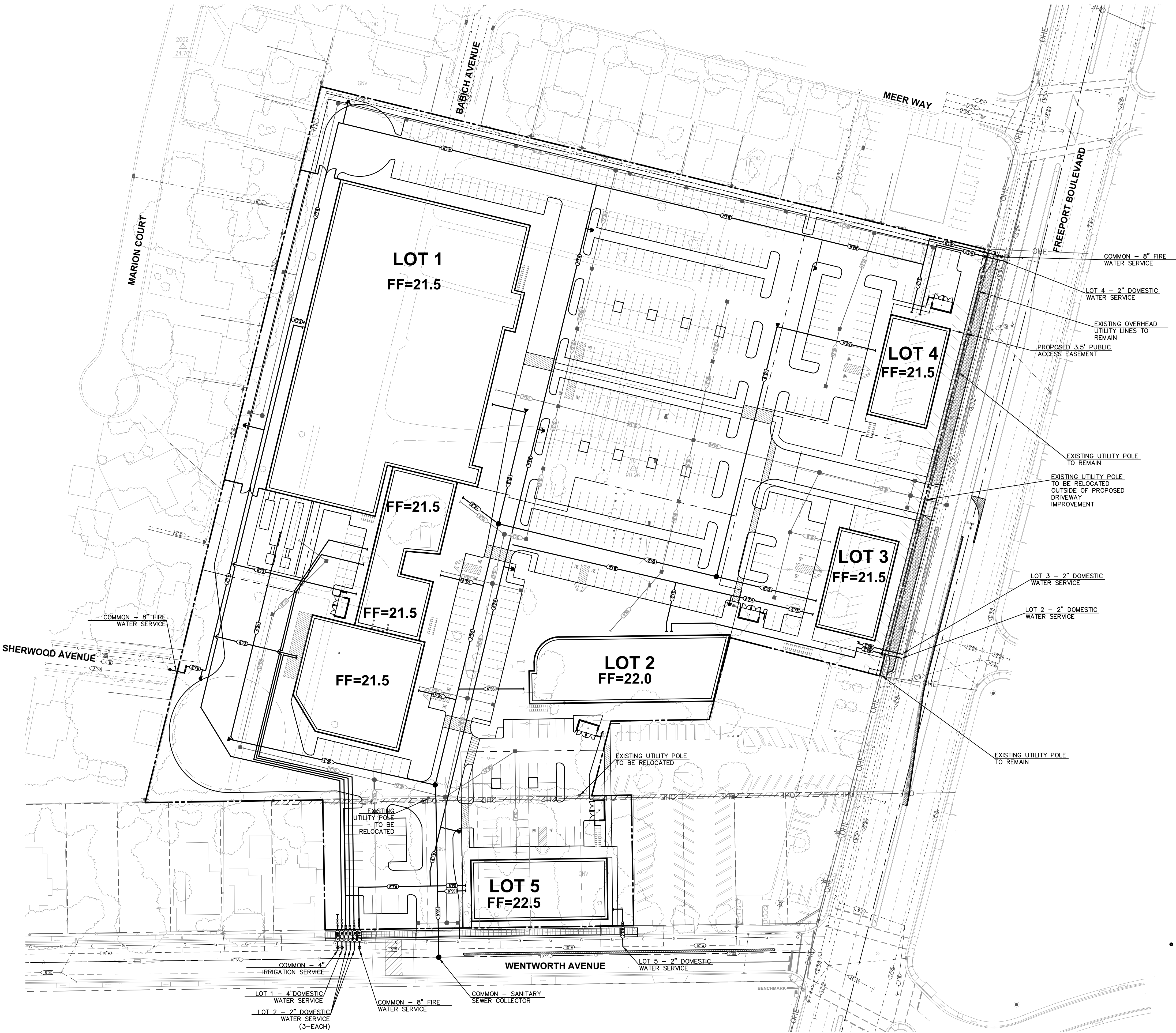
WESTERLY PROPERTY LINE
NTS

NOTES

- THIS PRELIMINARY GRADING AND DRAINAGE EXHIBIT WAS PREPARED TO DEPICT PROPOSED GRADING AND DRAINAGE CONCEPTS AS REQUIRED FOR THE ENTITLEMENT PROCESS. ACTUAL FINAL DESIGN MAY VARY FROM THAT SHOWN HEREON AS THE DESIGN PROCESS PROGRESSES.
- THIS EXHIBIT IS BASED ON THE PRELIMINARY LAND PARK COMMERCIAL CENTER SITE PLAN PREPARED BY MCG ARCHITECTURE DATED MAY 2016.
- PROPOSED ELEVATIONS SHOWN ARE ESTIMATES ONLY. ACTUAL ELEVATIONS MAY CHANGE DURING FINAL DESIGN.
- PROPOSED LOT LINES SHOWN ARE PRELIMINARY. FINAL LOT LINE LAYOUT MAY VARY FROM THAT SHOWN HEREON AS THE DESIGN PROCESS PROGRESSES.
- POST CONSTRUCTION STORM WATER QUALITY TREATMENT STRUCTURES SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF SACRAMENTO, STORMWATER QUALITY DESIGN MANUAL DATED MAY 2007.
- BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY MORROW SURVEYING DATED SEPTEMBER 2014.
- EXISTING UTILITY IMPROVEMENTS ARE BASED ON AVAILABLE AS-BUILT IMPROVEMENT PLANS AND CITY BASE UTILITY MAPS. ACTUAL SIZES, TYPES AND LOCATIONS MAY VARY FROM INFORMATION SHOWN HEREON.
- EXISTING 10-YEAR AND 100-YEAR PUBLIC STORM DRAIN HGL ELEVATIONS SHOWN ARE BASED ON INFORMATION PROVIDED BY THE CITY OF SACRAMENTO DEPARTMENT OF UTILITIES.

PRELIMINARY SEWER & WATER EXHIBIT
FOR
LAND PARK COMMERCIAL CENTER

CITY OF SACRAMENTO SACRAMENTO COUNTY CALIFORNIA
SEPTEMBER 2016
SHEET 1 OF 1

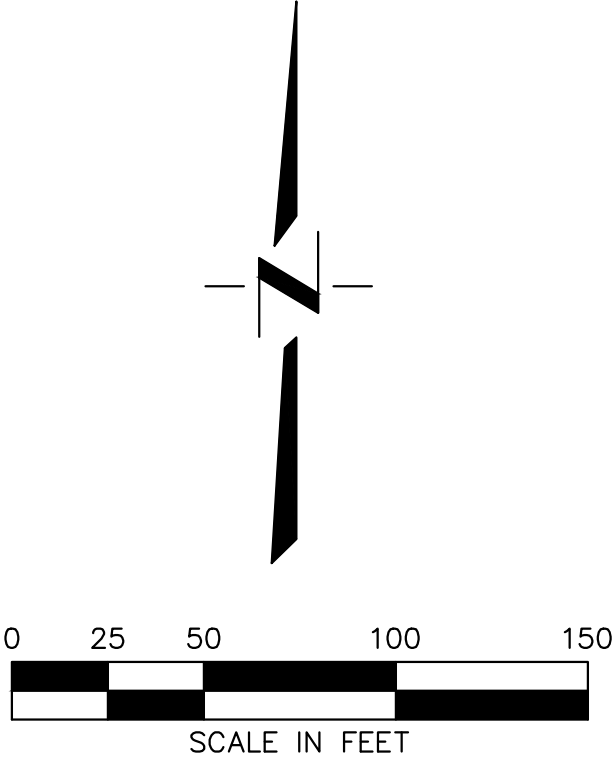


LEGEND

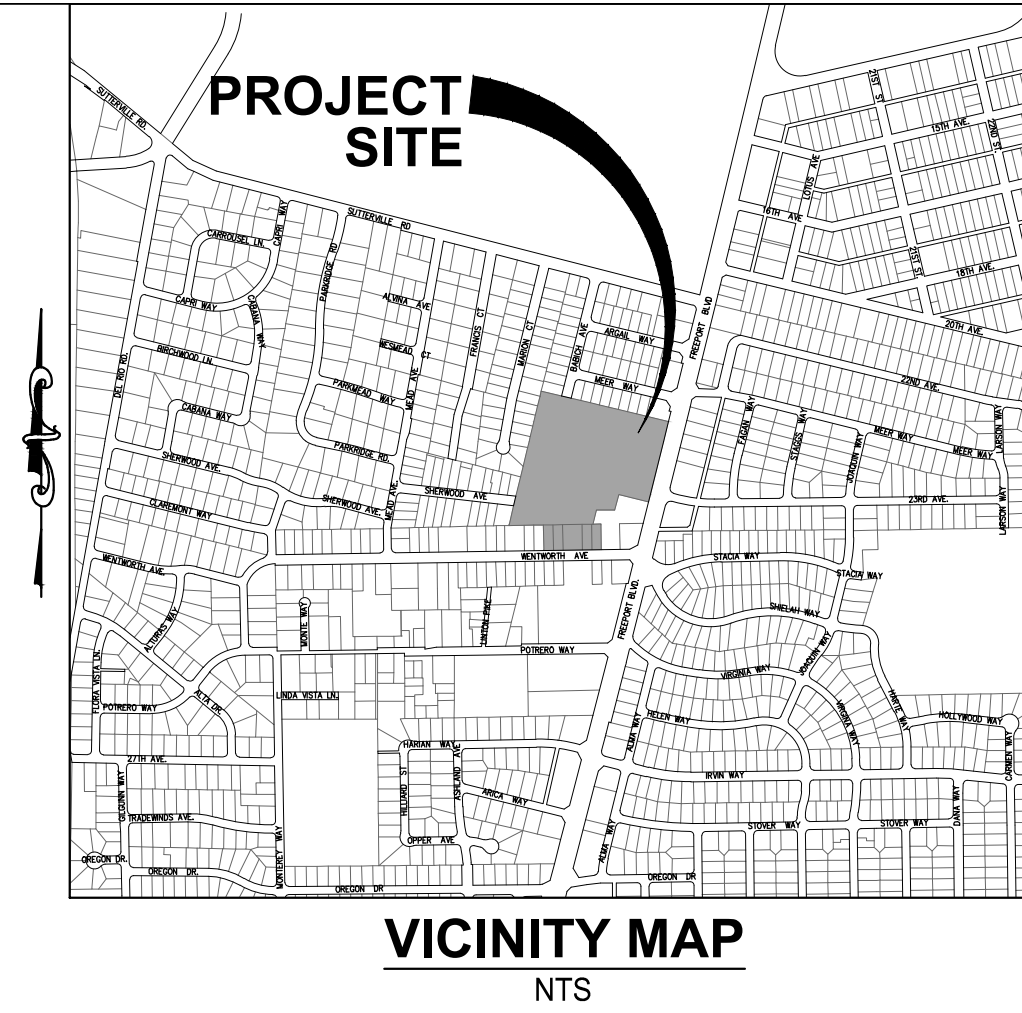
	SUBDIVISION BOUNDARY
	NEW LOT LINE
	PROPOSED EASEMENT
	EXISTING EASEMENT
	EXISTING LOT LINE
	ADJACENT PROPERTY LINE
	EXISTING STREET CENTERLINE
	PROPOSED PRIVATE SITE FIRE WATER LINE
	PROPOSED PRIVATE BUILDING WATER SERVICE LINE
	PROPOSED PRIVATE SITE IRRIGATION SERVICE
	PROPOSED PRIVATE SITE SANITARY SEWER LINE WITH MANHOLE
	EXISTING PUBLIC STORM DRAIN MAIN WITH MANHOLE
	EXISTING PUBLIC WATER MAIN
	EXISTING PUBLIC SANITARY SEWER MAIN WITH MANHOLE
	EXISTING PUBLIC GAS MAIN
	EXISTING UTILITY POLE
	EXISTING OVERHEAD UTILITY LINE

NOTES

1. THIS CONCEPTUAL UTILITY EXHIBIT WAS PREPARED TO DEPICT PROPOSED UTILITY CONCEPTS AS REQUIRED FOR THE ENTITLEMENT PROCESS. ACTUAL FINAL DESIGN MAY VARY FROM THAT SHOWN HEREON AS THE DESIGN PROCESS PROGRESSES.
2. THIS EXHIBIT IS BASED ON THE PRELIMINARY LAND PARK COMMERCIAL CENTER SITE PLAN PREPARED BY MCG ARCHITECTURE DATED MAY 2016.
3. UTILITIES AND PIPE SIZES SHOWN ARE ESTIMATES ONLY. SIZES AND LOCATIONS MAY CHANGE DURING FINAL DESIGN.
4. PROPOSED LOT LINES SHOWN ARE PRELIMINARY. FINAL LOT LINE LAYOUT MAY VARY FROM THAT SHOWN HEREON AS THE DESIGN PROCESS PROGRESSES.
5. BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY MORROW SURVEYING DATED SEPTEMBER 2014.
6. EXISTING UTILITY IMPROVEMENTS ARE BASED ON AVAILABLE AS-BUILT IMPROVEMENT PLANS AND CITY BASE UTILITY MAPS. ACTUAL SIZES, TYPES AND LOCATIONS MAY VARY FROM INFORMATION SHOWN HEREON.



TENTATIVE SUBDIVISION MAP
FOR
LAND PARK COMMERCIAL CENTER
CITY OF SACRAMENTO SACRAMENTO COUNTY CALIFORNIA
SEPTEMBER 2016
SHEET 1 OF 2



NOTES:

- THIS MAP WAS PREPARED UNDER THE DIRECTION OF CHARLES W. CUNNINGHAM, RCE 30339.
- ALL INFORMATION ON THIS MAP IS DEEMED TO BE OF A PRELIMINARY NATURE, AND IS NOT TO BE RELIED ON FOR SURVEY OR PROPERTY LINE INFORMATION.
- THE EXISTING BOUNDARY AND TOPOGRAPHY INFORMATION IS BASED ON A FIELD SURVEY PERFORMED BY MORROW SURVEYING DATED SEPTEMBER 2014.
- THE PROPOSED SITE IMPROVEMENTS ARE BASED ON A SITE PLAN PREPARED BY MCG ARCHITECTURE DATED MAY 2016.
- OWNER RESERVES THE RIGHT TO FILE FINAL MAPS IN PHASES.
- THIS SUBDIVISION IS A MERGER AND RESUBDIVISION OF THE FOLLOWING PARCELS:

REAL PROPERTY IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL ONE:

LOTS 18 AND 19, AS SHOWN ON THE "PLAT OF WEISMAN AND WULFF SUTTERVILLE HEIGHTS TRACT", RECORDED IN THE OFFICE OF THE COUNTY RECORDER, SACRAMENTO COUNTY, JANUARY 23, 1904, IN BOOK 5 OF MAPS, MAP NO. 30; EXCEPTING THEREFROM THE FOLLOWING:

BEGINNING AT A POINT ON THE SOUTHEAST CORNER OF SAID LOT 19 (SAID POINT BEING LOCATED ON THE CENTERLINE OF FREEPORT BOULEVARD AS SHOWN ON SAID PLAT), AND RUNNING THENCE FROM SAID POINT OF BEGINNING ALONG THE SOUTHERLY LINE OF SAID LOT 19, SOUTH 89°51' WEST 292.50 FEET; THENCE PARALLEL TO THE EASTERLY LINE OF SAID LOT 19, NORTH 15°04'15" EAST 75.00 FEET; THENCE PARALLEL TO THE SOUTHERLY LINE OF SAID LOT 19, NORTH 89°51' EAST 95.60 FEET; THENCE PARALLEL TO THE EASTERLY LINE OF SAID LOT 19, NORTH 15°04'15" EAST 190.00 FEET TO A POINT IN THE EASTERLY LINE OF SAID LOT 19 AND THE CENTERLINE OF FREEPORT BOULEVARD; THENCE FOLLOWING THE SAID EASTERLY LINE OF LOT 19 AND THE CENTERLINE OF FREEPORT BOULEVARD, SOUTH 15°04'15" WEST 105.51 FEET TO THE POINT OF BEGINNING.

PARCEL TWO:

LOT 6 OF PLAT OF MEAD TRACT, ACCORDING TO THE OFFICIAL PLAT THEREOF FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY, CALIFORNIA, ON OCTOBER 14, 1908 IN BOOK 9 OF MAPS, MAP NO. 18.

PARCEL THREE:

LOTS 7 AND 8 AS SHOWN ON THE "PLAT OF MEAD TRACT," RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SACRAMENTO COUNTY, ON OCTOBER 14, 1908, IN BOOK 9 OF MAPS, MAP NO. 18.

PARCEL FOUR:

LOT 9 OF PLAT OF MEAD TRACT, ACCORDING TO THE OFFICIAL PLAT THEREOF FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY, CALIFORNIA, ON OCTOBER 14, 1908 IN BOOK 9 OF MAPS, MAP NO. 18.

PARCEL FIVE:

LOT 10 AS SHOWN ON THE "PLAT OF MEAD TRACT," RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SACRAMENTO COUNTY, ON OCTOBER 14, 1908, IN BOOK 9 OF MAPS, MAP NO. 18.

PARCEL SEVEN:

LOT 5, AS SHOWN ON THE "PLAT OF MEAD TRACT", RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SACRAMENTO COUNTY, ON OCTOBER 14, 1908, IN BOOK 9 OF MAPS, MAP NO. 18.

OWNER :

EXISTING PARCELS ONE, TWO, THREE, FOUR AND FIVE
RALEY'S, A CALIFORNIA CORPORATION
500 WEST CAPITOL AVENUE
WEST SACRAMENTO, CA 95605
(800) 925-9989

OWNER :

EXISTING PARCEL SEVEN
MGM LP, A CALIFORNIA LIMITED PARTNERSHIP
260 SELBY LANE
ATHERTON, CA 94027
(415) 828-0619

OWNER :

EXISTING PARCEL SEVEN
TODD D. OLIVER FAMILY TRUST
1140 DEANNA DRIVE
MENLO PARK, CA 94025
(415) 517-3809

ARCHITECT:

MCG ARCHITECTURE
250 SUTTER STREET, SUITE 500
SAN FRANCISCO, CA 94108
(415) 974-6002

CIVIL ENGINEER:

CUNNINGHAM ENGINEERING
2120 20th STREET, SUITE 3
SACRAMENTO, CALIFORNIA 95818
(916) 455-2026

ASSESSORS PARCEL NUMBERS:

PARCEL 1: 017-0121-001
PARCEL 2: 017-0121-007
PARCEL 3: 017-0121-008
PARCEL 4: 017-0121-009
PARCEL 5: 017-0121-010
PARCEL 7: 017-0121-006

PROJECT ADDRESS:

PARCEL 1: 4700 FREEPORT BOULEVARD
PARCEL 2: 1929 WENTWORTH AVENUE
PARCEL 3: 1927 WENTWORTH AVENUE
PARCEL 4: 1919 WENTWORTH AVENUE
PARCEL 5: 1913 WENTWORTH AVENUE
PARCEL 7: 2009 WENTWORTH AVENUE

EXISTING AREA:

PARCEL 1: 9.0 Acres
PARCEL 2: 0.15 Acres
PARCEL 3: 0.29 Acres
PARCEL 4: 0.15 Acres
PARCEL 5: 0.15 Acres
PARCEL 7: 0.15 Acres

PROPOSED AREA:

LOT 1: 4.4 Acres
LOT 2: 3.4 Acres
LOT 3: 0.59 Acres
LOT 4: 0.81 Acres
LOT 5: 0.62Acres

EXISTING ZONING:

PARCEL 1: C2
PARCEL 2: R-1A-EA-4
PARCEL 3: R-2A-EA-4
PARCEL 4: R-1-EA-4
PARCEL 5: R-1-EA-4
PARCEL 7: R-1-EA-4

PROPOSED ZONING:

LOT 1: RETAIL/COMMERCIAL
LOT 2: RETAIL/COMMERCIAL
LOT 3: RETAIL/COMMERCIAL
LOT 4: RETAIL/COMMERCIAL
LOT 5: RETAIL/COMMERCIAL

EXISTING GENERAL PLAN LAND USE:

PARCEL 1: RETAIL/COMMERCIAL
PARCEL 2: RETAIL/COMMERCIAL
PARCEL 3: RETAIL/COMMERCIAL
PARCEL 4: RESIDENTIAL
PARCEL 5: RESIDENTIAL
PARCEL 7: RETAIL/COMMERCIAL

PROPOSED GENERAL PLAN LAND USE:

LOT 1: RETAIL/COMMERCIAL
LOT 2: RETAIL/COMMERCIAL
LOT 3: RETAIL/COMMERCIAL
LOT 4: RETAIL/COMMERCIAL
LOT 5: RETAIL/COMMERCIAL

SERVICE PROVIDERS:

WATER:	CITY OF SACRAMENTO
SEWER:	SACRAMENTO AREA SEWER DISTRICT
DRAINAGE:	CITY OF SACRAMENTO
SCHOOL DISTRICT:	CITY OF SACRAMENTO
PARK & RECREATION:	CITY OF SACRAMENTO
FIRE PROTECTION:	CITY OF SACRAMENTO
POLICE PROTECTION:	CITY OF SACRAMENTO
ELECTRIC:	SMUD
GAS:	PG&E

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL WITH THAT OF THE "F2" LINE OF FREEPORT BOULEVARD AS SHOWN ON THE STATE OF CALIFORNIA DEPARTMENT OF PUBLIC WORKS DIVISION OF HIGHWAY RIGHT OF WAY MAP, FILED IN BOOK 4 OF HIGHWAY MAPS, AT PAGES 44-48, SACRAMENTO COUNTY RECORDS, BASED UPON FOUND MONUMENTS SHOWN HEREON.

FLOOD ZONE:

FLOOD ZONE: X (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS OF LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD PER FEMA COMMUNITY PANEL 06067C0190H, DATED AUGUST 16, 2012.

BENCHMARK:

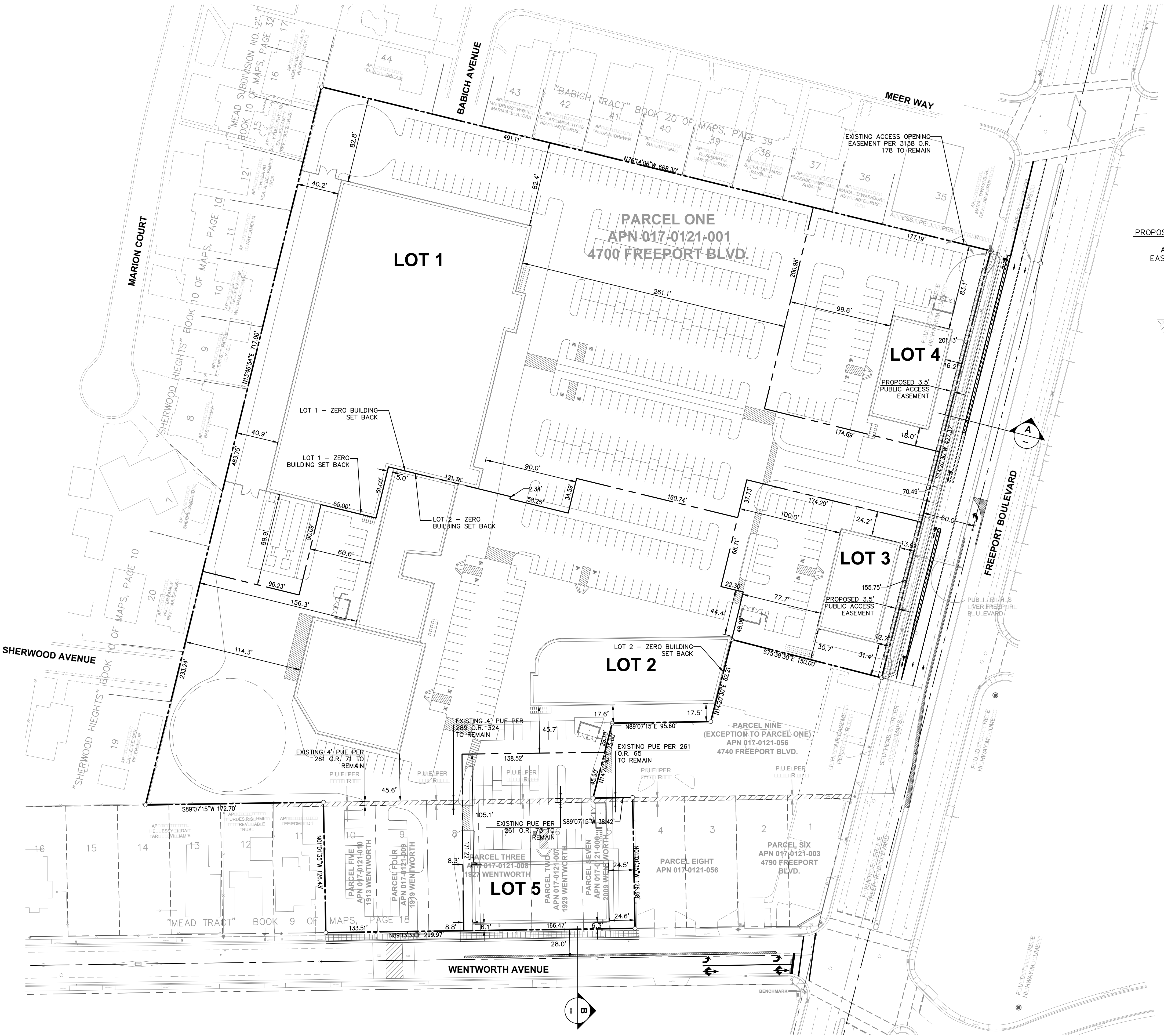
1000 FT. SACRAMENTO BENCHMARK
RAMSEY HEARFF SITE BASE
SOUTHWEST CORNER OF FREEPORT BOULEVARD
AND WESTWORTH AVE
EVA

DATE SIGNED: _____
THESE DRAWINGS ARE NOT
CONSIDERED FINAL UNTIL THE
ENGINEER'S SEAL BELOW HAS
BEEN SIGNED AND DATED.



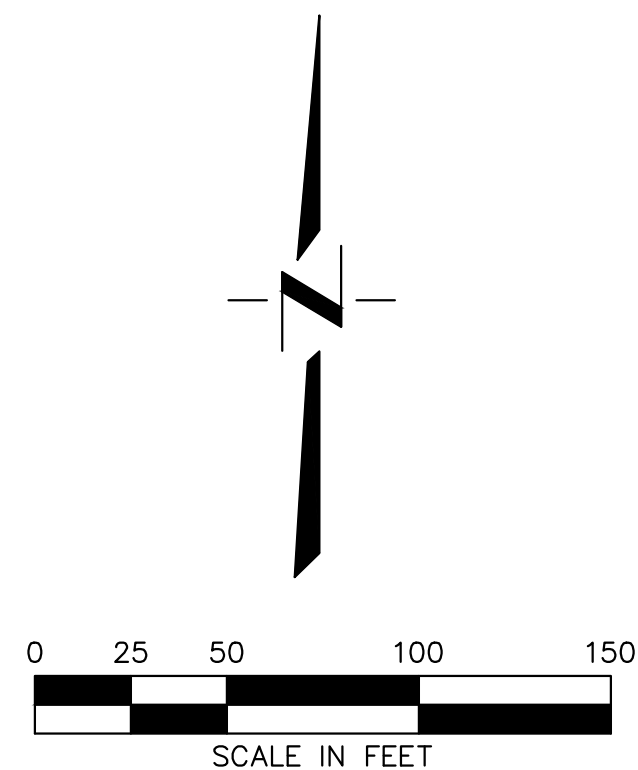
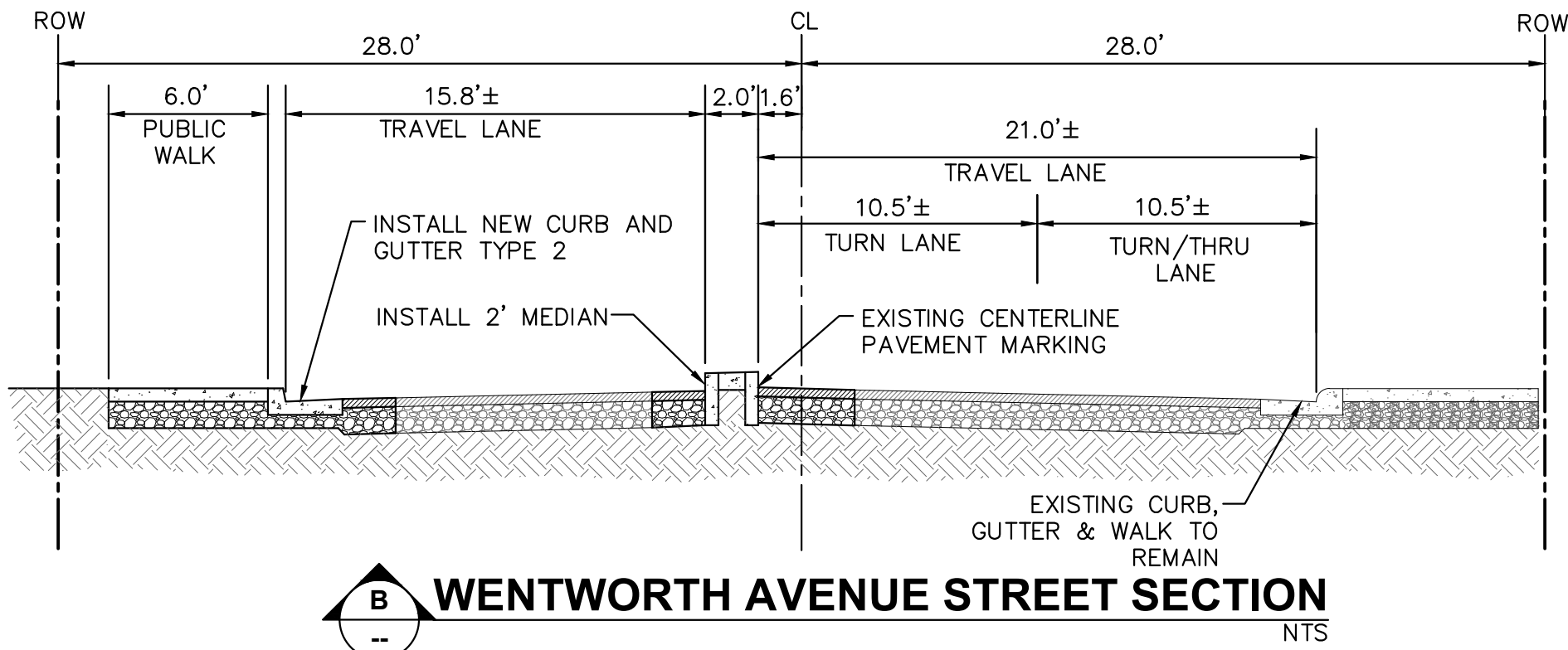
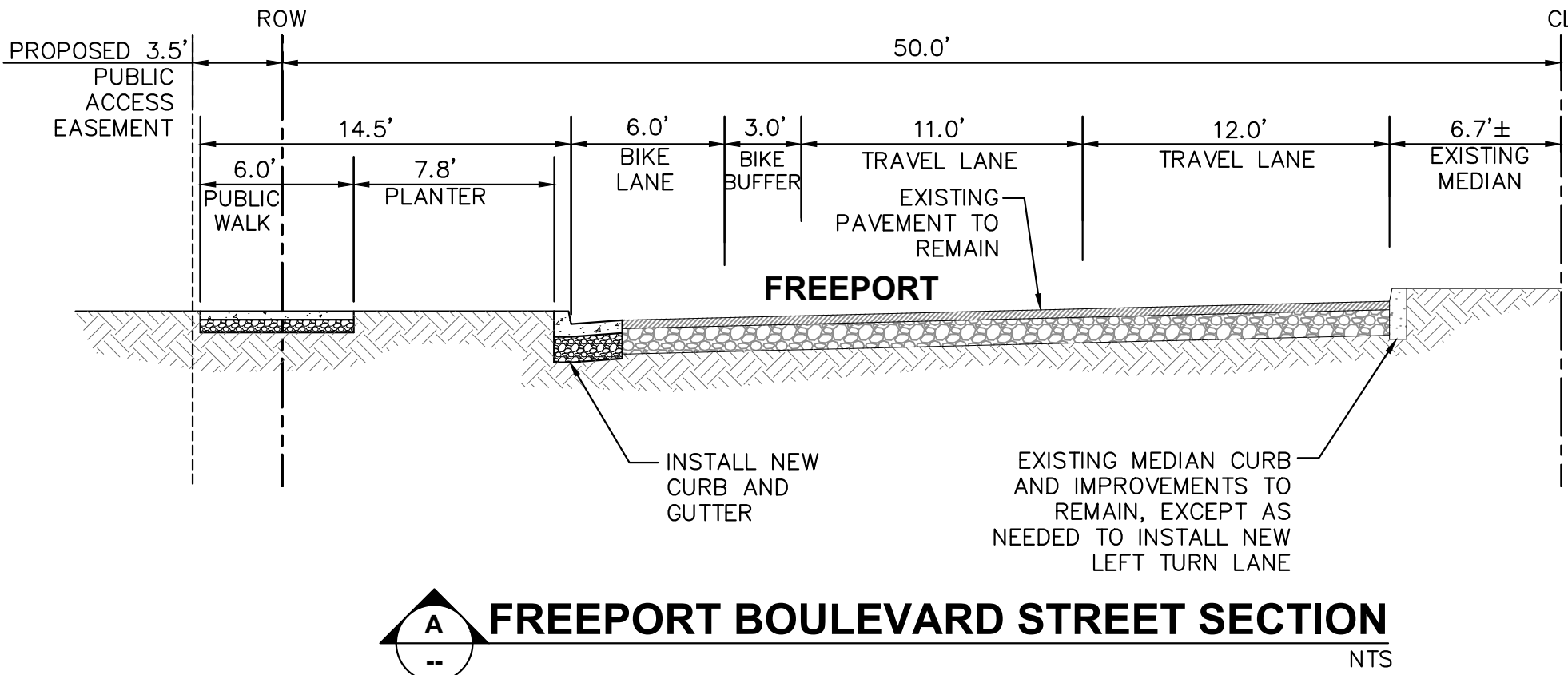
TENTATIVE SUBDIVISION MAP
FOR
LAND PARK COMMERCIAL CENTER

CITY OF SACRAMENTO SACRAMENTO COUNTY CALIFORNIA
SEPTEMBER 2016
SHEET 2 OF 2



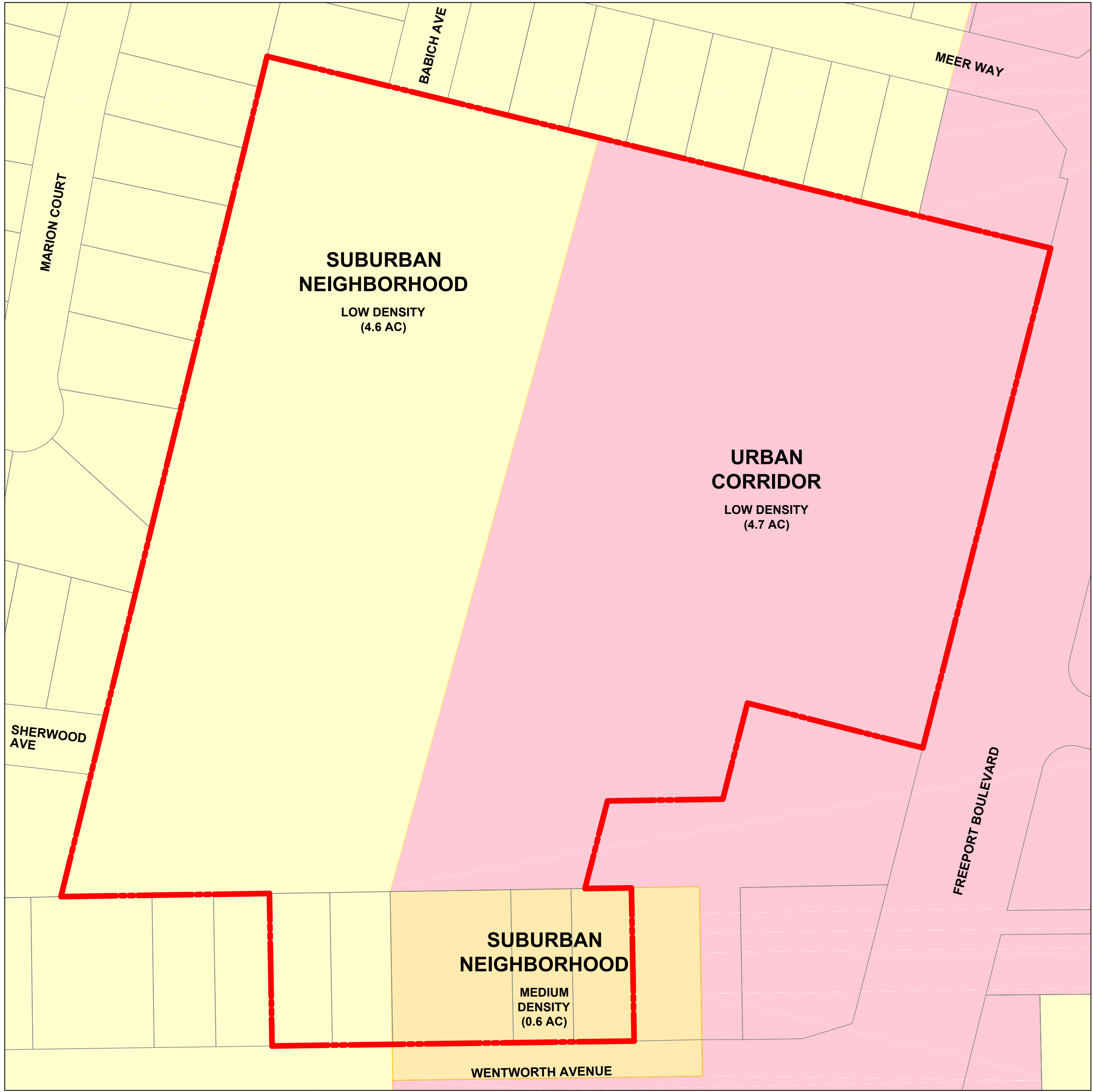
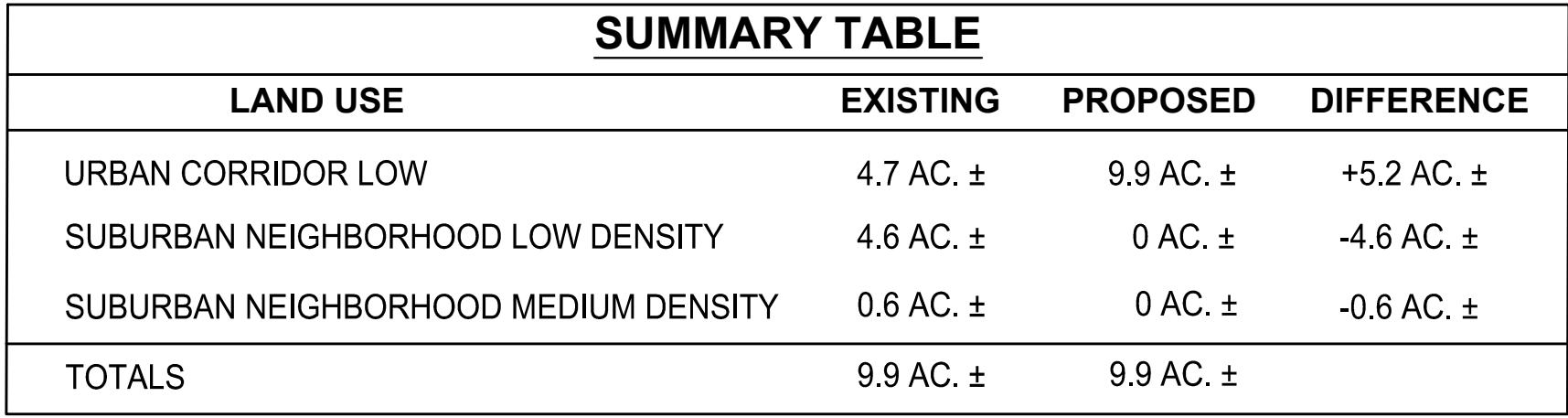
LEGEND

- SUBDIVISION BOUNDARY
- NEW LOT LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED SITE IMPROVEMENTS
- EXISTING LOT LINE
- ADJACENT PROPERTY LINE
- EXISTING STREET CENTERLINE



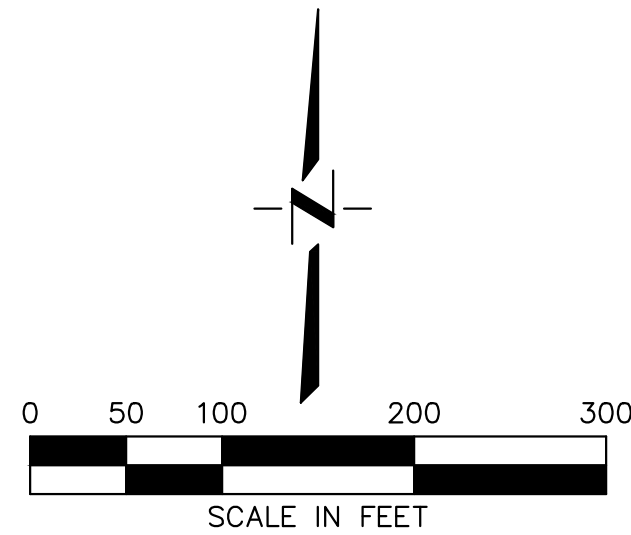
DATE SIGNED:
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BEEN SIGNED AND DATED.

REGISTERED PROFESSIONAL ENGINEER
CHARLES W. CONNOLLY
No. C30339
CIVIL
STATE OF CALIFORNIA

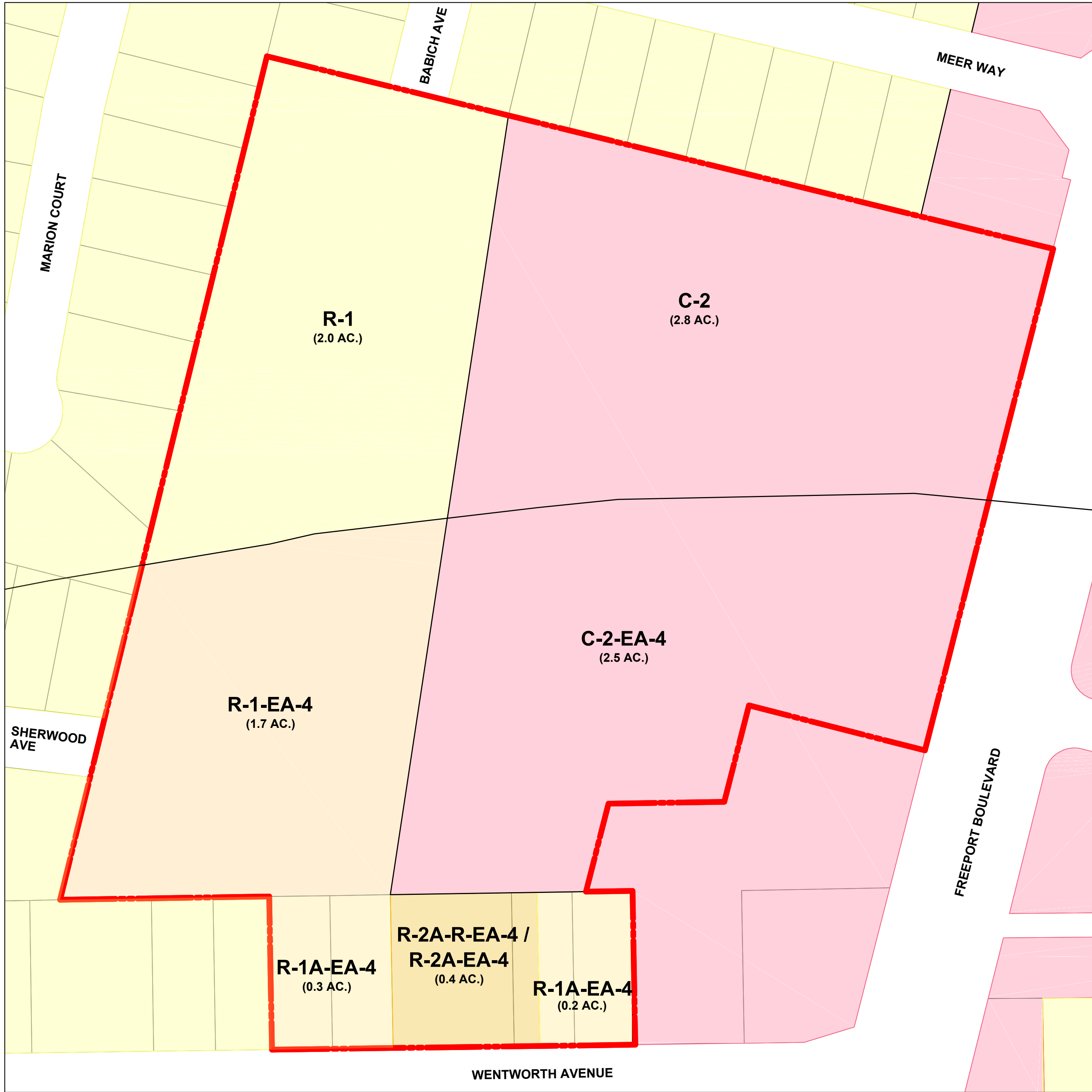
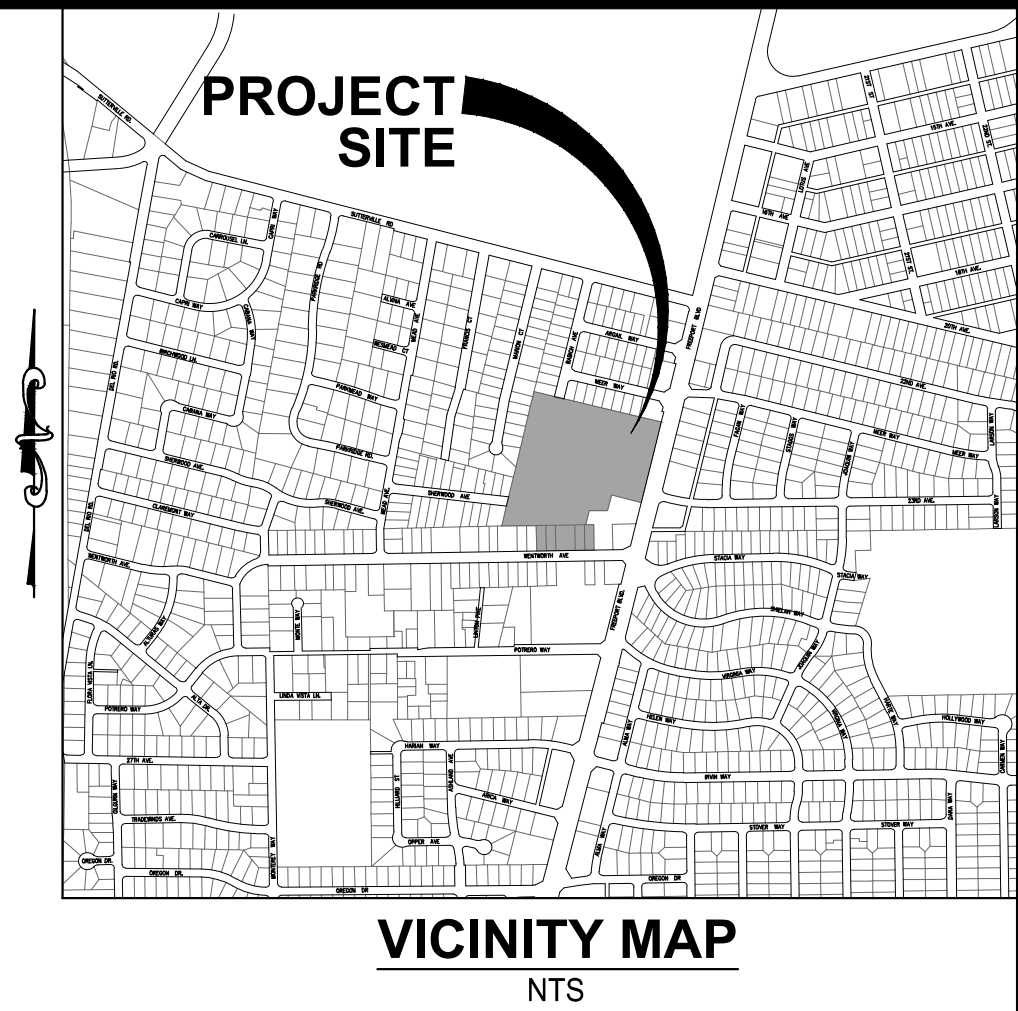


The map displays a large, irregularly shaped pink area in the center, labeled "URBAN CORRIDOR" with "LOW DENSITY (9.9 AC)" below it. This area is bordered by several streets: Marion Court to the west, Babich Ave to the north, Meer Way to the northeast, Freeport Boulevard to the east, and Wentworth Avenue to the south. Sherwood Ave is also shown to the west. The surrounding areas are colored yellow, indicating different land use zones. The map is oriented with North at the top.

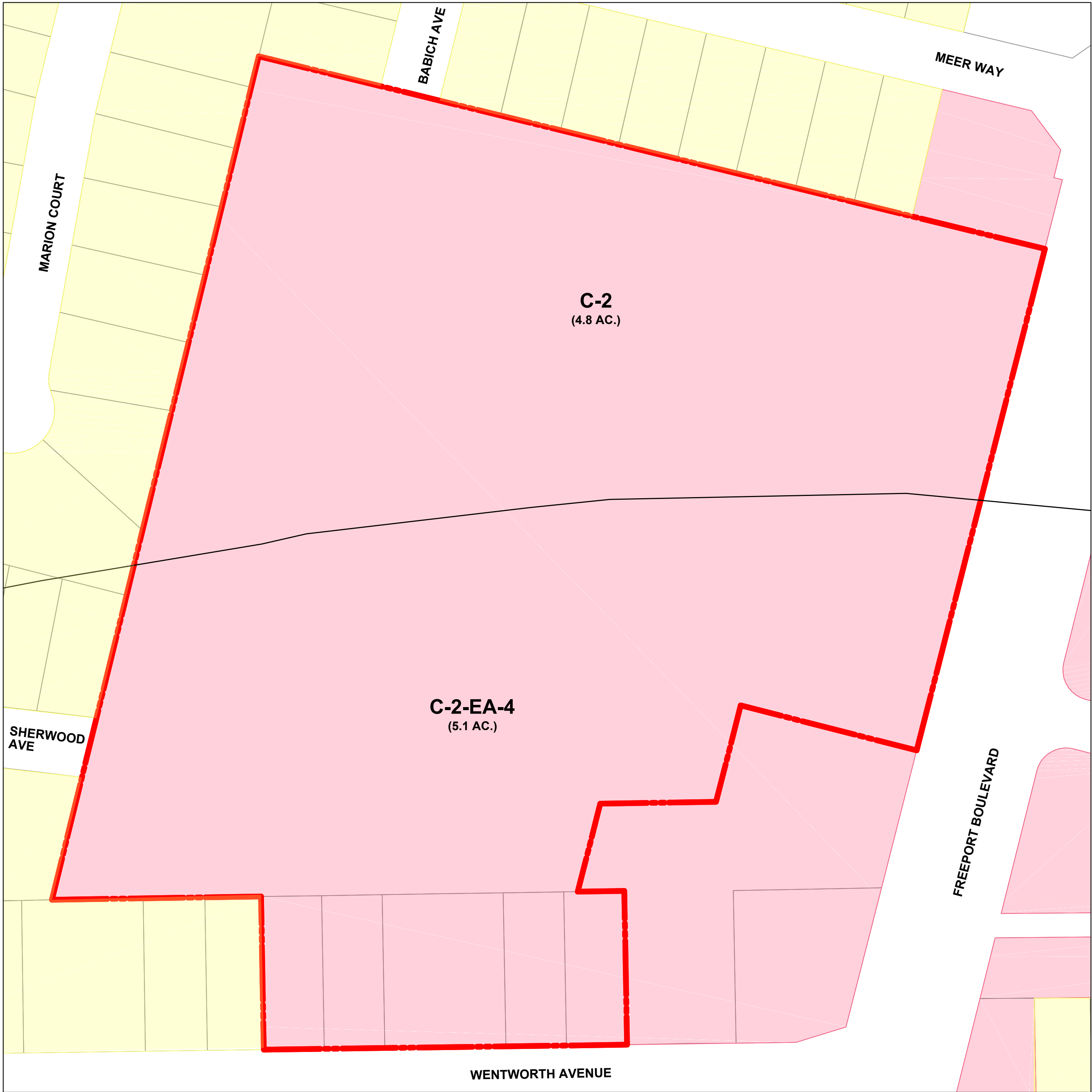
PROPOSED LAND USE DESIGNATIONS



SUMMARY TABLE			
ZONING	EXISTING	PROPOSED	DIFFERENCE
C-2	2.8 AC. ±	4.8 AC. ±	+2.0 AC. ±
C-2-EA-4	2.5 AC. ±	5.1 AC. ±	+2.6 AC. ±
R-2A-R-EA-4 / R-2A-EA-4	0.4 AC. ±	0.0 AC. ±	-0.4 AC. ±
R-1	2.0 AC. ±	0.0 AC. ±	-2.0 AC. ±
R-1-EA-4	1.7 AC. ±	0.0 AC. ±	-1.7 AC. ±
R-1A-EA-4	0.5 AC. ±	0.0 AC. ±	-0.5 AC. ±
TOTALS	9.9 AC. ±	9.9 AC. ±	



EXISTING ZONING DESIGNATIONS



PROPOSED ZONING DESIGNATIONS

DESIGNED BY
DW
DRAWN BY
AP
CHECKED BY
AP
SCALE
1" = 200'

APPD.
BY
REVISIONS
DATE
NO.

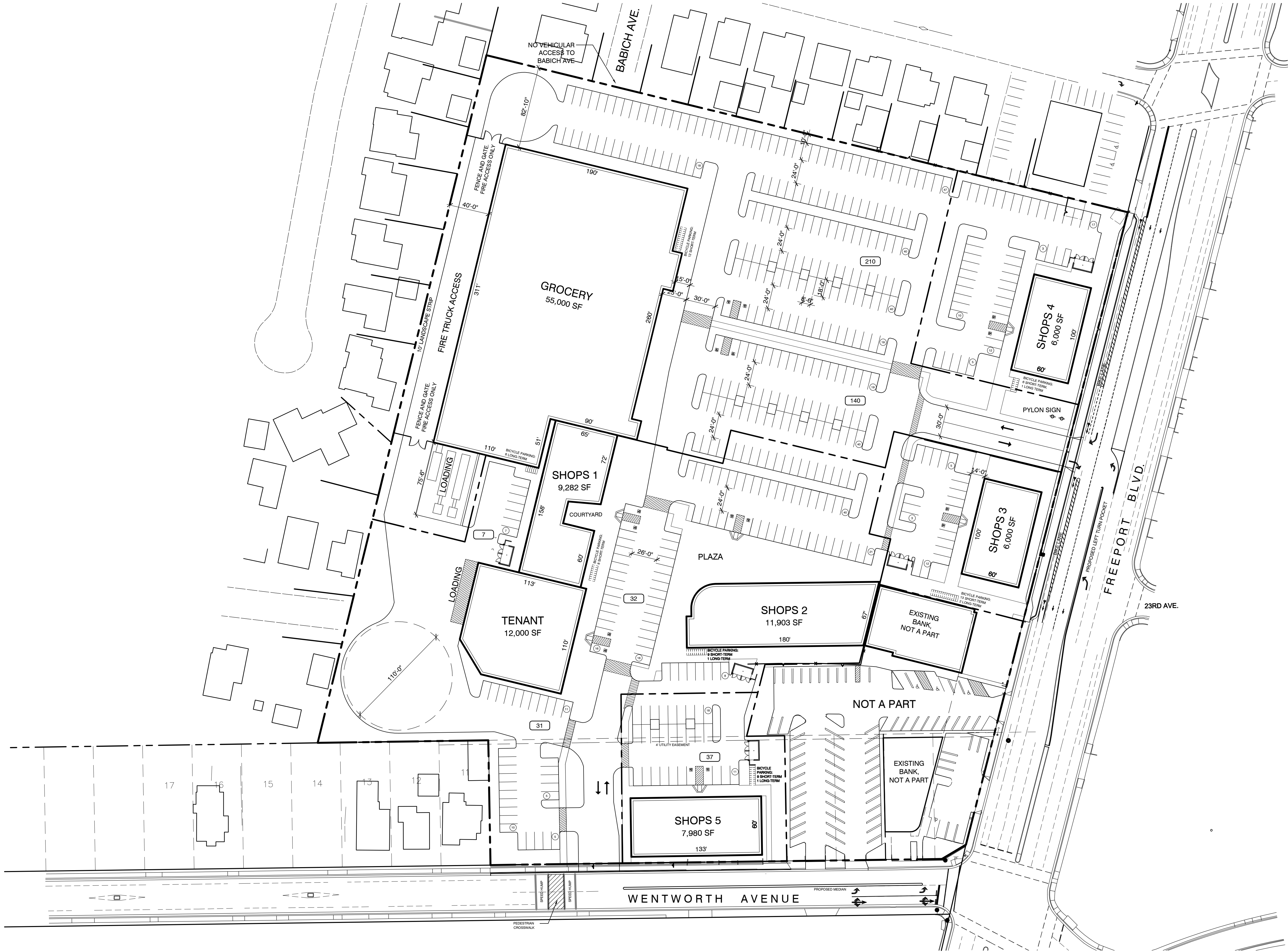
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Project Planning ■ Civil Engineering ■ Landscape Architecture
■ Davis Office
2120 20th Street, Suite Three
Sacramento, CA 95818
(916) 455-2026
■ Sacramento Office
2940 Spifford Street, Suite 200
Davis, CA 95618
(530) 758-2026

LAND PARK COMMERCIAL CENTER
REZONE EXHIBIT

SACRAMENTO
CALIFORNIA

SHEET
1
OF
1
DATE: 01/28/2016
JOB NO: 1428.02

SV:\PROJECTS\1428 Land Park Shopping Center\142802\GIS\1428-02-REZONE EXHIBIT - 2A056 - 1/28/2016 - 05.dwg Plotted by: hector



PROJECT SUMMARY

STREET ADDRESS
4700, 4740 & 4790 FREEPORT BLVD.,
1913, 1919, 1927 & 2009 WENTWORTH AVE.

ZONING
COMMERCIAL (C-2-EA-4, C-2)
RESIDENTIAL (R-1,R-1-EA-4, R-1A-EA-4)
RESIDENTIAL (R-2A-R-EA-4/R-2A-EA-4)

ASSESSOR'S PARCEL NUMBERS
017-0121-001, 017-0121-007, 017-0121-008,
017-0121-009, 017-0121-010, 017-0121-006

SITE AREA: 9.867 ACRES
(429,806.5 SF)

TOTAL BUILDING AREA: 108,165 SF
FLOOR AREA RATIO: 0.24

PARKING
TOTAL ON-SITE PARKING: 457 STALLS
PARKING RATIO: 4.2/1000

STANDARD STALL SIZE: 8.5' X 18'
MINIMUM AISLE WIDTH: 24'

BICYCLE PARKING
LONG-TERM PARKING PROVIDED IN LOCKERS
1 STALL PER 10,000 SF: 11 STALLS

SHORT-TERM PARKING PROVIDED BY RACKS
DISTRIBUTED THROUGHOUT THE SITE
1 STALL PER 2,000 SF: 57 STALLS
BICYCLE PARKING AREA: 2' X 6'

THE PARK SACRAMENTO, CALIFORNIA

MO CAPITAL
MENLO PARK, CALIFORNIA

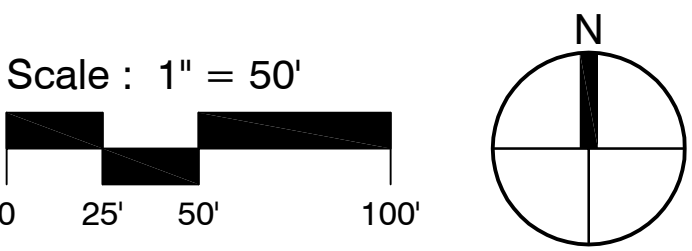
DATE: SEPTEMBER 8, 2016
MCG JOB #: 14.259.02

DATE	REVISIONS

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SITE PLAN

Scale : 1" = 50'

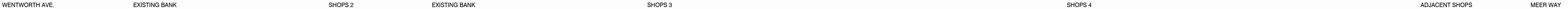


A1

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SM



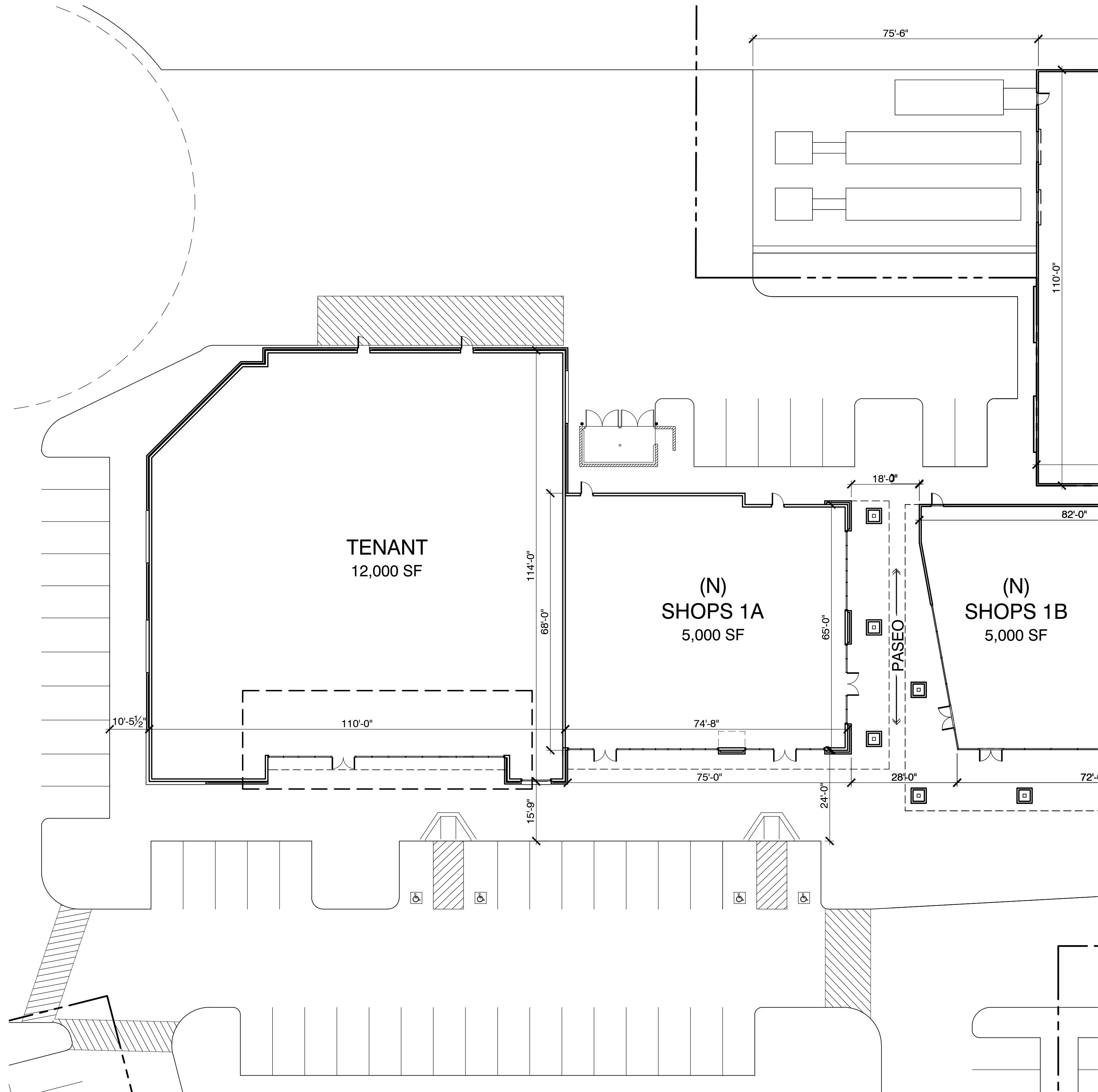
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The logo for the McGraw-Hill Companies, featuring the lowercase letters 'mgc' in a serif font, with a small 'SM' trademark symbol to the right. The logo is set against a black circular background.

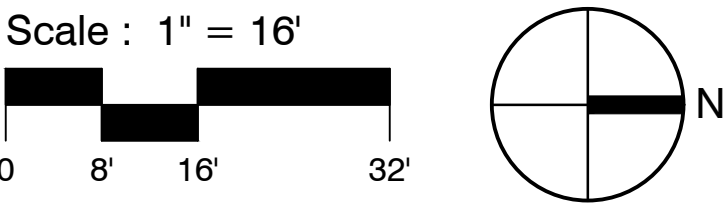
4



THE PARK
SACRAMENTO, CALIFORNIA

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FLOOR PLAN
Tenant / Shops 1A



DATE: SEPT. 8, 2016
MCG JOB #: 14.259.02

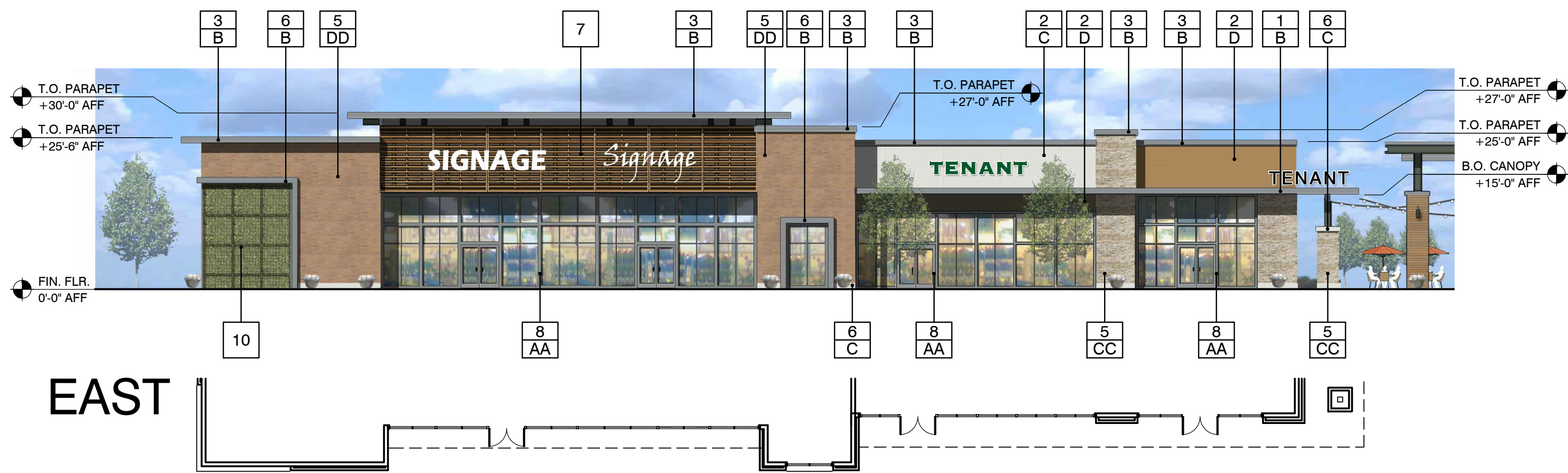
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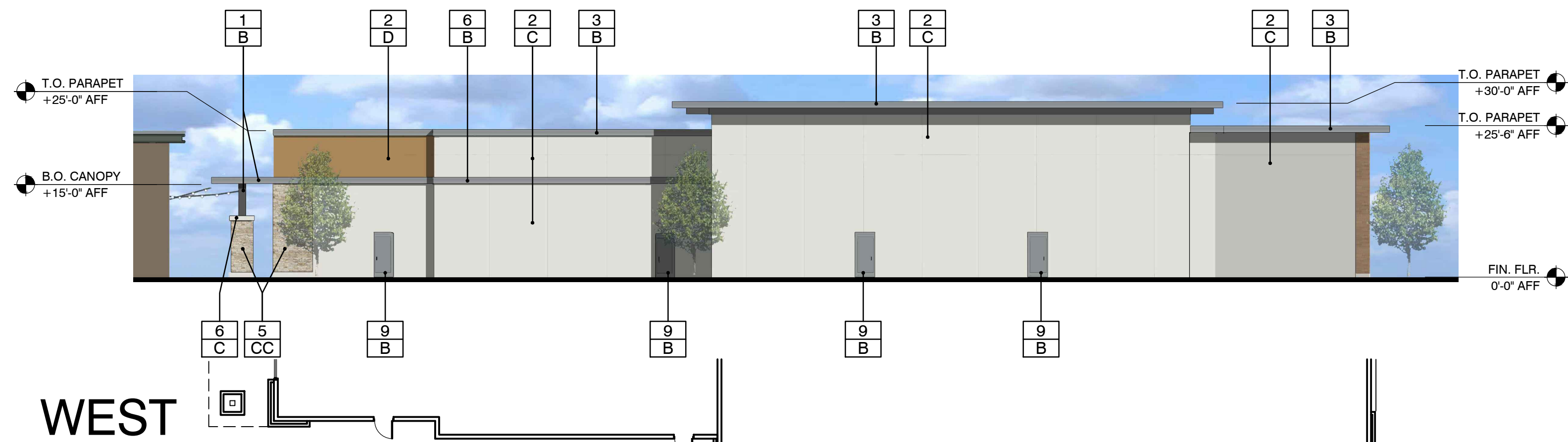
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A3

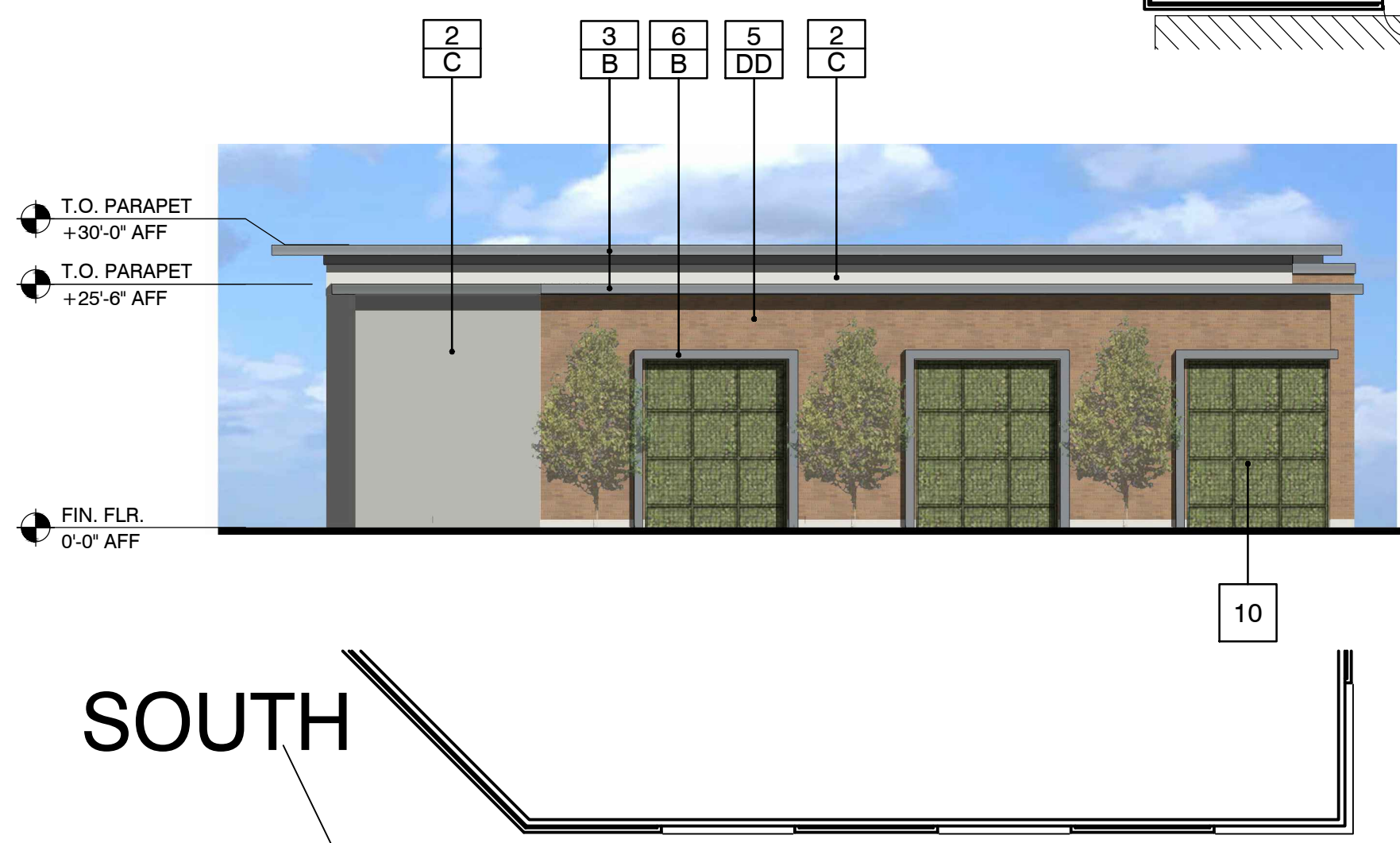




EAST



WEST



SOUTH



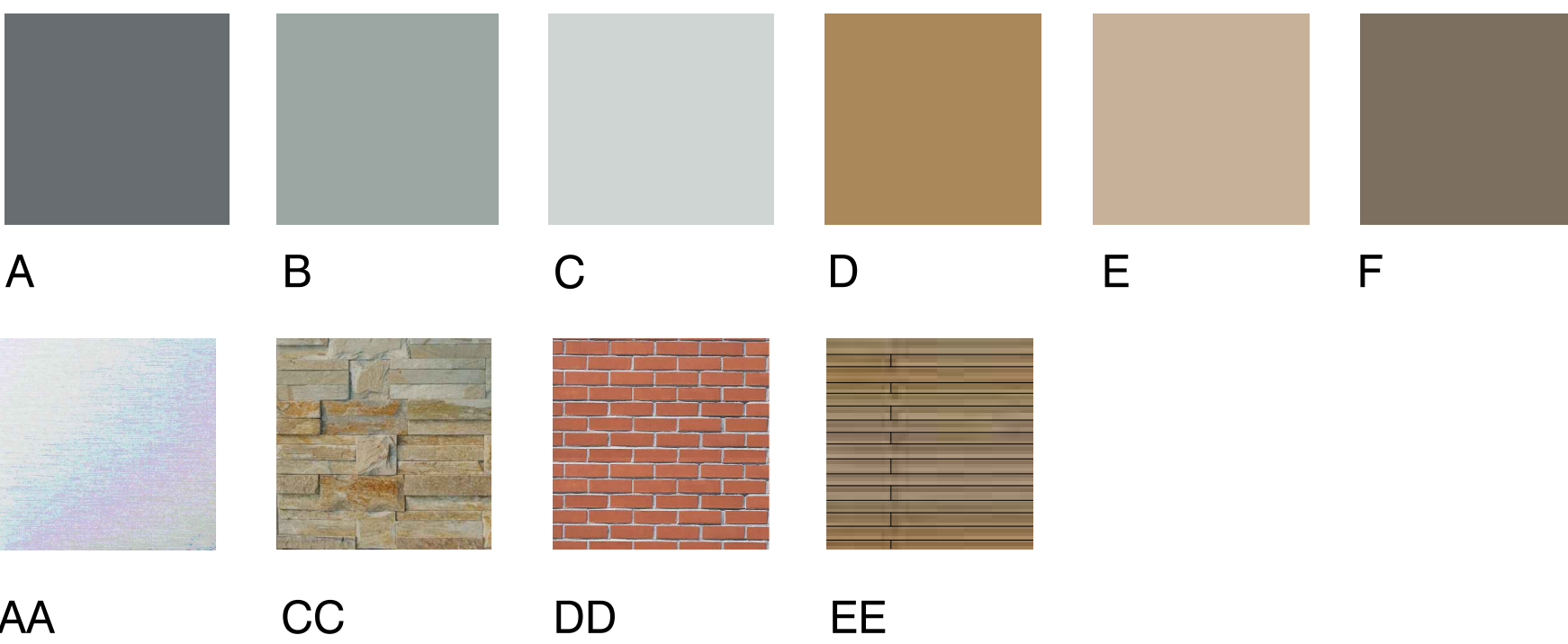
NORTH

FINISH MATERIAL KEYNOTES:

1	METAL CANOPY	6	STUCCO ACCENT
2	STUCCO	7	WOOD LOUVER
3	COPING	8	STOREFRONT
4	NOT USED	9	METAL DOOR
5	MASONRY VENEER	10	GREEN SCREEN
		11	WOOD SIDING

LEGEND:

MATERIAL/TYPE	MANUFACTURER	COLOR/NUMBER
EXTERIOR CEMENT PLASTER, WALLS AND TRIM:		
A PAINT	BENJAMIN MOORE	ASHLAND SLATE, #1608
B PAINT	BENJAMIN MOORE	COBBLESTONE PATH, #1606
C PAINT	BENJAMIN MOORE	SILVERY MOON, #1604
D PAINT	BENJAMIN MOORE	DEEP OCHRE, #1048
E PAINT	BENJAMIN MOORE	LATTE, #2163-60
F PAINT	BENJAMIN MOORE	WHITALL BROWN, #HC-69
ALUMINUM STOREFRONT:		
AA ALUM STOREFRONT	KAWNEER	ANODIZED ALUMINUM, CLEAR
EXTERIOR WALL FINISHES:		
CC STONE VENEER	---	STACKED SLATE, CHINA NATURAL
DD BRICK VENEER	MCNEAR	COMMERCIAL SERIES, RED - DIESKIN
EE COMPOSITE SIDING	RESYSTA	FVG-C24

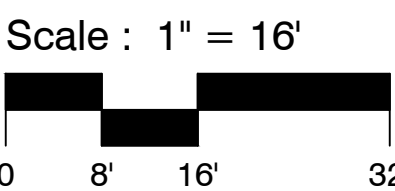


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MCG JOB #: 14.259.02

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ELEVATIONS
Tenant / Shops 1A



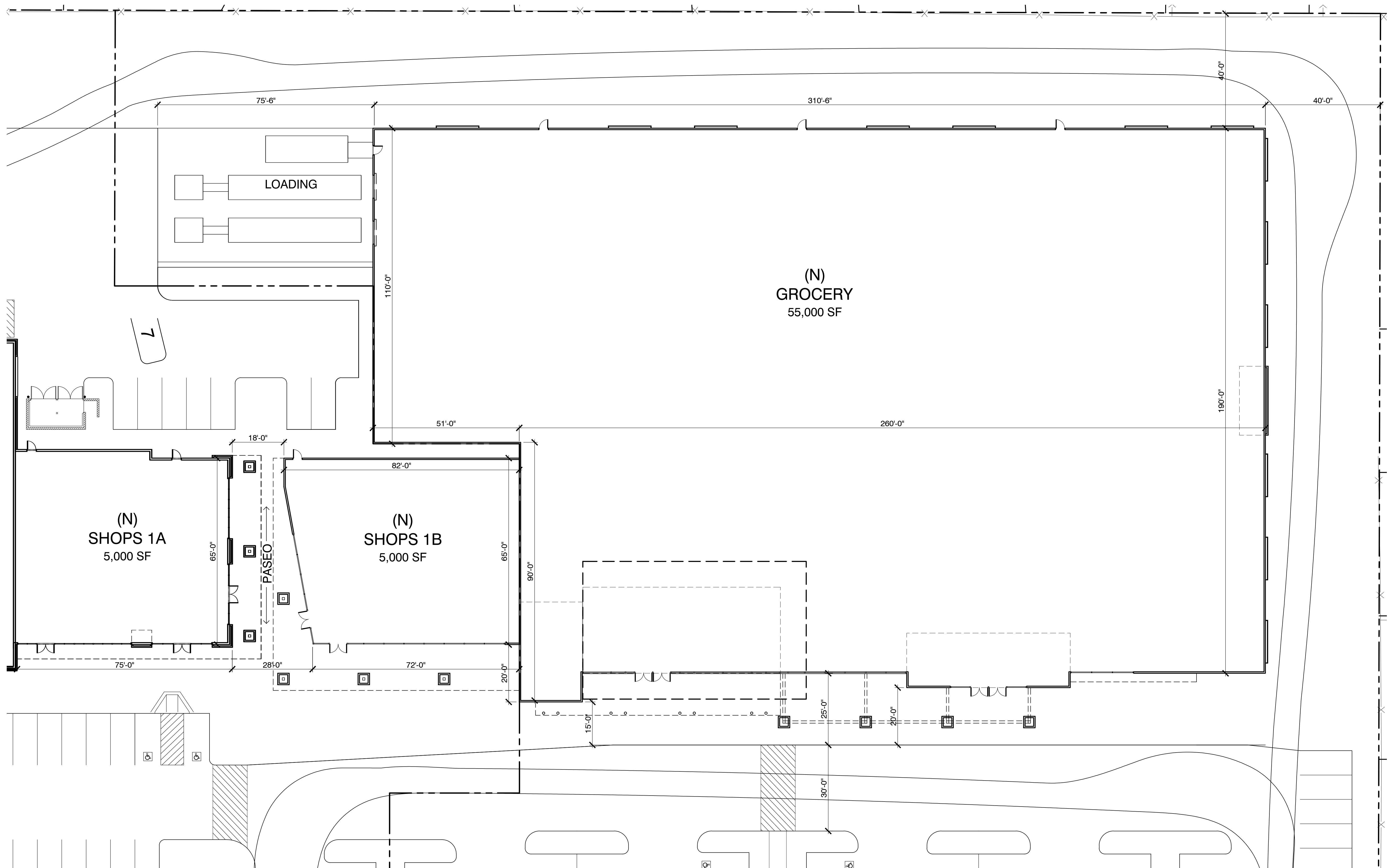
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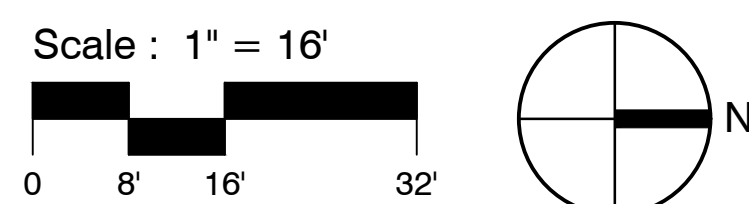
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MCG JOB #: 14.259.02

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FLOOR PLAN

Grocery / Shops 1B



THE PARK

SACRAMENTO, CALIFORNIA

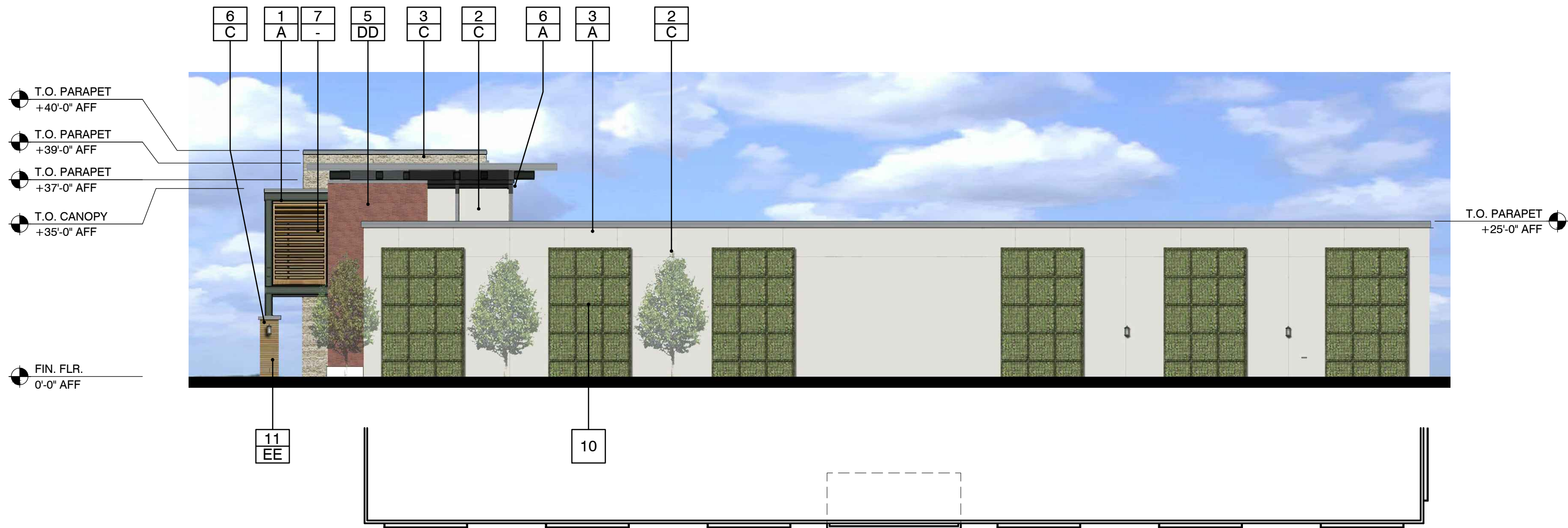
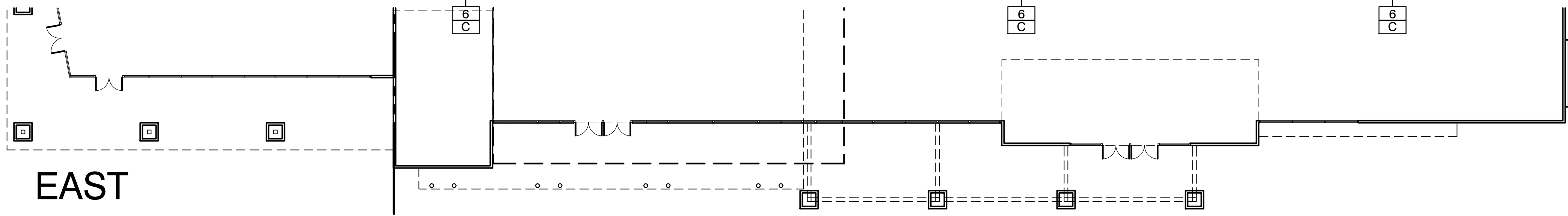
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NORTH

THE PARK SACRAMENTO, CALIFORNIA

MO CAPITAL
MENLO PARK, CALIFORNIA

FINISH MATERIAL KEYNOTES:

1	METAL CANOPY	6	STUCCO ACCENT
2	STUCCO	7	WOOD LOUVER
3	COPING	8	STOREFRONT
4	NOT USED	9	METAL DOOR
5	MASONRY VENEER	10	GREEN SCREEN
		11	WOOD SIDING

LEGEND:

MATERIAL/TYPE MANUFACTURER COLOR/NUMBER

EXTERIOR CEMENT PLASTER, WALLS AND TRIM:

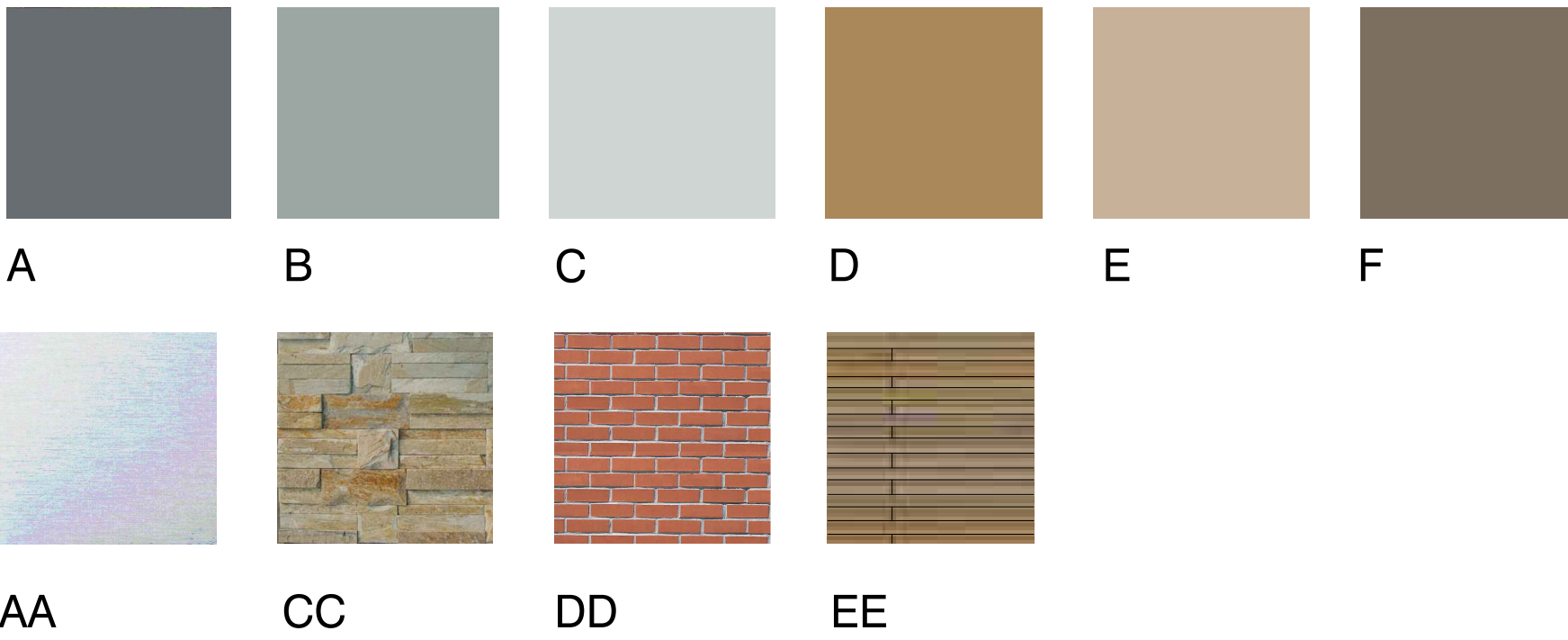
A	PAINT	BENJAMIN MOORE	ASHLAND SLATE, #1608
B	PAINT	BENJAMIN MOORE	COBBLESTONE PATH, #1606
C	PAINT	BENJAMIN MOORE	SILVERY MOON, #1604
D	PAINT	BENJAMIN MOORE	DEEP OCHRE, #1048
E	PAINT	BENJAMIN MOORE	LATTE, #2163-60
F	PAINT	BENJAMIN MOORE	WHITALL BROWN, #HC-69

ALUMINUM STOREFRONT:

AA	ALUM STOREFRONT	KAWNEER	ANODIZED ALUMINUM, CLEAR
----	-----------------	---------	--------------------------

EXTERIOR WALL FINISHES:

CC	STONE VENEER	---	STACKED SLATE, CHINA NATURAL
DD	BRICK VENEER	MCNEAR	COMMERCIAL SERIES, RED - DIESKIN
EE	COMPOSITE SIDING	RESYSTA	FVG-C24



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ELEVATIONS
Grocery / Shops 1B

Scale : 1" = 16'
0 8' 16' 32'

A6

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FINISH MATERIAL KEYNOTES:

1	METAL CANOPY	6	STUCCO ACCENT
2	STUCCO	7	WOOD LOUVER
3	COPING	8	STOREFRONT
4	NOT USED	9	METAL DOOR
5	MASONRY VENEER	10	GREEN SCREEN
		11	WOOD SIDING

LEGEND:

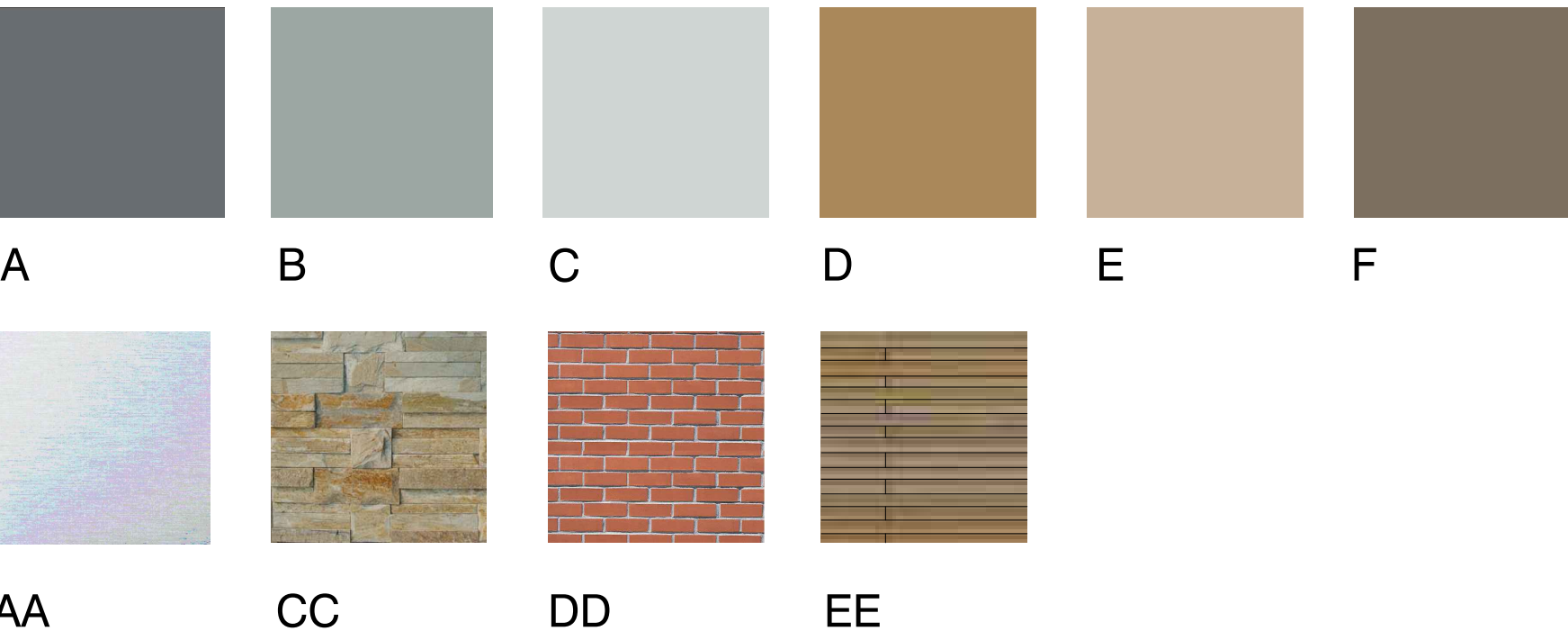
MATERIAL/TYPE	MANUFACTURER	COLOR/NUMBER
EXTERIOR CEMENT PLASTER, WALLS AND TRIM:		
A PAINT	BENJAMIN MOORE	ASHLAND SLATE, #1608
B PAINT	BENJAMIN MOORE	COBBLESTONE PATH, #1606
C PAINT	BENJAMIN MOORE	SILVERY MOON, #1604
D PAINT	BENJAMIN MOORE	DEEP OCHRE, #1048
E PAINT	BENJAMIN MOORE	LATTE, #2163-60
F PAINT	BENJAMIN MOORE	WHITALL BROWN, #HC-69

ALUMINUM STOREFRONT:

AA ALUM STOREFRONT	KAWNEER	ANODIZED ALUMINUM, CLEAR
--------------------	---------	--------------------------

EXTERIOR WALL FINISHES:

CC STONE VENEER	---	STACKED SLATE, CHINA NATURAL
DD BRICK VENEER	MCNEAR	COMMERCIAL SERIES, RED - DIESKIN
EE COMPOSITE SIDING	RESYSTA	FVG-C24



WEST

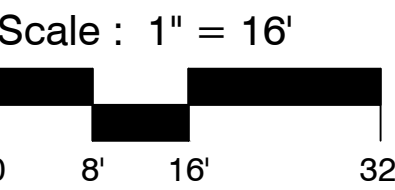


SOUTH

DATE:	SEPT. 8, 2016
MCG JOB #:	14.259.02
DATE	REVISIONS

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ELEVATIONS
Grocery / Shops 1B



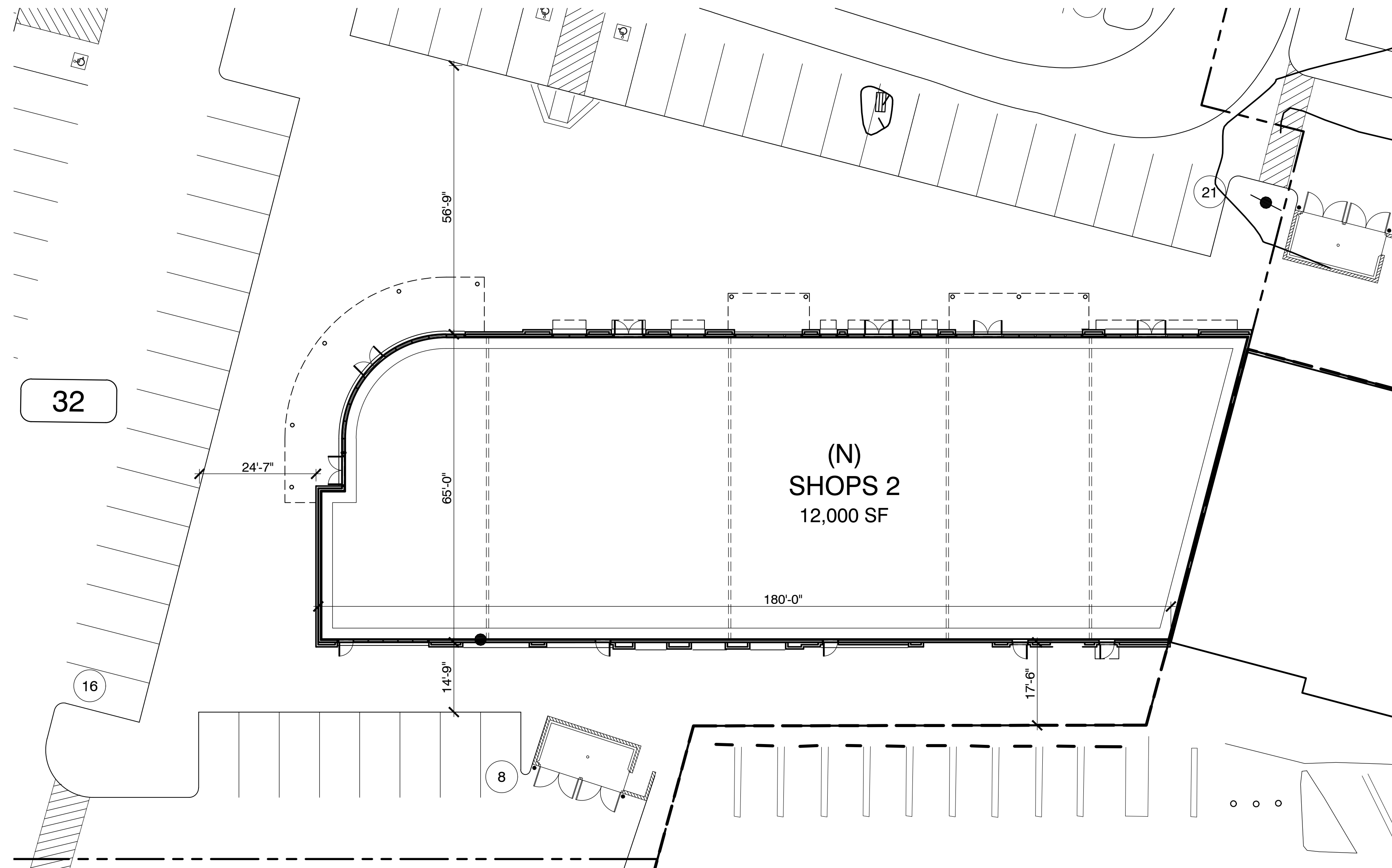
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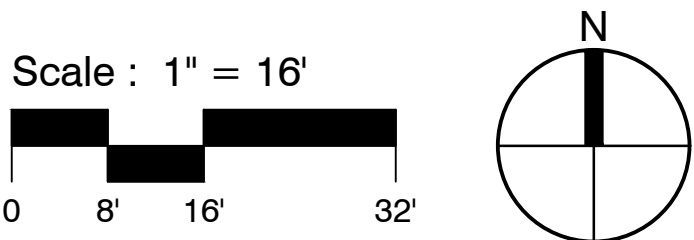
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DATE: SEPT. 8, 2016
MCG JOB #: 14.259.02

DATE	REVISIONS

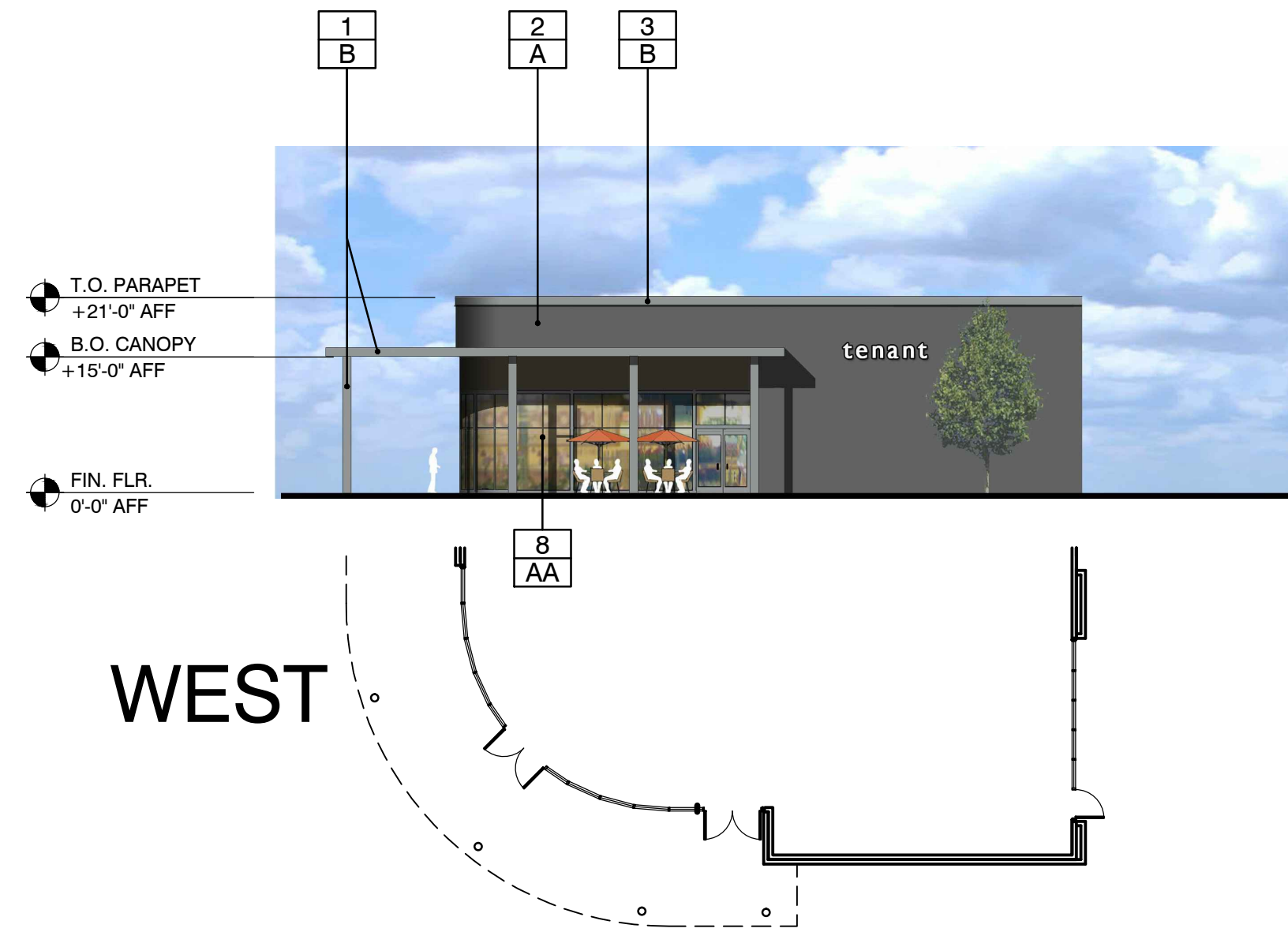
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FLOOR PLAN
SCHEME B



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FINISH MATERIAL KEYNOTES:

1	METAL CANOPY	6	STUCCO ACCENT
2	STUCCO	7	WOOD LOUVER
3	COPING	8	STOREFRONT
4	NOT USED	9	METAL DOOR
5	MASONRY VENEER	10	GREEN SCREEN
		11	WOOD SIDING

LEGEND:

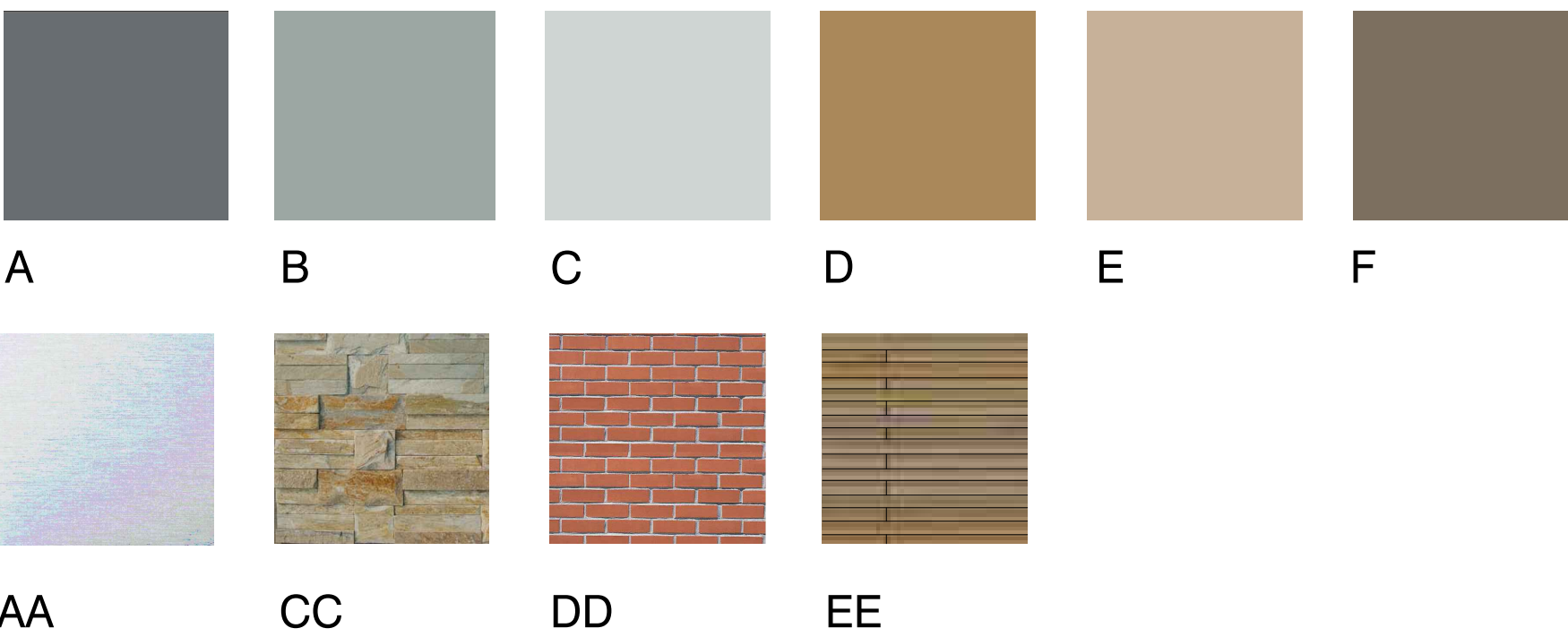
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EXTERIOR CEMENT PLASTER, WALLS AND TRIM:		
A PAINT	BENJAMIN MOORE	ASHLAND SLATE, #1608
B PAINT	BENJAMIN MOORE	COBBLESTONE PATH, #1606
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F PAINT	BENJAMIN MOORE	WHITALL BROWN, #HC-69

ALUMINUM STOREFRONT:

AA ALUM STOREFRONT	KAWNEER	ANODIZED ALUMINUM, CLEAR
--------------------	---------	--------------------------

EXTERIOR WALL FINISHES:

CC STONE VENEER	---	STACKED SLATE, CHINA NATURAL
DD BRICK VENEER	MCNEAR	COMMERCIAL SERIES, RED - DIESKIN
EE COMPOSITE SIDING	RESYSTA	FVG-C24

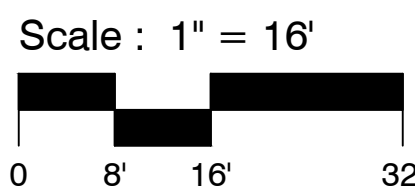


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MCG JOB #: 14.259.02

DATE	REVISIONS

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ELEVATIONS
Shops 2



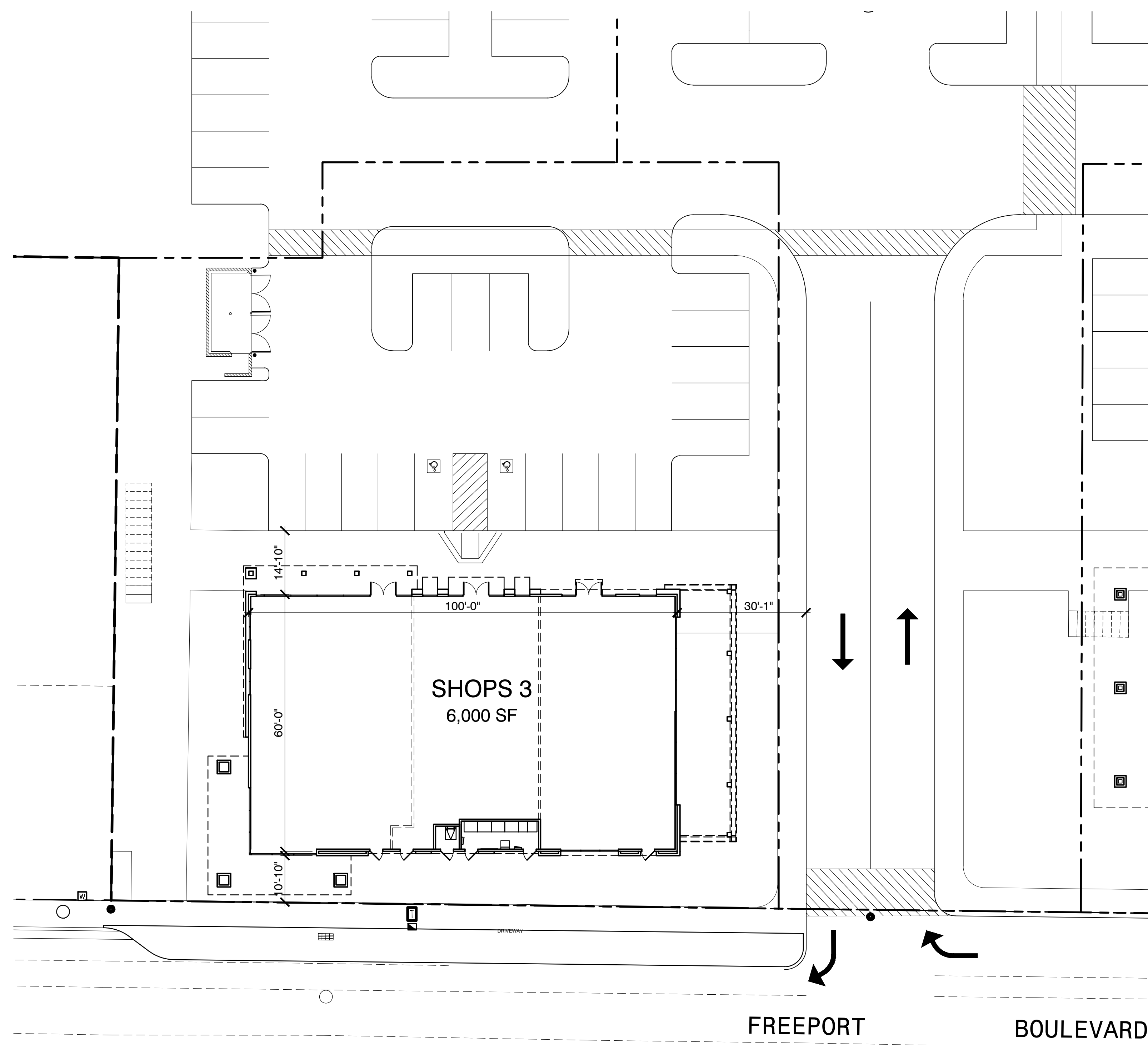
THE PARK
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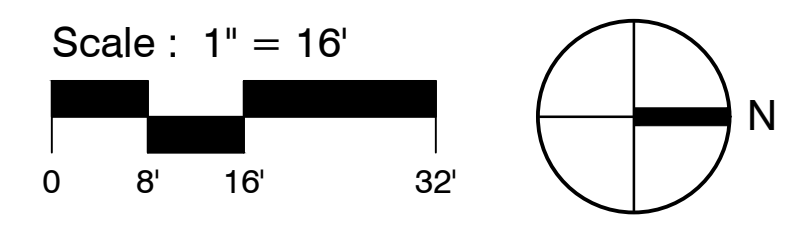
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MENLO PARK, CALIFORNIA

DATE: SEPT. 8, 2016
MCG JOB #: 14.259.02

DATE	REVISIONS

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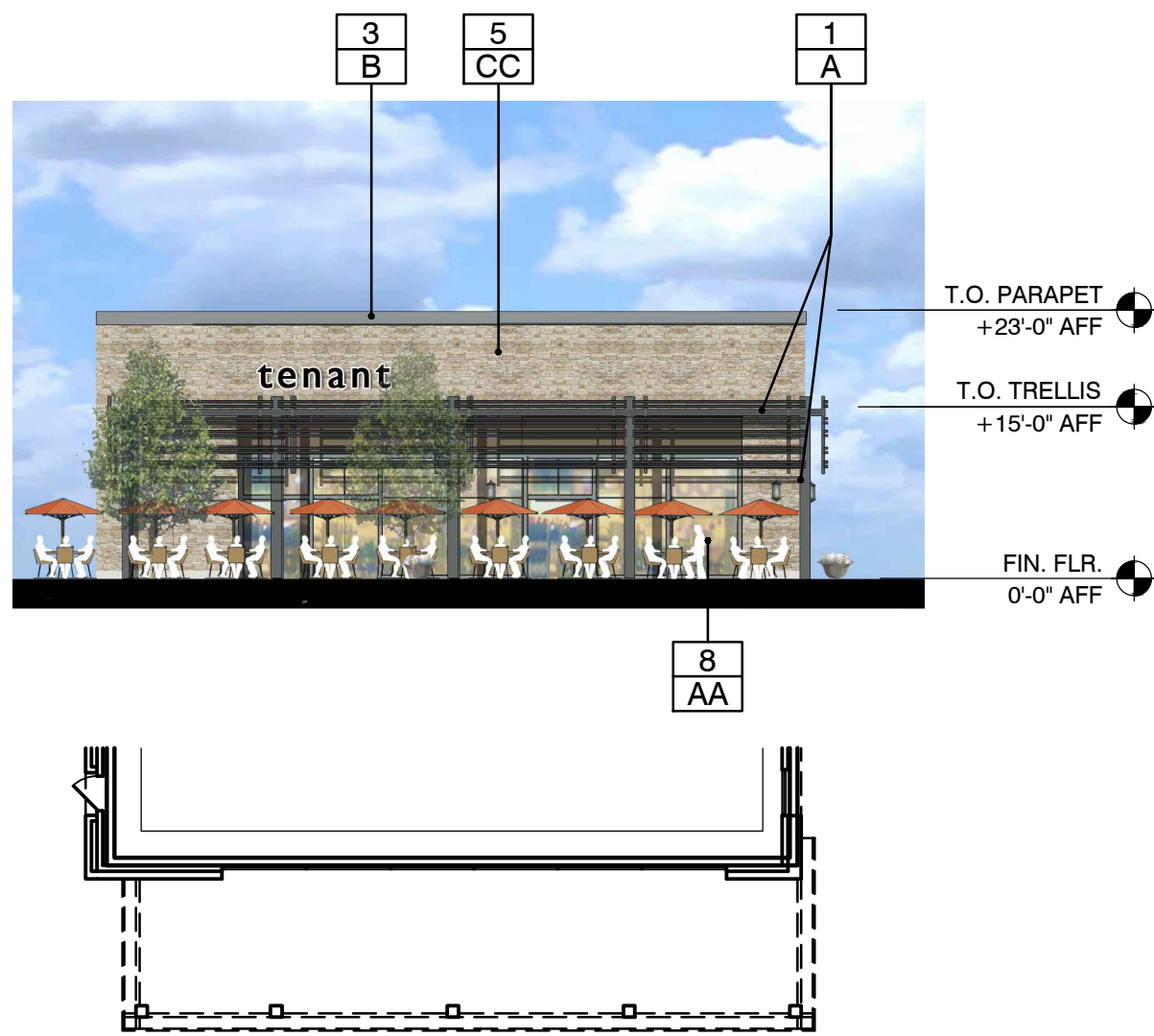
FLOOR PLAN
Shops 3



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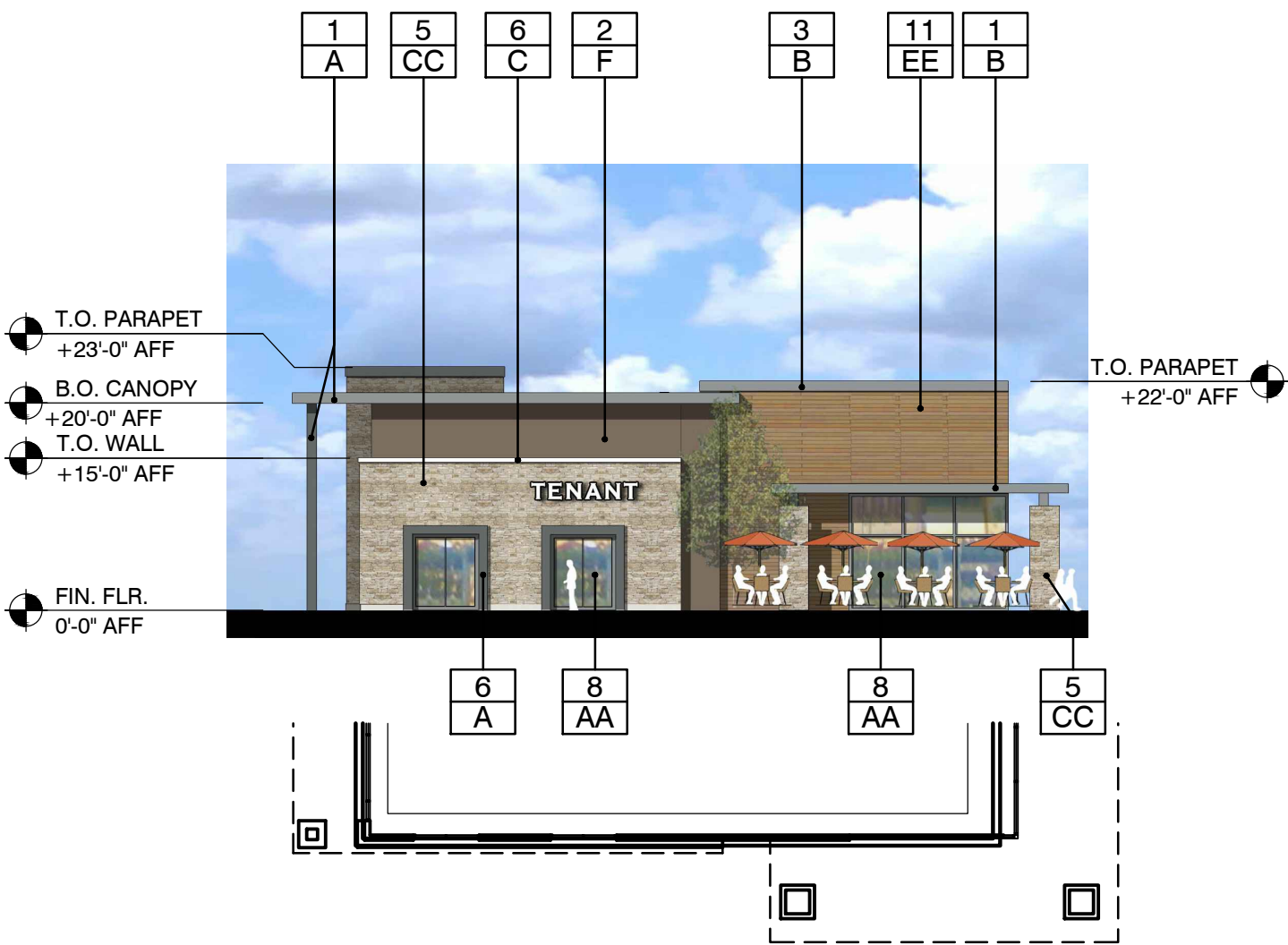




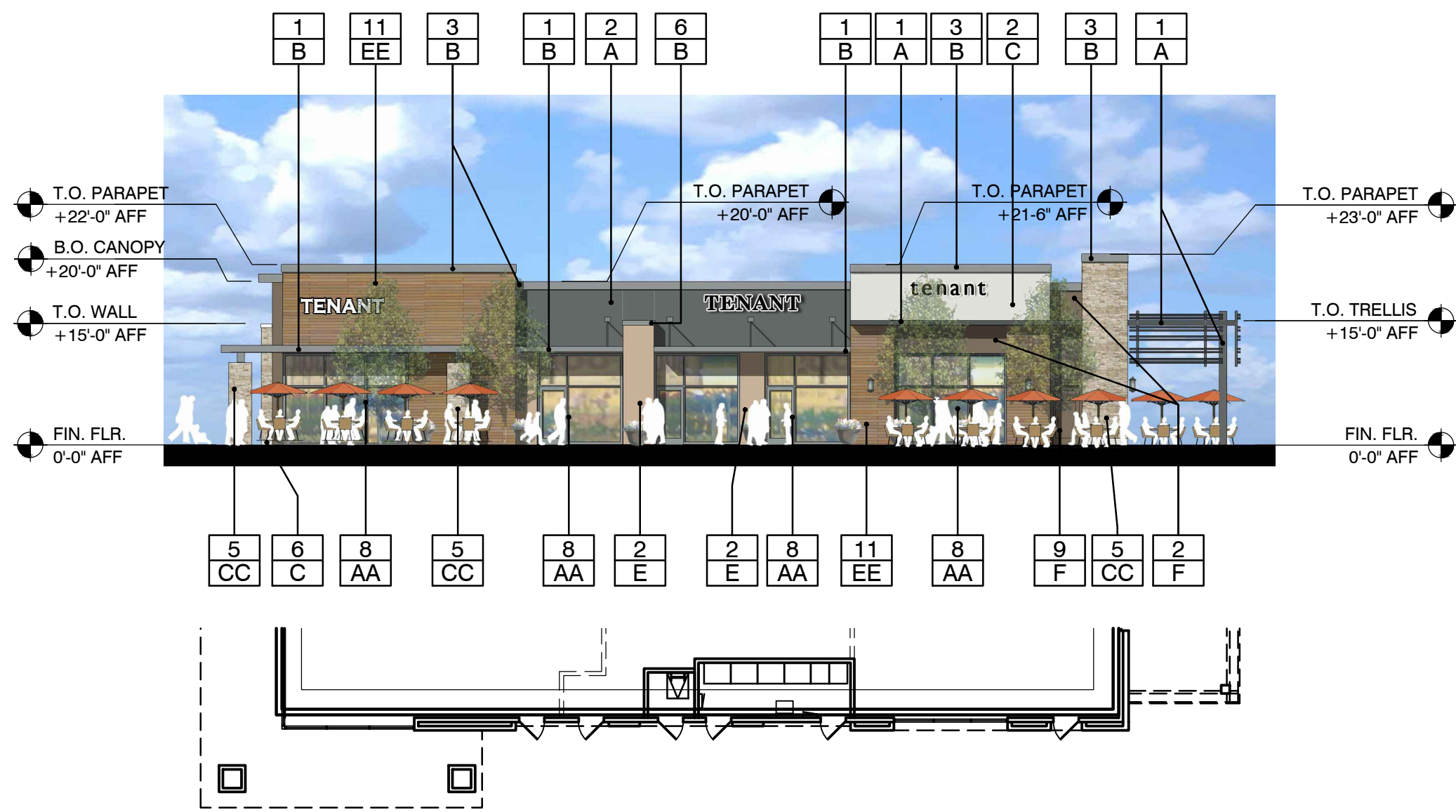
NORTH



WEST



SOUTH



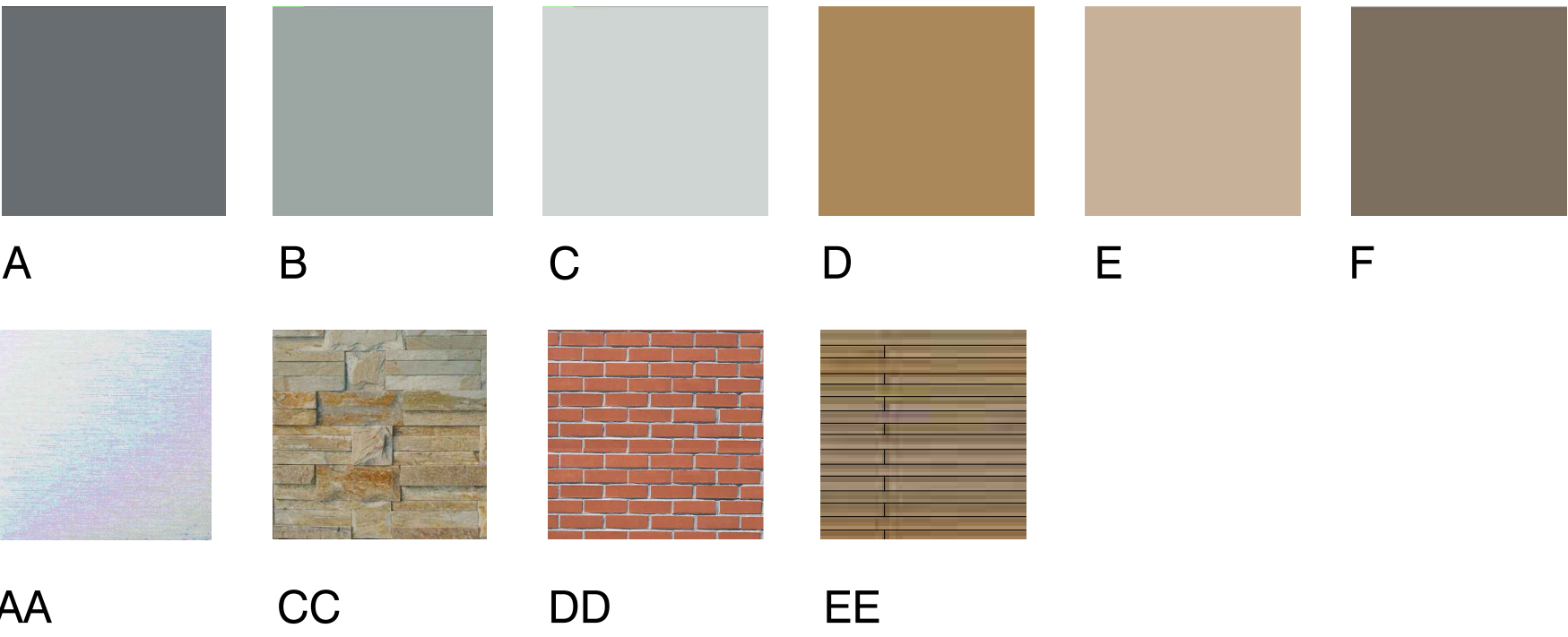
EAST

FINISH MATERIAL KEYNOTES:

1	METAL CANOPY	6	STUCCO ACCENT
2	STUCCO	7	WOOD LOUVER
3	COPING	8	STOREFRONT
4	NOT USED	9	METAL DOOR
5	MASONRY VENEER	10	GREEN SCREEN
		11	WOOD SIDING

LEGEND:

MATERIAL/TYPE	MANUFACTURER	COLOR/NUMBER
EXTERIOR CEMENT PLASTER, WALLS AND TRIM:		
A PAINT	BENJAMIN MOORE	ASHLAND SLATE, #1608
B PAINT	BENJAMIN MOORE	COBBLESTONE PATH, #1606
C PAINT	BENJAMIN MOORE	SILVERY MOON, #1604
D PAINT	BENJAMIN MOORE	DEEP OCHRE, #1048
E PAINT	BENJAMIN MOORE	LATTE, #2163-60
F PAINT	BENJAMIN MOORE	WHITALL BROWN, #HC-69
ALUMINUM STOREFRONT:		
AA ALUM STOREFRONT	KAWNEER	ANODIZED ALUMINUM, CLEAR
EXTERIOR WALL FINISHES:		
CC STONE VENEER	---	STACKED SLATE, CHINA NATURAL
DD BRICK VENEER	MCNEAR	COMMERCIAL SERIES, RED - DIESKIN
EE COMPOSITE SIDING	RESYSTA	FVG-C24



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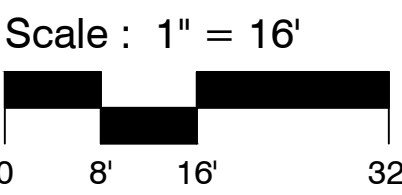
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ELEVATIONS
Shops 3

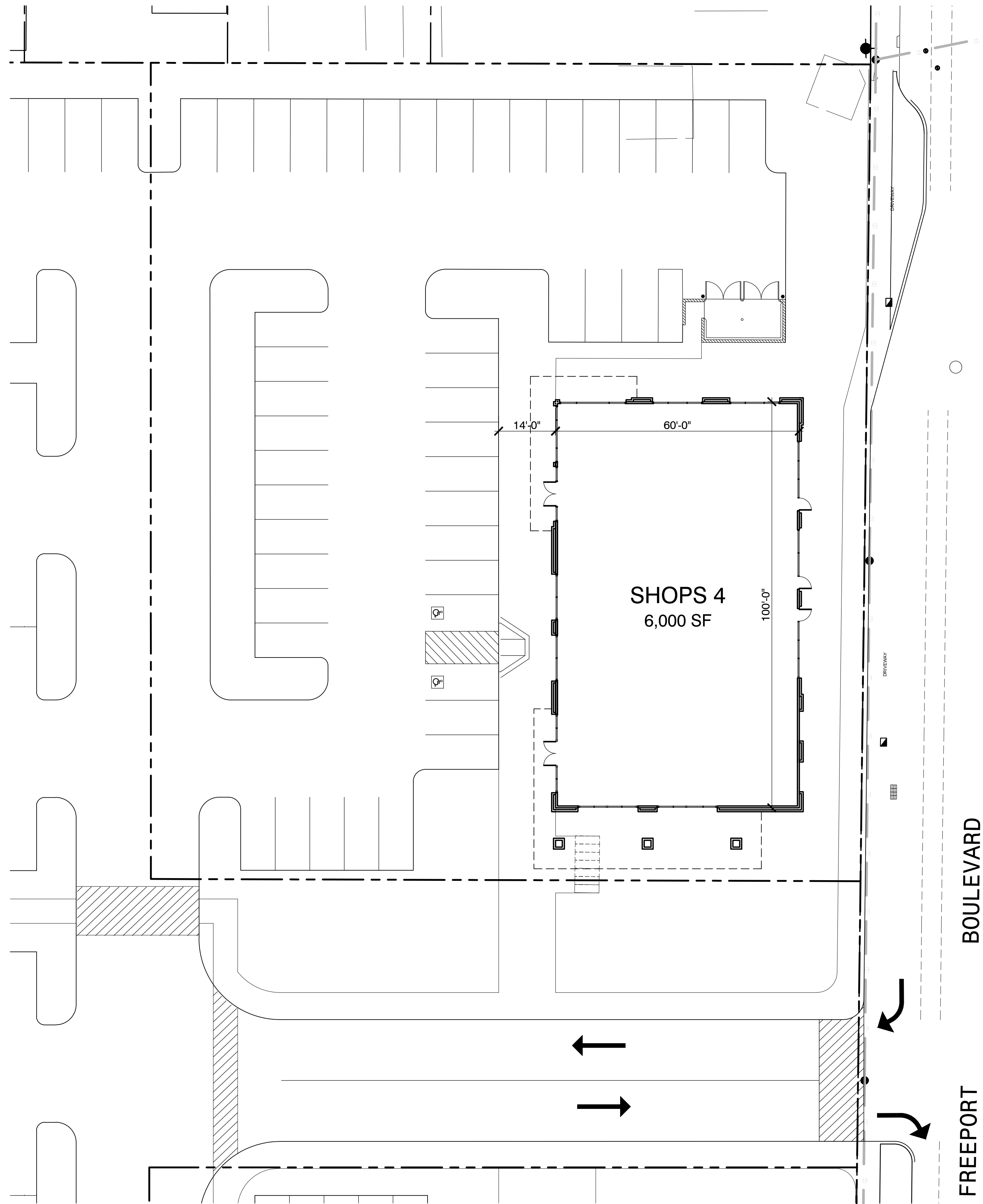


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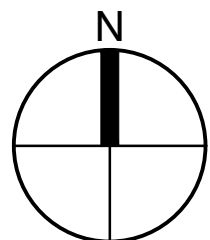
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FLOOR PLAN
Shops 4

Scale : 1" = 16'
0 8' 16' 32'



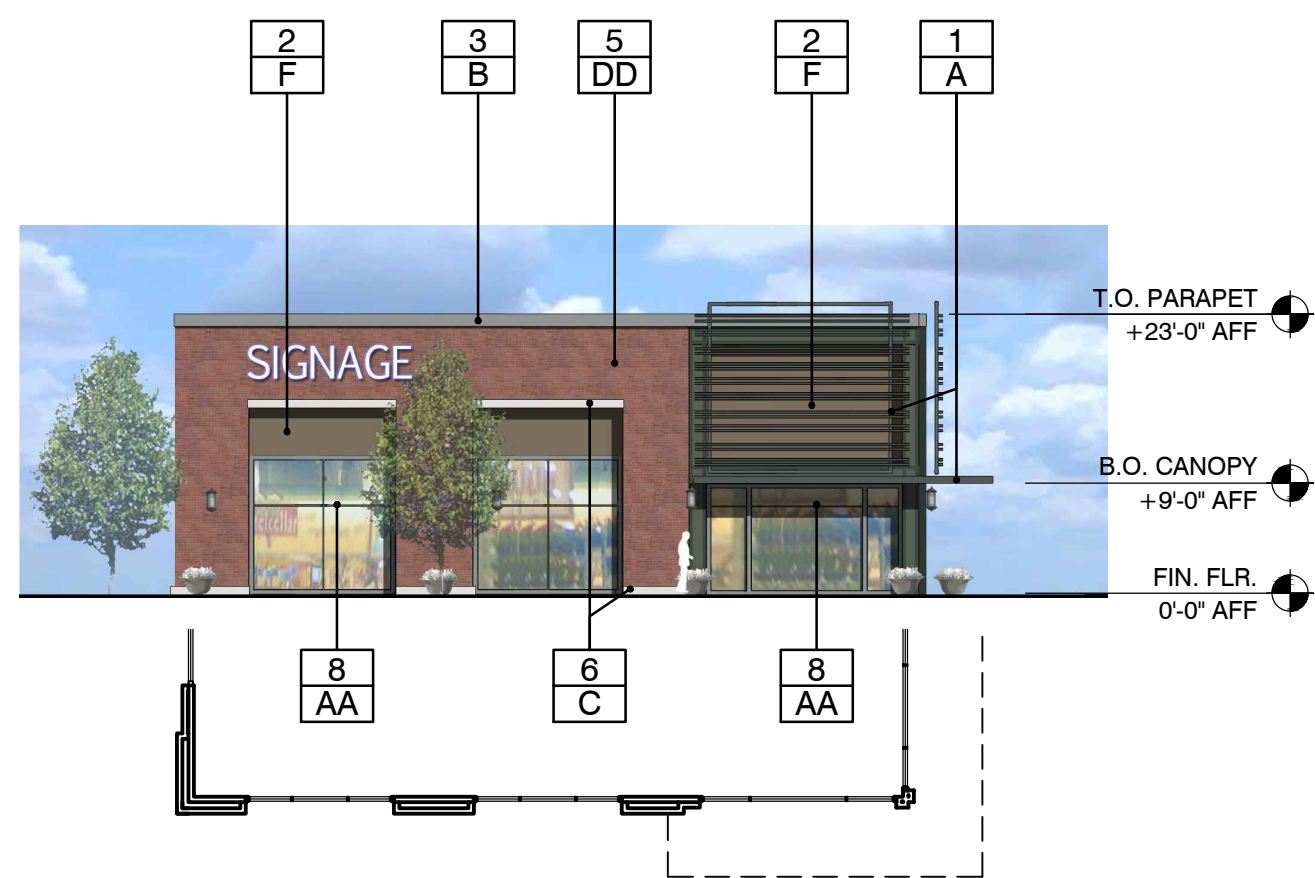
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SOUTH



WEST



EAST



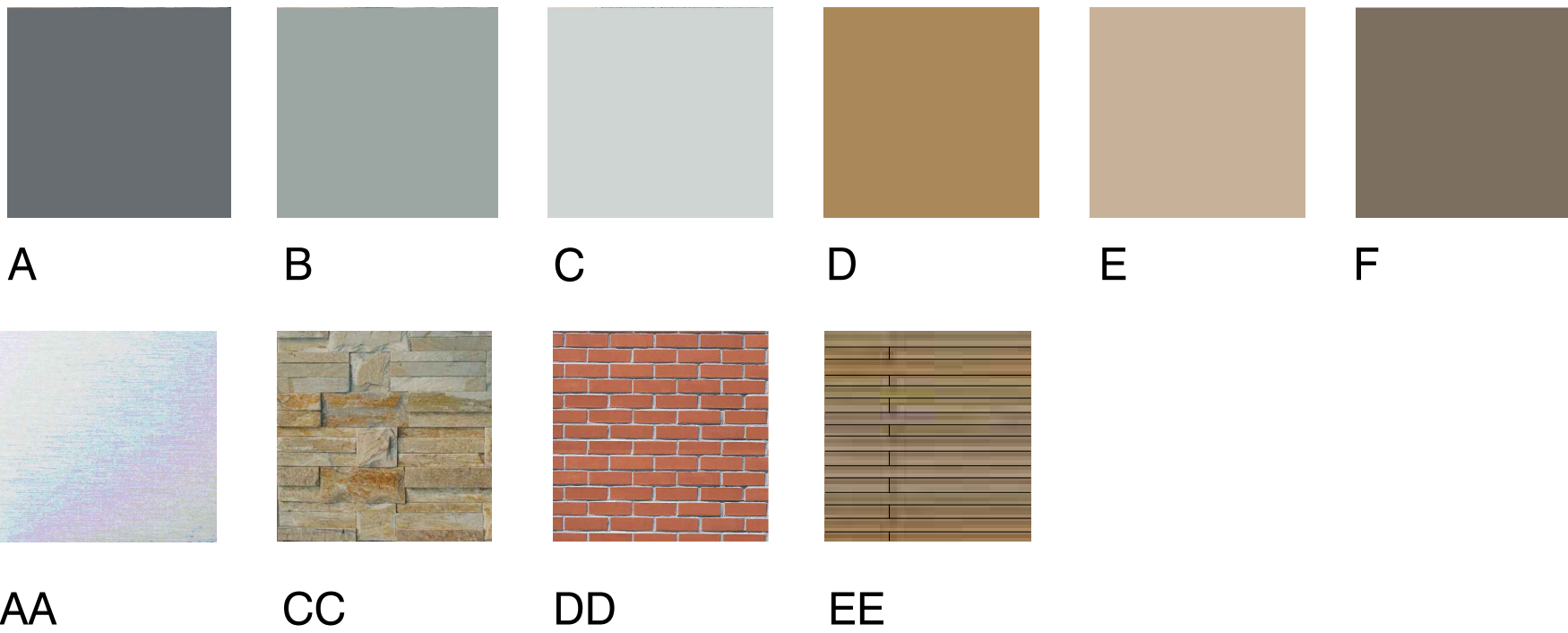
NORTH

FINISH MATERIAL KEYNOTES:

1	METAL CANOPY	6	STUCCO ACCENT
2	STUCCO	7	WOOD LOUVER
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4	NOT USED	9	METAL DOOR
5	MASONRY VENEER	10	GREEN SCREEN
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LEGEND:

MATERIAL/TYPE	MANUFACTURER	COLOR/NUMBER
EXTERIOR CEMENT PLASTER, WALLS AND TRIM:		
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ALUMINUM STOREFRONT:		
AA ALUM STOREFRONT	KAWNEER	ANODIZED ALUMINUM, CLEAR
EXTERIOR WALL FINISHES:		
CC STONE VENEER	---	STACKED SLATE, CHINA NATURAL
DD BRICK VENEER	MCNEAR	COMMERCIAL SERIES, RED - DIESKIN
EE COMPOSITE SIDING	RESYSTA	FVG-C24

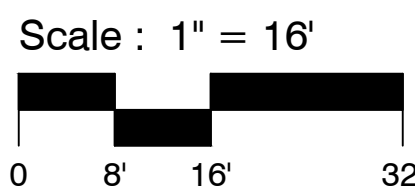


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ELEVATIONS
Shops 4



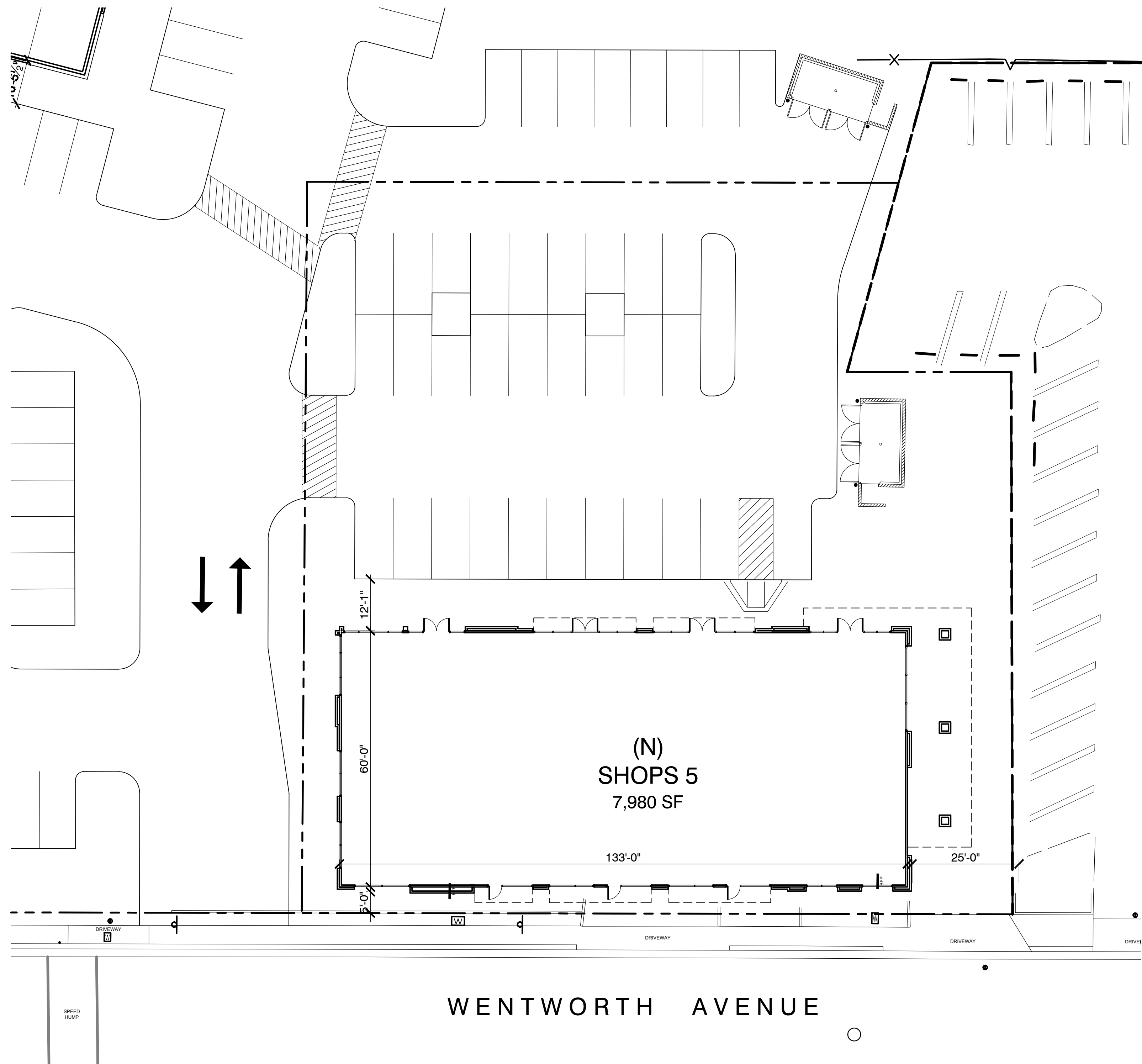
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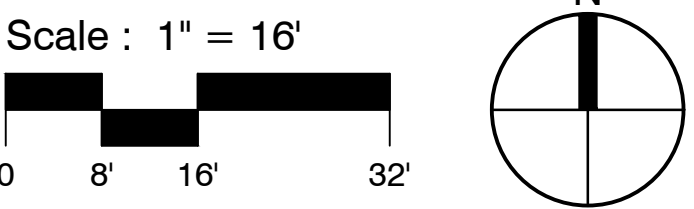




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FLOOR PLAN
Shops 5



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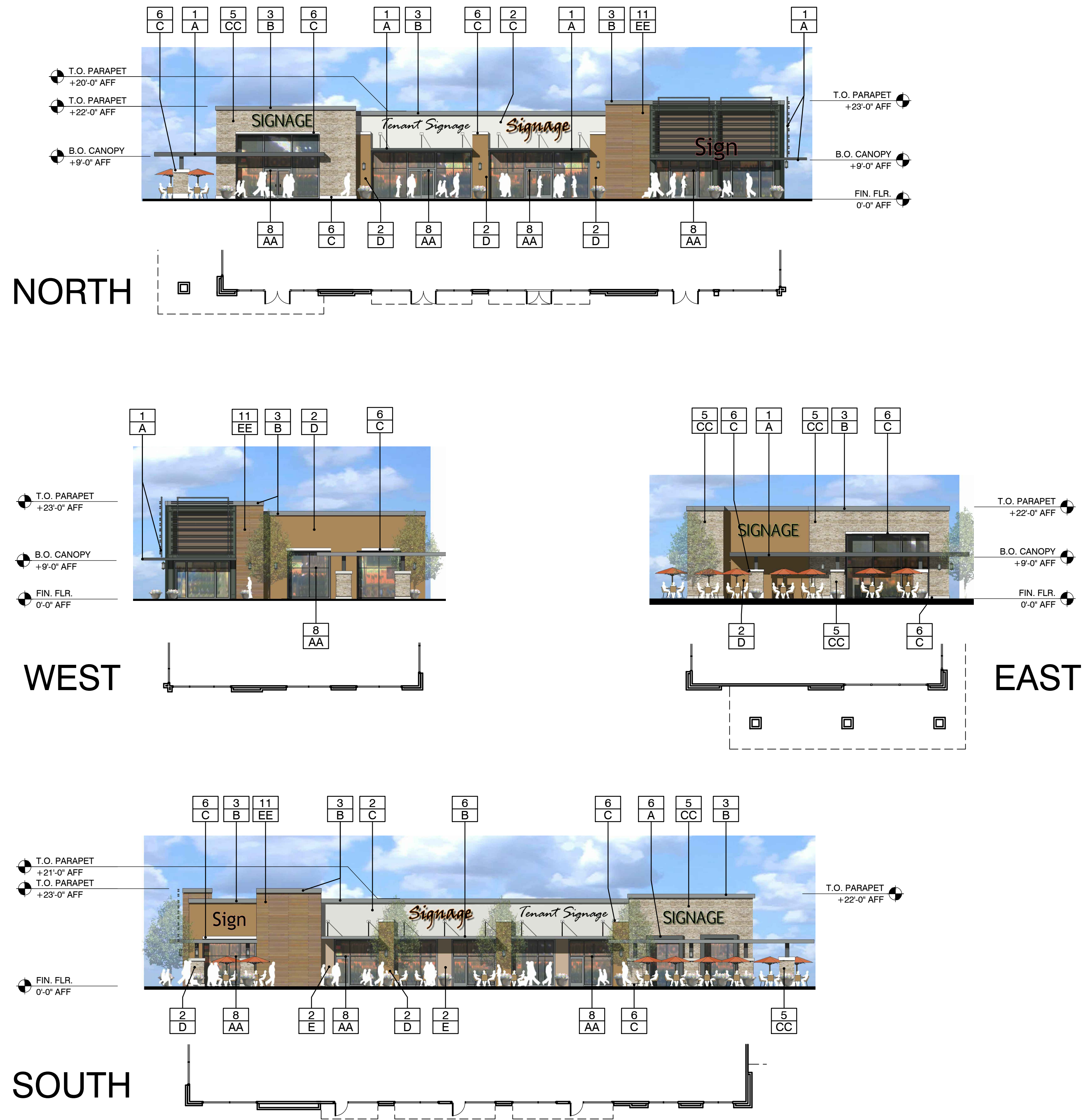
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FINISH MATERIAL KEYNOTES:

1	METAL CANOPY	6	STUCCO ACCENT
2	STUCCO	7	WOOD LOUVER
3	COPING	8	STOREFRONT
4	NOT USED	9	METAL DOOR
5	MASONRY VENEER	10	GREEN SCREEN
		11	WOOD SIDING

LEGEND:

MATERIAL/TYPE	MANUFACTURER	COLOR/NUMBER
---------------	--------------	--------------

EXTERIOR CEMENT PLASTER, WALLS AND TRIM:

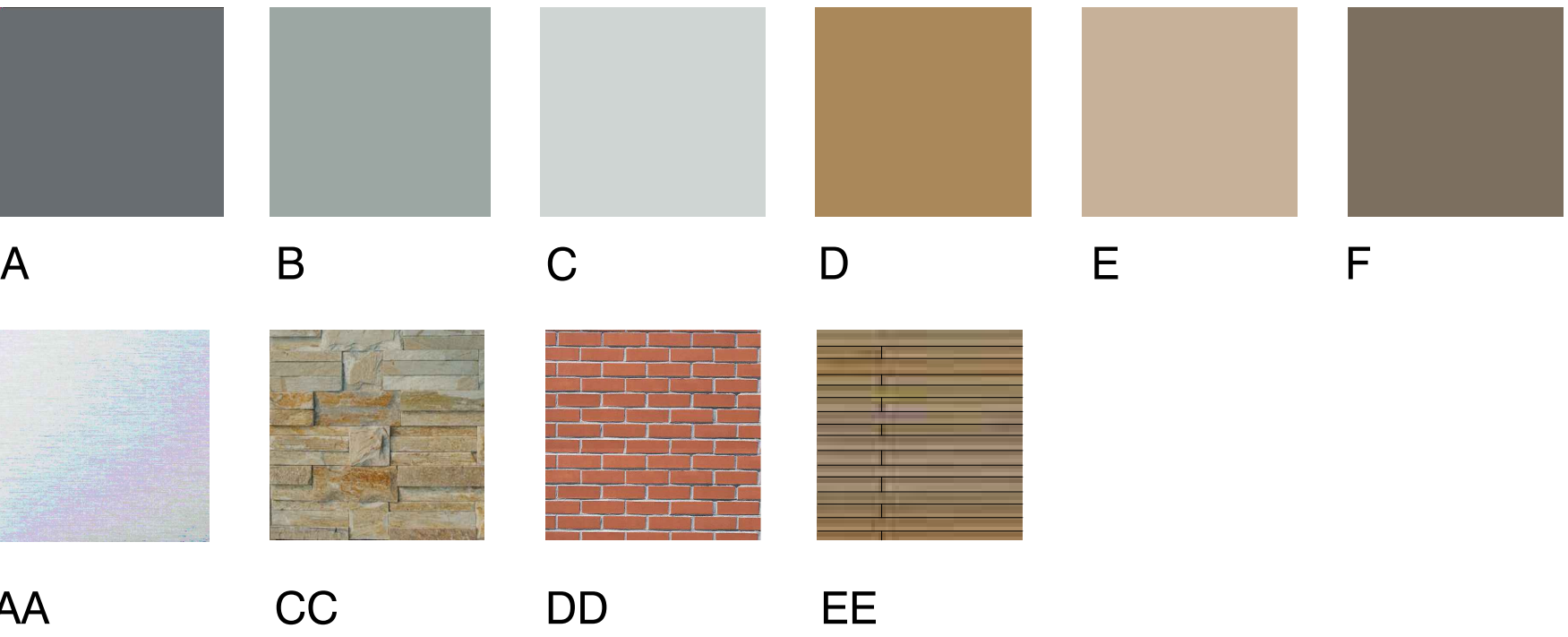
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B	PAINT	BENJAMIN MOORE	COBBLESTONE PATH, #1606
C	PAINT	BENJAMIN MOORE	SILVERY MOON, #1604
D	PAINT	BENJAMIN MOORE	DEEP OCHRE, #1048
E	PAINT	BENJAMIN MOORE	LATTE, #2163-60
F	PAINT	BENJAMIN MOORE	WHITALL BROWN, #HC-69

ALUMINUM STOREFRONT:

AA	ALUM STOREFRONT	KAWNEER	ANODIZED ALUMINUM, CLEAR
----	-----------------	---------	--------------------------

EXTERIOR WALL FINISHES:

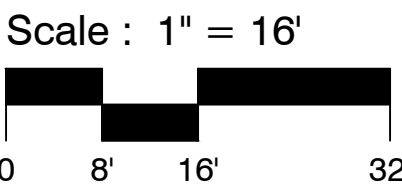
CC	STONE VENEER	---	STACKED SLATE, CHINA NATURAL
DD	BRICK VENEER	MCNEAR	COMMERCIAL SERIES, RED - DIESKIN
EE	COMPOSITE SIDING	RESYSTA	FVG-C24



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ELEVATIONS
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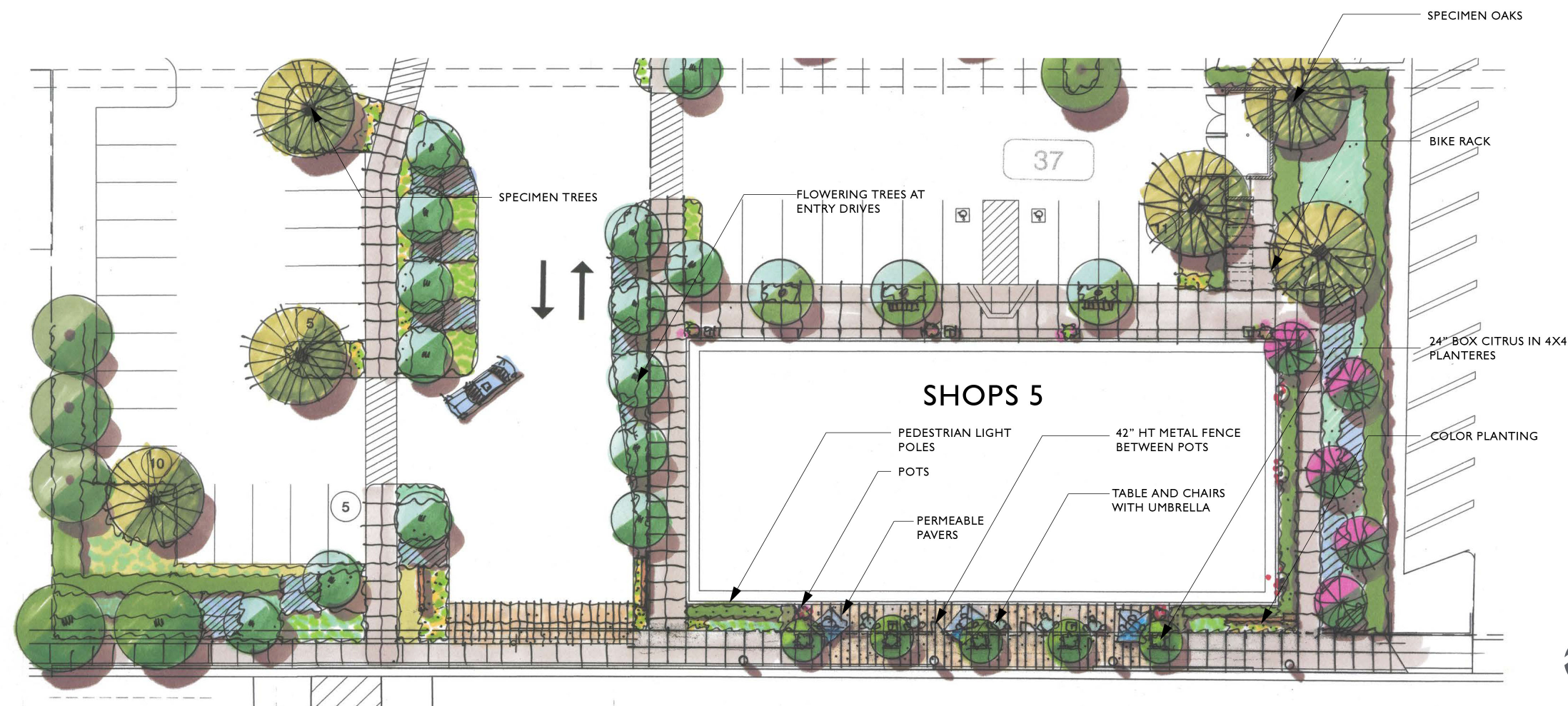
UPGRADES

Pedestrian light poles
Large pots with citrus
Shade structures with seating
Special Pavers
Outdoor Fire Place and Fire Pit (As needed)
42" Punched Metal Panel, See through Fencing
Bike Racks
New Entry Monoliths

PLANT LIST

Arbutus 'Marina'
Cercis occidentalis
Cupressus sempervirens
Lagerstroemia i. 'Tuscarora'
Lagerstroemia i. 'Zuni'
Olea europea 'Swan Hill'
Platanus a. 'Columbia'
Podocarpus 'Icee Blue'
Quercus virginiana







L3

ROMAN SHADES



UMBRELLAS



TABLES AND CHAIRS



SEAT WALL



SEAT PADS



FIRE PITS/ FIRE PLACES



PLANTERS



FOUNTAIN



ACTIVE STREET

