



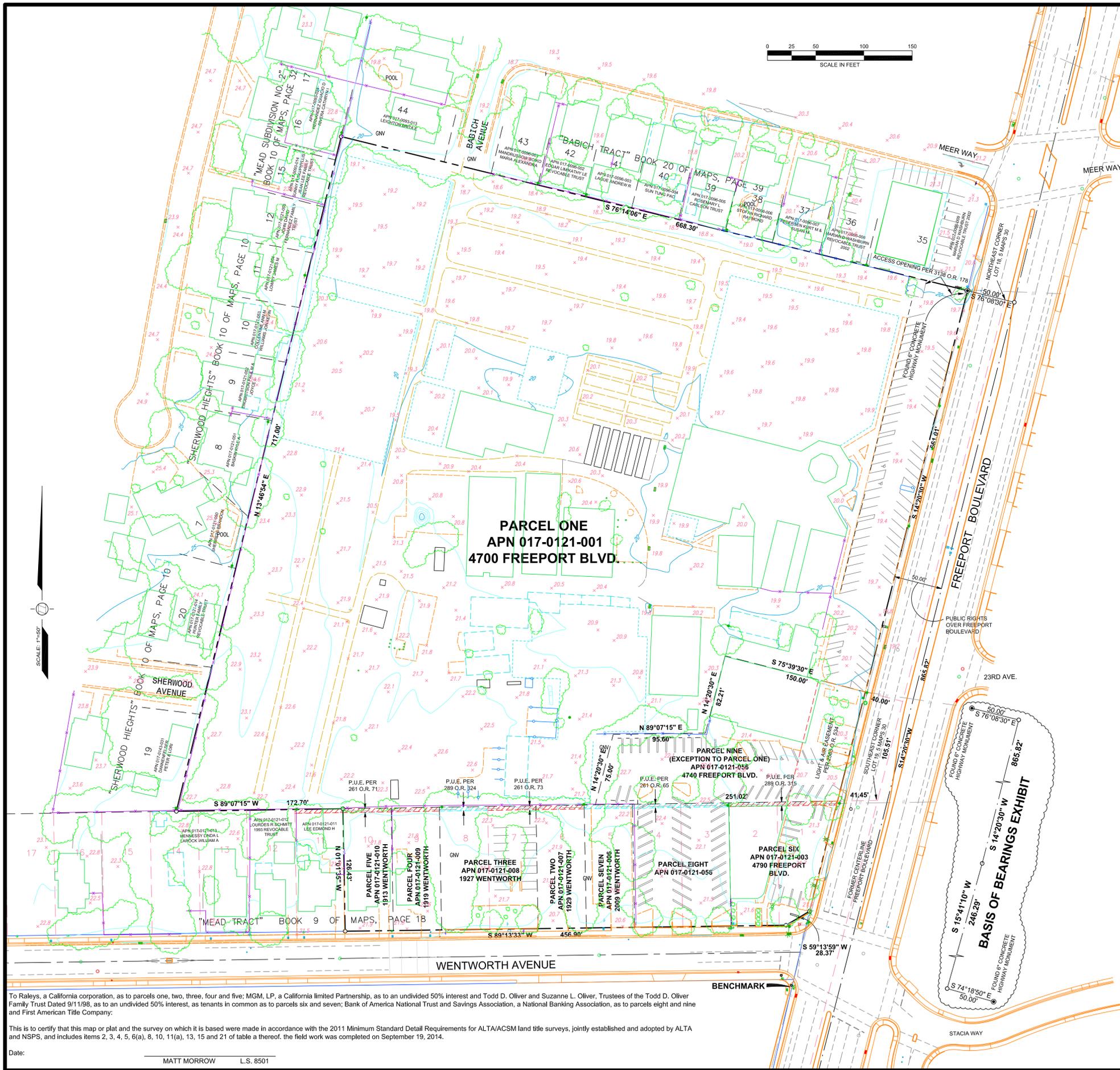
# THE PARK

4700-4790 FREEPORT BLVD.  
SACRAMENTO, CALIFORNIA

## PLANNING ENTITLEMENT RESUBMITTAL

SEPTEMBER 8, 2016

VICINITY MAP	PROJECT TEAM	PROJECT SUMMARY	SHEET INDEX
	<p><b>OWNER</b>  <b>RALEY'S</b>            500 W CAPITOL AVE            WEST SACRAMENTO, CA 95605            MICHAEL HELZER            mhelzer@raleys.com</p> <p><b>DEVELOPER</b>  <b>MO CAPITAL</b>            1140 DEANNA DRIVE            MENLO PARK, CALIFORNIA 94025            TODD OLIVER, 415-517-3809            todd.oliver@dtz.com            MICHAEL MAFFIA, 415-445-5144            mmaffia@newmarkccarey.com</p> <p><b>ARCHITECT</b>  <b>MCG ARCHITECTURE</b>            250 SUTTER STREET, SUITE 500            SAN FRANCISCO, CALIFORNIA 94108            DAVID BLAIR, 415-974-6002            dblair@mcgarchitecture.com            KEVIN JAMES            kjames@mcgarchitecture.com</p> <p><b>CIVIL ENGINEER</b>  <b>CUNNINGHAM ENGINEERING CORP.</b>            2120 20TH STREET, SUITE 3            SACRAMENTO, CALIFORNIA 95818            CHUCK CUNNINGHAM, 916-455-2026            chuck@cecwest.com            ANDI PANAGOPOULOS            andi@cecwest.com</p> <p><b>LANDSCAPE ARCHITECT</b>  <b>GATES + ASSOCIATES</b>            2671 CROW CANYON ROAD            SAN RAMON, CALIFORNIA 94583            DAVID GATES, 925-736-8176            david@dgates.com</p> <p><b>ENVIRONMENTAL CONSULTANT</b>  <b>DUDEK</b>            980 9TH STREET, SUITE 1750            SACRAMENTO, CALIFORNIA 95814            CHRISTINE KRONENBERG, 916-443-8335            ckronenberg@dudek.com</p> <p><b>LAND USE ATTORNEY</b>  <b>THOMAS LAW GROUP</b>            455 CAPITOL MALL            SACRAMENTO, CALIFORNIA 95814            CHRIS BUTCHER, 916-287-9292            cbutcher@thomaslaw.com            NICHOLAS AVDIS            navdis@thomaslaw.com</p> <p><b>COMMUNITY OUTREACH</b>  <b>HOLLOWAY LAND COMPANY</b>            442 PICO WAY            SACRAMENTO, CALIFORNIA 95819            BRIAN HOLLOWAY, 916-996-2019            bhlandco@sonic.net</p>	<p><b>STREET ADDRESS</b>            4700, 4740 &amp; 4790 FREEPORT BLVD.,            1913, 1919, 1927 &amp; 2009 WENTWORTH AVE.</p> <p><b>ZONING</b>            COMMERCIAL (C-2-EA), MIXED,            RESIDENTIAL (R-1A-E, R-1-EA)</p> <p><b>ASSESSOR'S PARCEL NUMBERS</b>            017-0121-001, 017-0121-007, 017-0121-008,            017-0121-009, 017-0121-010, 017-0121-006</p> <hr/> <p><b>SITE AREA:</b> 9.867 ACRES (429,806.5 SF)</p> <hr/> <p><b>TOTAL BUILDING AREA:</b> 108,980 SF  <b>FLOOR AREA RATIO:</b> 2.9:1</p> <hr/> <p><b>PARKING</b>  <b>TOTAL ON-SITE PARKING:</b> 439 STALLS  <b>PARKING RATIO:</b> 4.0/1000  <b>STREET PARKING:</b> 13 STALLS</p> <hr/> <p><b>STANDARD STALL SIZE:</b> 8.5' X 18'  <b>MINIMUM AISLE WIDTH:</b> 24'  <b>COMPACT STALL SIZE:</b> 8' X 15'  <b>ALLOWABLE COMPACTS:</b> 50%  <b>COMPACTS PROVIDED:</b> 0</p> <hr/> <p><b>BICYCLE PARKING REQUIRED:</b> 1 PER 12,000 SF  <b>BICYCLE PARKING PROVIDED:</b>  <b>BICYCLE PARKING AREA:</b> 2' X 6'</p>	<p>T1 TITLE SHEET</p> <p>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</p> <p>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</p> <p>L1 LANDSCAPE PLAN            L2 ENLARGED LANDSCAPE PLAN            L3 ENLARGED LANDSCAPE PLAN            L4 CHARACTER IMAGES</p>



**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), 017-0121-002 (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	ONE	391,930	8.997
TWO	TWO	6,341	0.145
THREE	THREE	12,668	0.290
FOUR	FOUR	6,325	0.145
FIVE	FIVE	6,320	0.145
SIX	SIX	11,961	0.274
SEVEN	SEVEN	6,345	0.145
EIGHT	EIGHT	12,705	0.291
NINE	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 60607C0190H, 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.

To Raleys, a California corporation, as to parcels one, two, three, four and five; MGM, LP, a California limited Partnership, as to an undivided 50% interest and Todd D. Oliver and Suzanne L. Oliver, Trustees of the Todd D. Oliver Family Trust Dated 9/11/98, as to an undivided 50% interest, as tenants in common as to parcels six and seven; Bank of America National Trust and Savings Association, a National Banking Association, as to parcels eight and nine and First American Title Company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM land title surveys, jointly established and adopted by ALTA and NSPS, and includes items 2, 3, 4, 5, 6(a), 8, 10, 11(a), 13, 15 and 21 of table thereof. The field work was completed on September 19, 2014.

Date: \_\_\_\_\_  
 MATT MORROW L.S. 8501

**ALTA/ACSM LAND TITLE SURVEY**  
 Prepared for:  
**CUNNINGHAM ENGINEERING**  
**SHOPPING CENTER SITE**  
 4700, 4740 & 4790 Freepoint Boulevard  
 1913, 1919, 1927 & 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@morrowsurveying.com  
 www.morrowsurveying.com

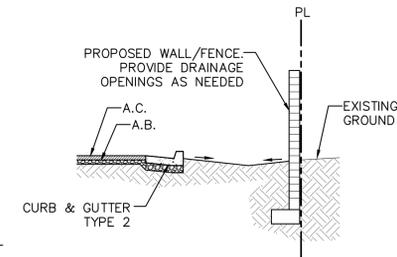
# PRELIMINARY GRADING & DRAINAGE EXHIBIT FOR LAND PARK COMMERCIAL CENTER

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

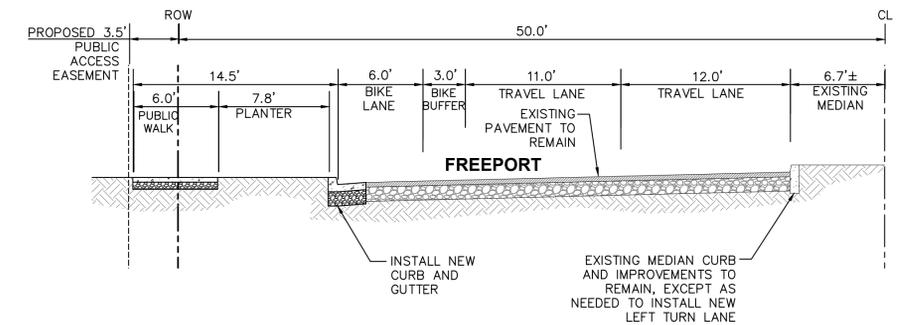
- ### NOTES
1. THIS PRELIMINARY GRADING AND DRAINAGE EXHIBIT WAS PREPARED TO DEPICT PROPOSED GRADING AND DRAINAGE CONCEPTS AS REQUIRED FOR THE ENTITLEMENT PROCESS. ACTUAL FINAL DESIGN MAY VARY FROM THAT SHOWN HEREON AS THE DESIGN PROCESS PROGRESSES.
  2. THIS EXHIBIT IS BASED ON THE PRELIMINARY LAND PARK COMMERCIAL CENTER SITE PLAN PREPARED BY MCG ARCHITECTURE DATED MAY 2016.
  3. PROPOSED ELEVATIONS SHOWN ARE ESTIMATES ONLY. ACTUAL ELEVATIONS 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. POST CONSTRUCTION STORM WATER QUALITY TREATMENT STRUCTURES SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF SACRAMENTO, STORMWATER QUALITY DESIGN MANUAL DATED MAY 2007.
  6. BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY MORROW SURVEYING DATED SEPTEMBER 2014.
  7. 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.
  8. 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.

### LEGEND

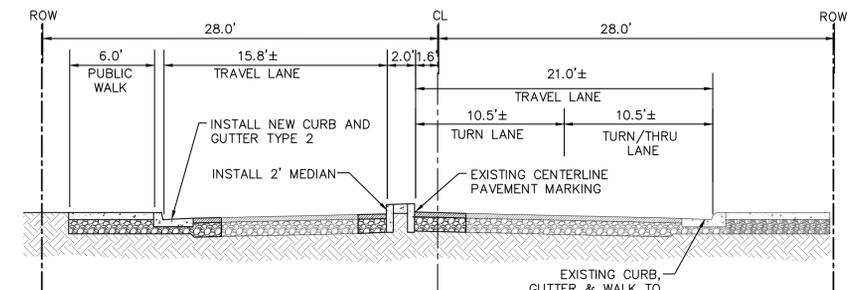
- SUBDIVISION BOUNDARY
- NEW LOT LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- EXISTING LOT LINE
- ADJACENT PROPERTY LINE
- EXISTING STREET CENTERLINE
- PROPOSED RIDGE LINE
- PROPOSED PRIVATE SITE STORM DRAIN LINE WITH MANHOLE
- PROPOSED STORM DRAIN INLET
- EXISTING PUBLIC STORM DRAIN MAIN WITH MANHOLE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



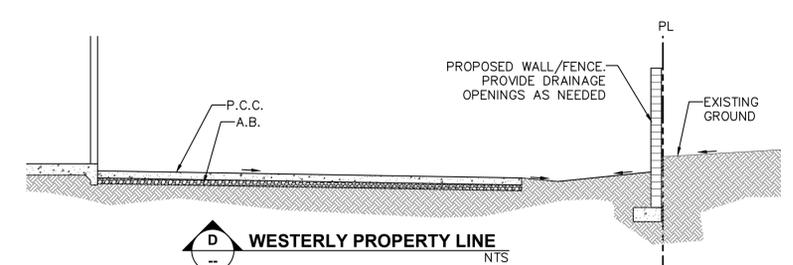
### A NORTHERLY PROPERTY LINE



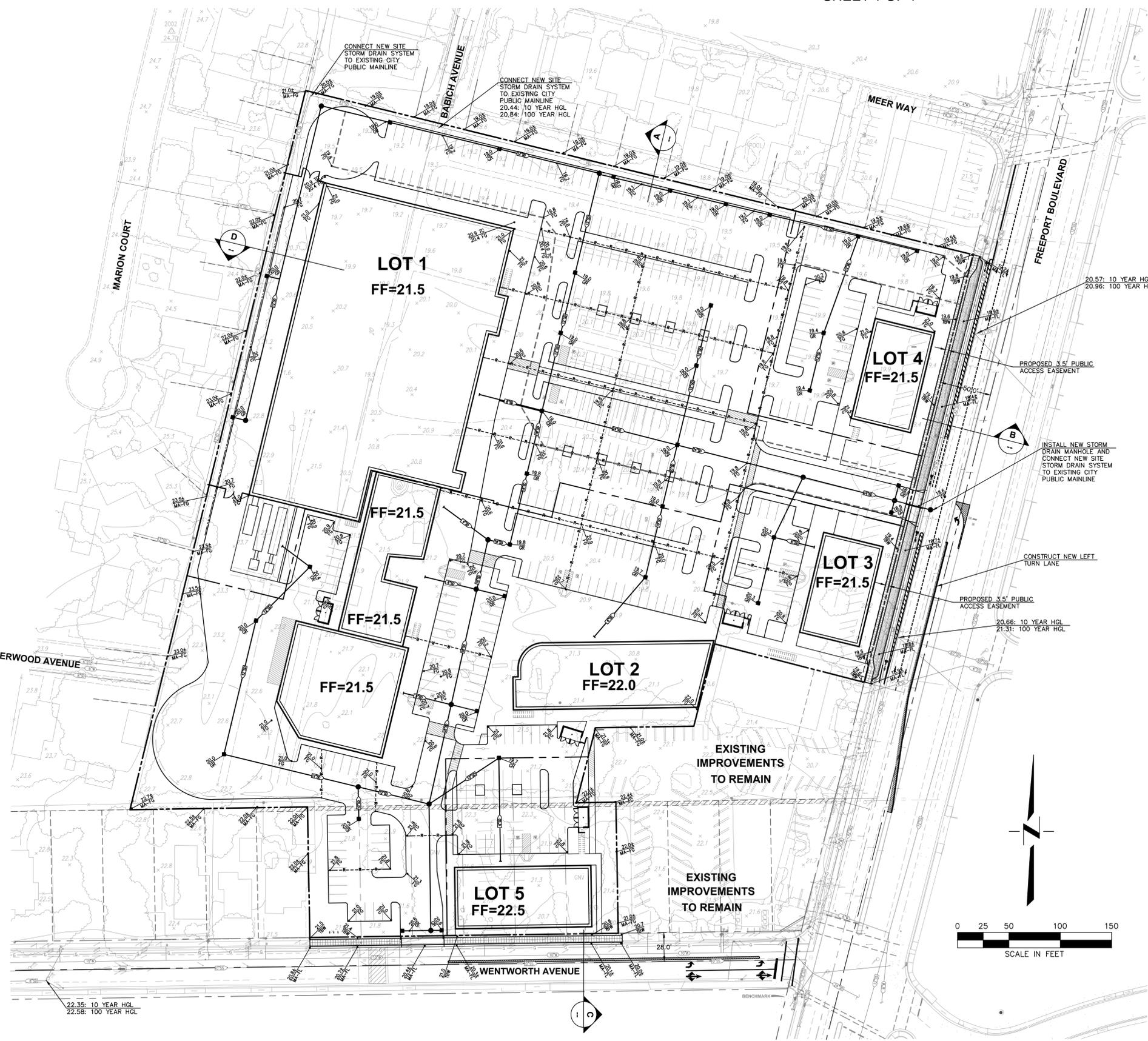
### B FREEPORT BOULEVARD STREET SECTION



### C WENTWORTH AVENUE STREET SECTION



### D WESTERLY PROPERTY LINE

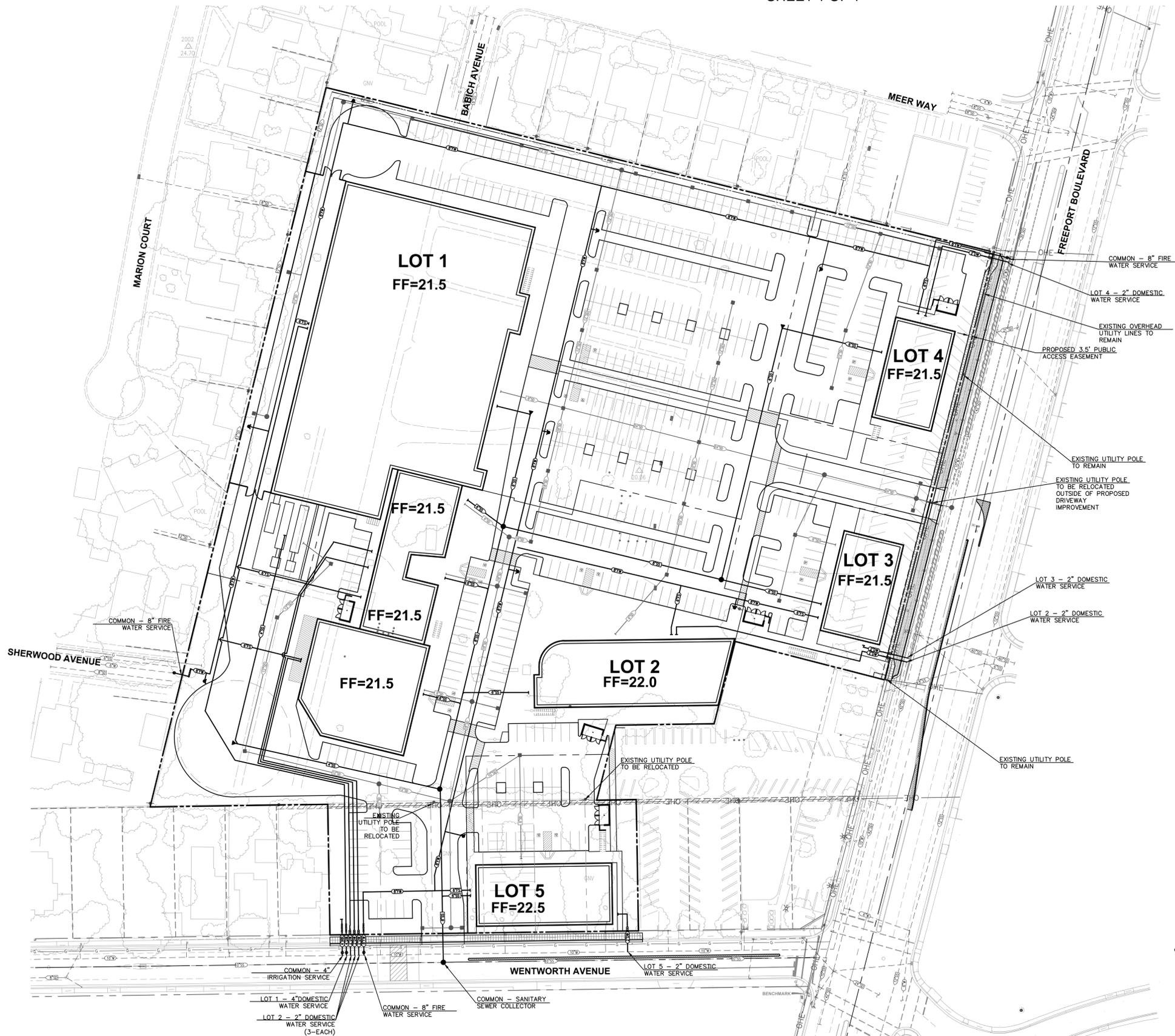


22.35: 10 YEAR HGL  
22.58: 100 YEAR HGL

0 25 50 100 150  
SCALE IN FEET

# 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

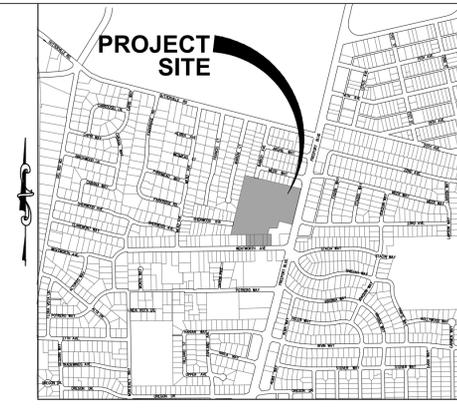
## NOTES

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



**VICINITY MAP**  
NTS

**NOTES:**

1. THIS MAP WAS PREPARED UNDER THE DIRECTION OF CHARLES W. CUNNINGHAM, RCE 30339.
2. 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.
3. THE EXISTING BOUNDARY AND TOPOGRAPHY INFORMATION IS BASED ON A FIELD SURVEY PERFORMED BY MORROW SURVEYING DATED SEPTEMBER 2014.
4. THE PROPOSED SITE IMPROVEMENTS ARE BASED ON A SITE PLAN PREPARED BY MCG ARCHITECTURE DATED MAY 2016.
5. OWNER RESERVES THE RIGHT TO FILE FINAL MAPS IN PHASES.
6. 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) 925-9969

**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: 0.62 Acres

**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 08067C0190H, DATED AUGUST 16, 2012.

**BENCHMARK:**

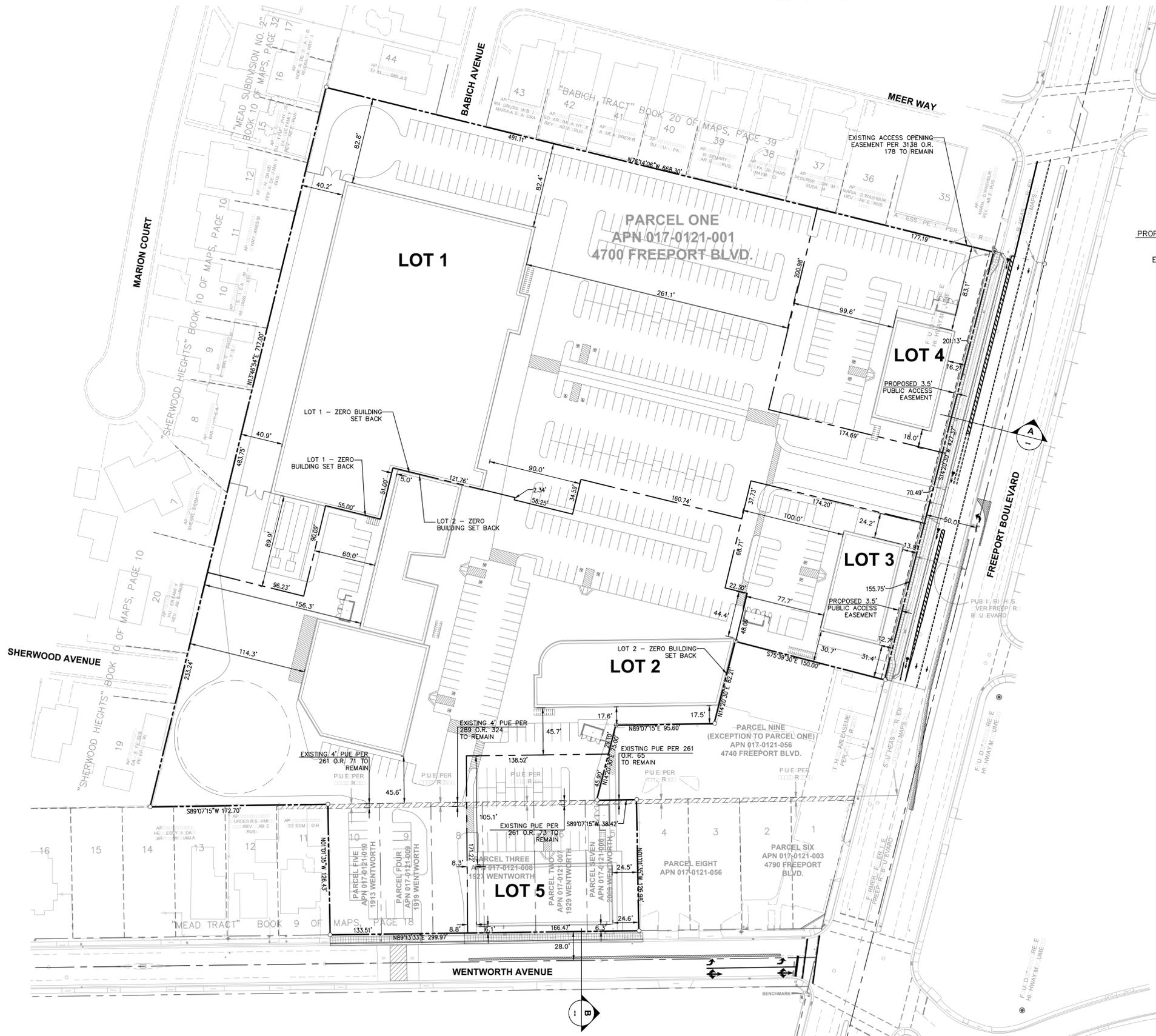
15°04'15" S 15°04'15" E 100.00 FEET TO  
RAMSEY HERRING RAFFERTY BASE AND THE  
SOUTHWEST CORNER OF FREEPORT BOULEVARD  
AND WEST RIVER HAVENUE 100.00 FEET  
AVD

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



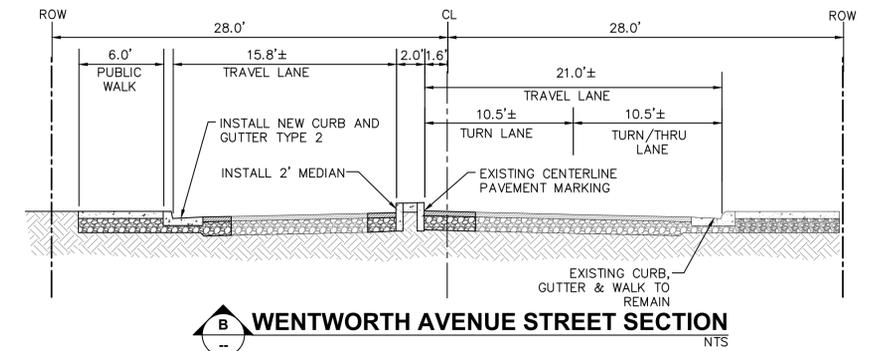
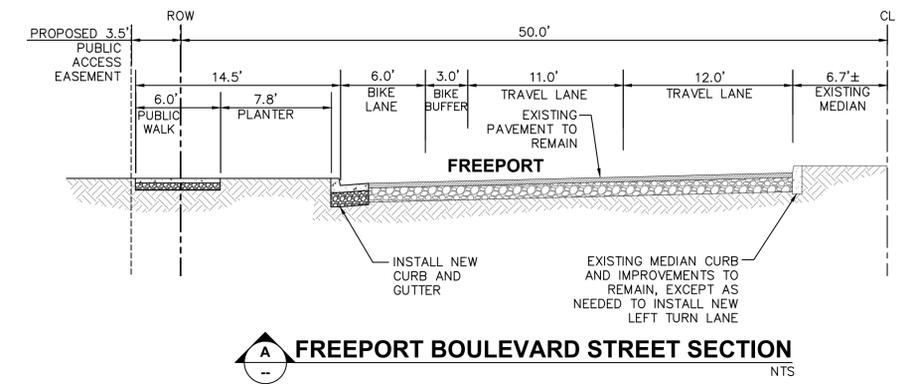
# TENTATIVE SUBDIVISION MAP FOR LAND PARK COMMERCIAL CENTER

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



## LEGEND

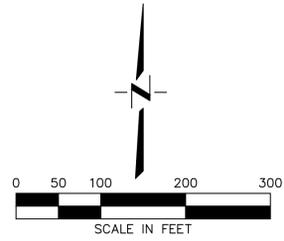
- SUBDIVISION BOUNDARY
- NEW LOT LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED SITE IMPROVEMENTS
- EXISTING LOT LINE
- ADJACENT PROPERTY LINE
- EXISTING STREET CENTERLINE



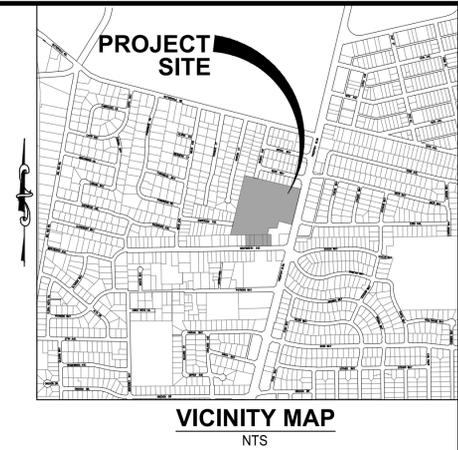
DATE SIGNED:  
THESE DRAWINGS ARE NOT  
CONSIDERED FINAL UNTIL THE  
ENGINEER'S SEAL BELOW HAS  
BEEN SIGNED AND DATED.







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. ±	

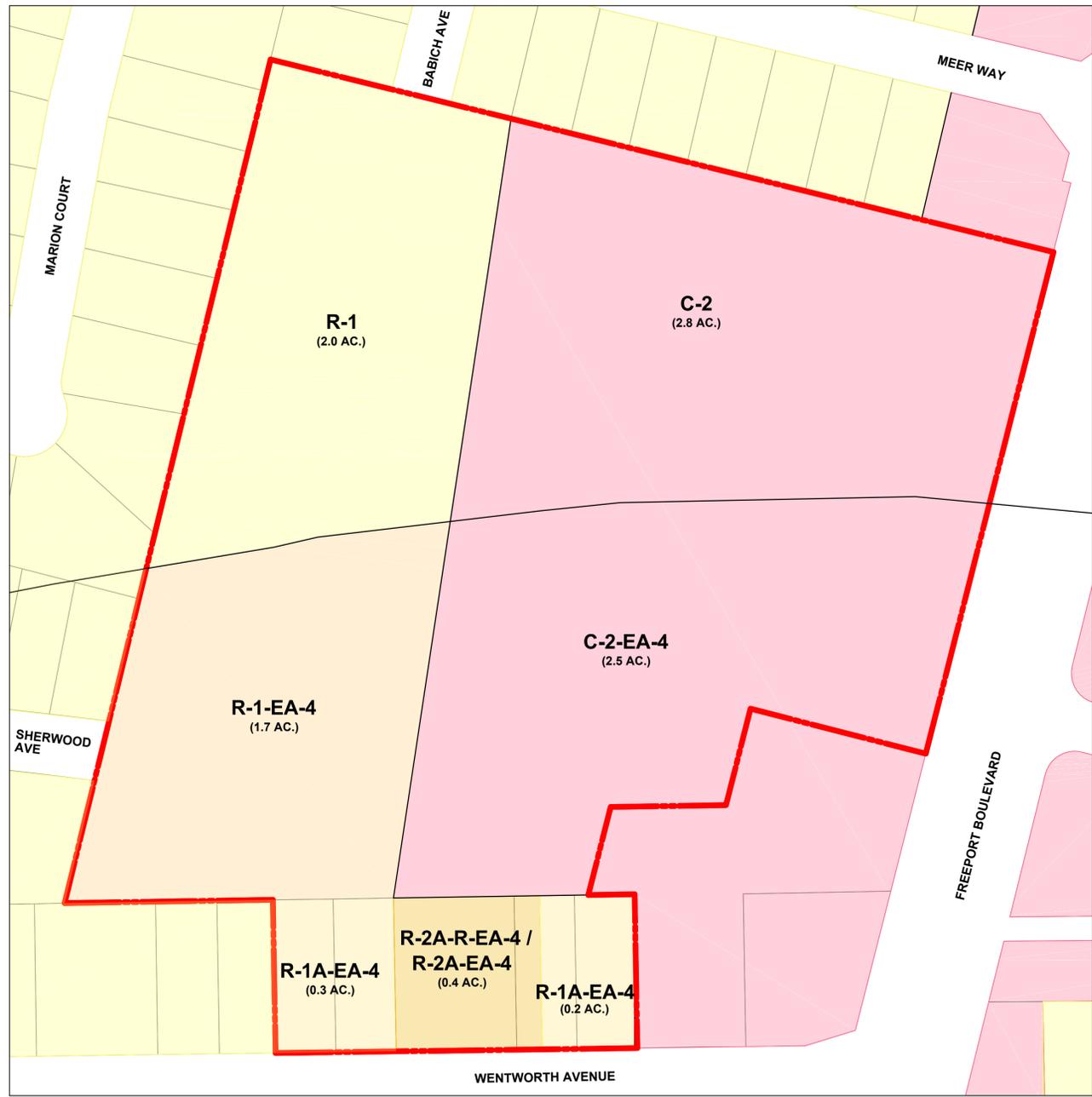


NO.	DATE	REVISIONS	BY	APPD.

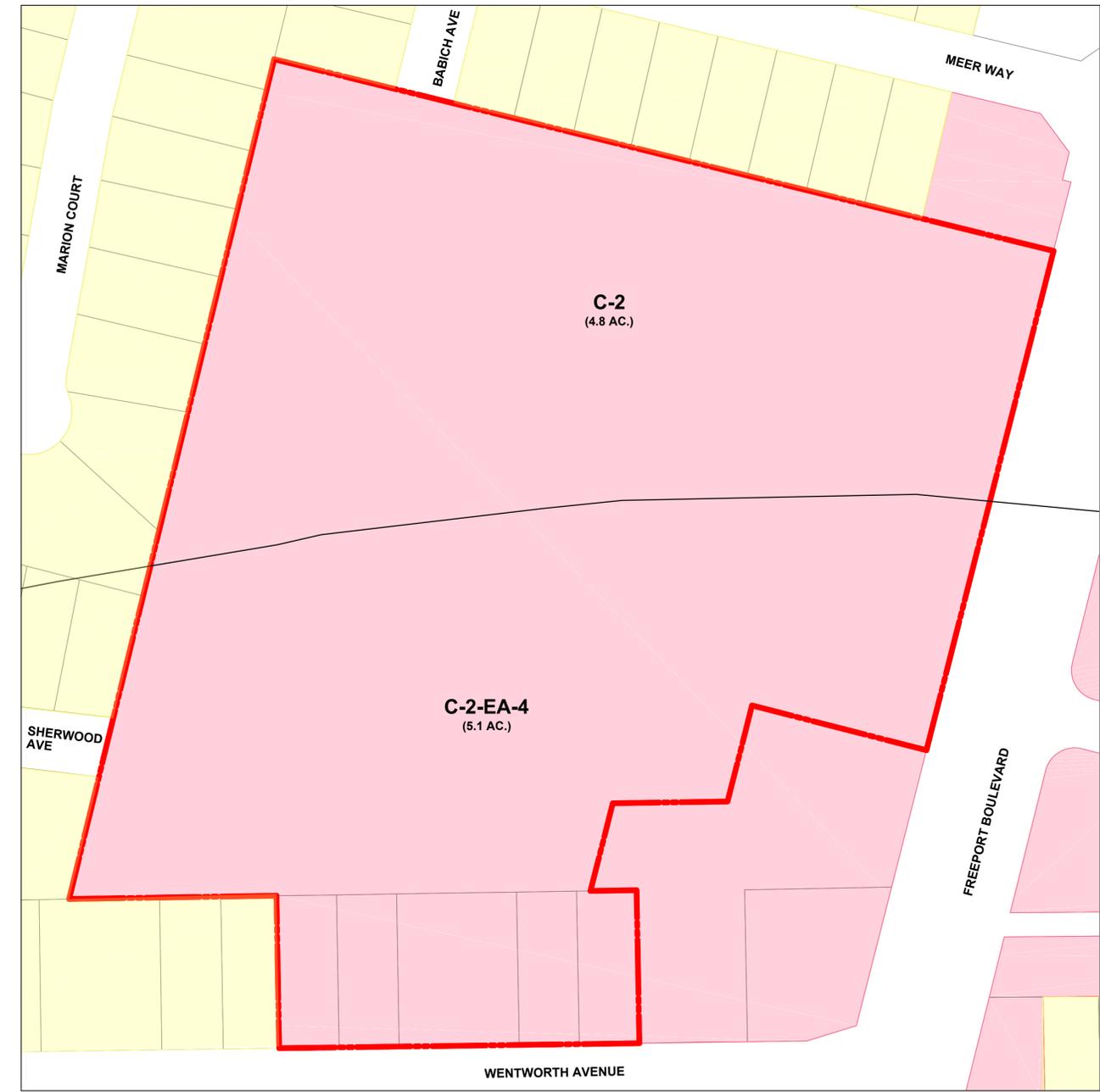
CECWEST.COM  
 Project Planning ■ Civil Engineering ■ Landscape Architecture  
 ■ Sacramento Office  
 2120 20th Street, Suite Three 2940 Spotted Street, Suite 200  
 Sacramento, CA 95818 Davis, CA 95618  
 (916) 455-2026 (530) 759-2026



LAND PARK COMMERCIAL CENTER  
 REZONE EXHIBIT  
 SACRAMENTO CALIFORNIA



**EXISTING ZONING DESIGNATIONS**



**PROPOSED ZONING DESIGNATIONS**



### 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'

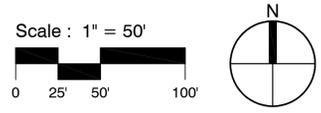
## THE PARK SACRAMENTO, CALIFORNIA

### MO CAPITAL MENLO PARK, CALIFORNIA

DATE: SEPTEMBER 8, 2016  
 MCG JOB #: 14.259.02

DATE	REVISIONS

#### SITE PLAN

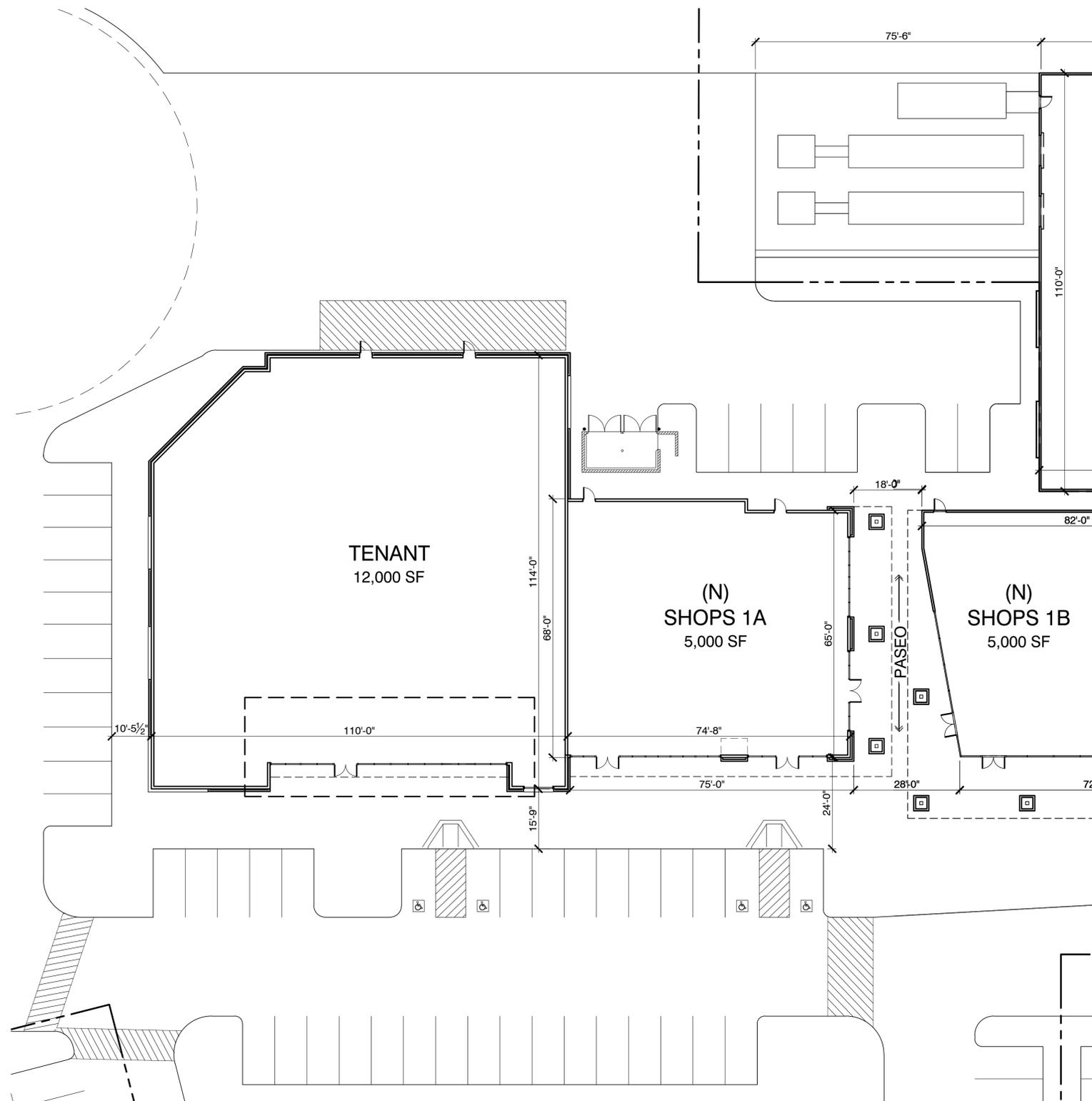


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**THE PARK**  
**SACRAMENTO, CALIFORNIA**

**MO CAPITAL**  
**MENLO PARK, CALIFORNIA**

**FLOOR PLAN**  
 Tenant / Shops 1A



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

DATE	REVISIONS

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A3

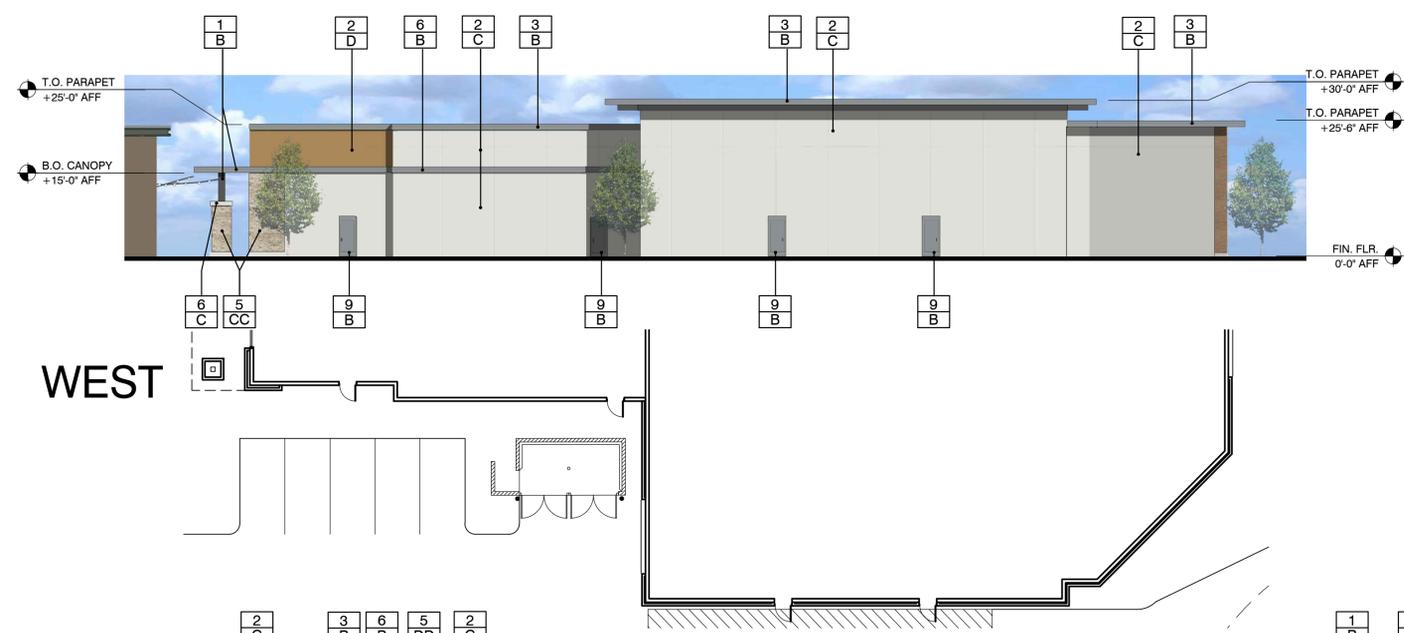
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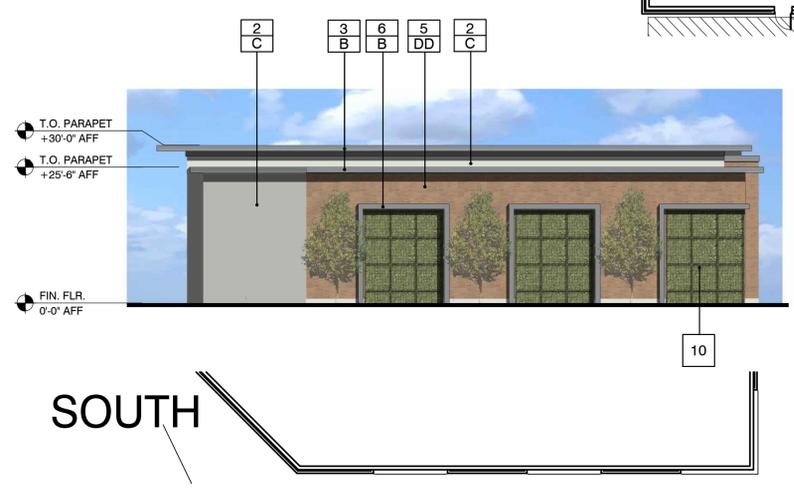
SM



EAST



WEST



SOUTH



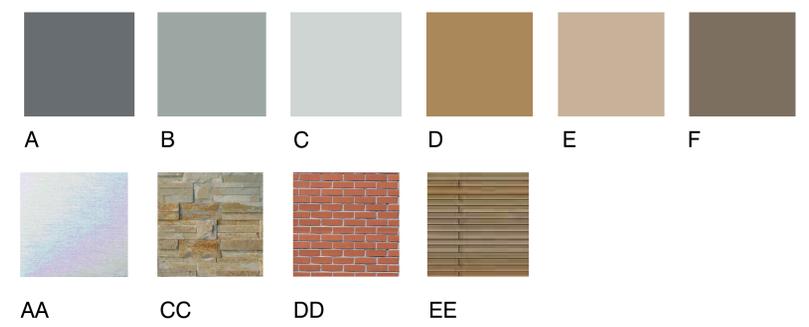
NORTH

**FINISH MATERIAL KEYNOTES:**

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

**LEGEND:**

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



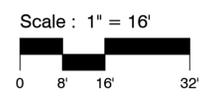
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**MO CAPITAL  
MENLO PARK, CALIFORNIA**

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

DATE	REVISIONS

**ELEVATIONS**  
Tenant / Shops 1A

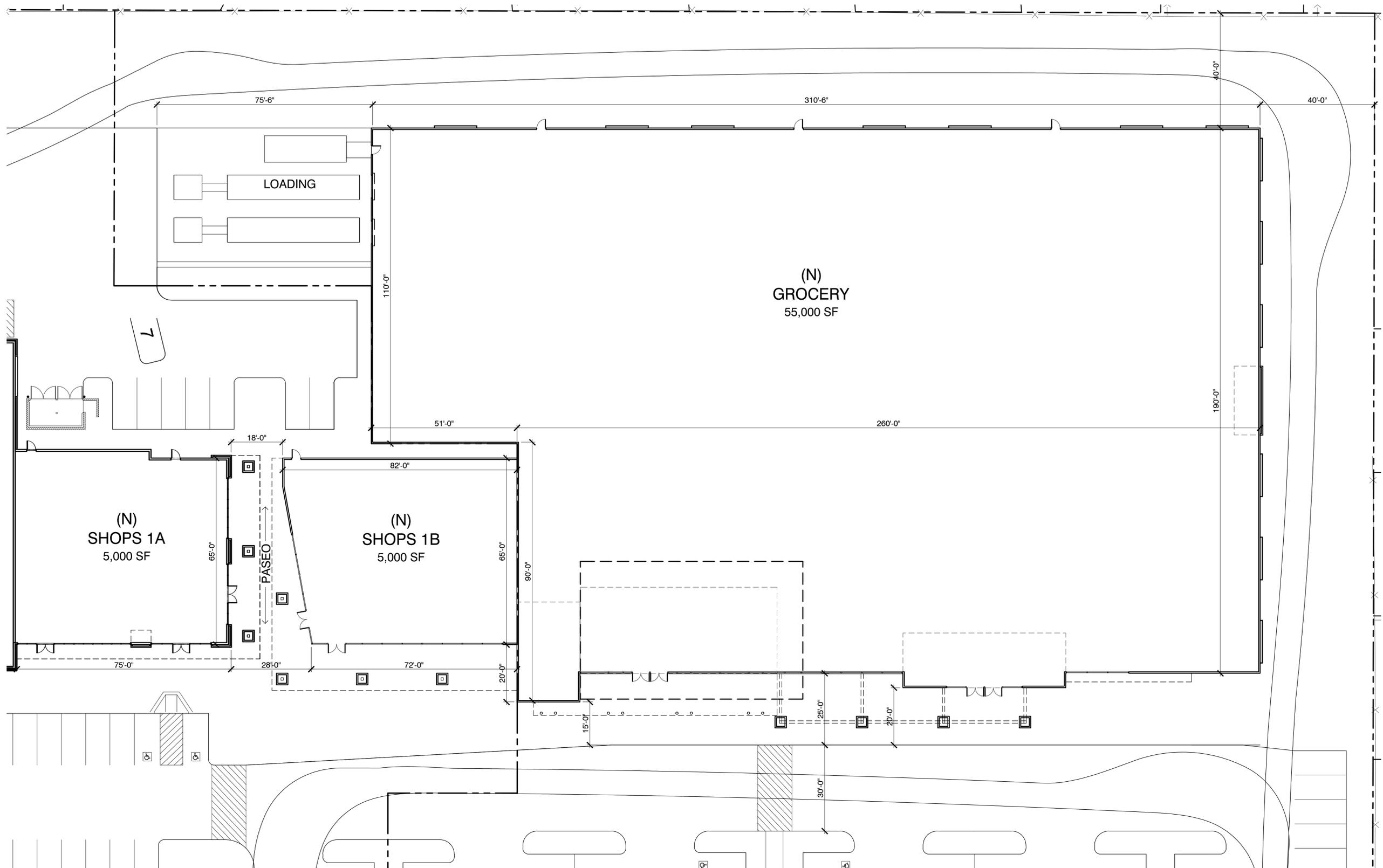


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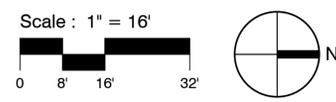
**THE PARK**  
SACRAMENTO, CALIFORNIA

**MO CAPITAL**  
MENLO PARK, CALIFORNIA

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

DATE	REVISIONS

**FLOOR PLAN**  
Grocery / Shops 1B

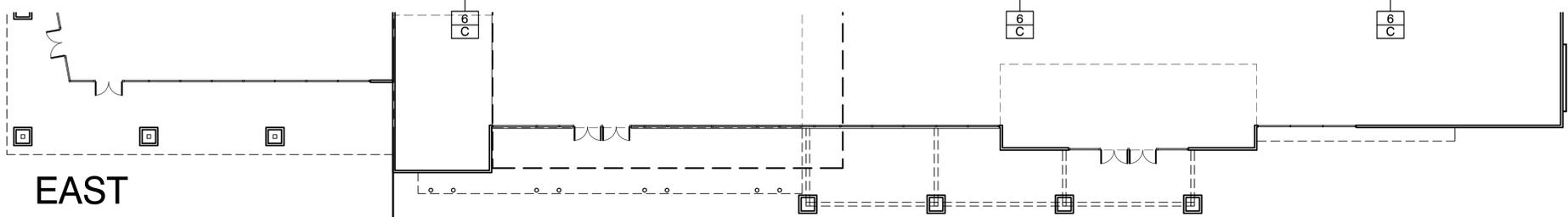


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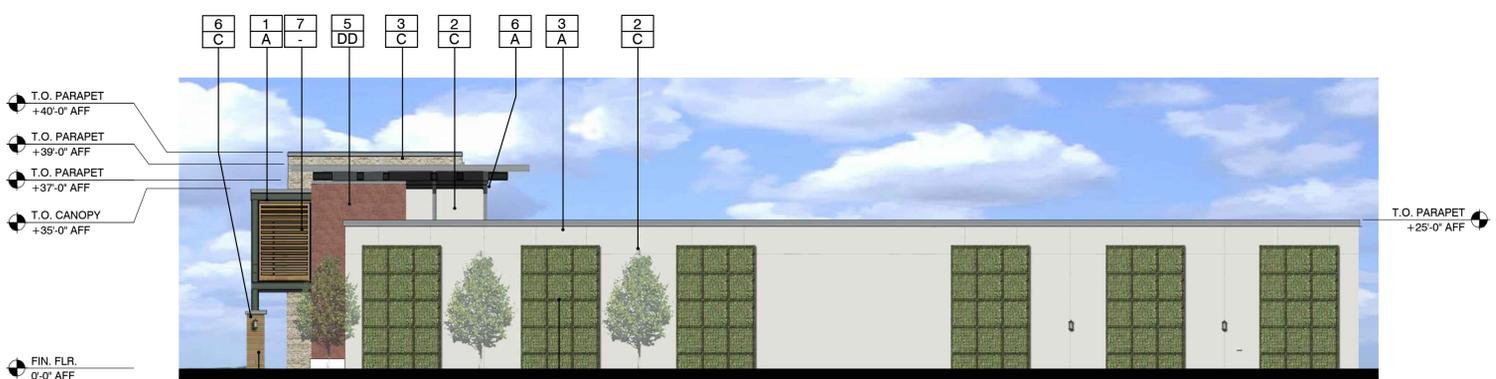
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EAST



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:**

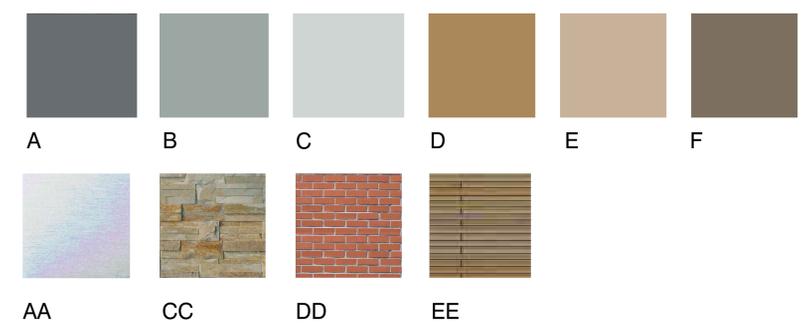
A PAINT	BENJAMIN MOORE	ASHLAND SLATE, #1608
B PAINT	BENJAMIN MOORE	COBBLESTONE PATH, #1606
C PAINT	BENJAMIN MOORE	SILVERY MOON, #1604
D PAINT	BENJAMIN MOORE	DEEP OCHRE, #1048
E PAINT	BENJAMIN MOORE	LATTE, #2163-60
F PAINT	BENJAMIN MOORE	WHITALL BROWN, #HC-69

**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



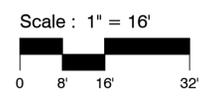
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SACRAMENTO, CALIFORNIA**

**MO CAPITAL  
MENLO PARK, CALIFORNIA**

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

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**ELEVATIONS**  
Grocery / Shops 1B



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:**

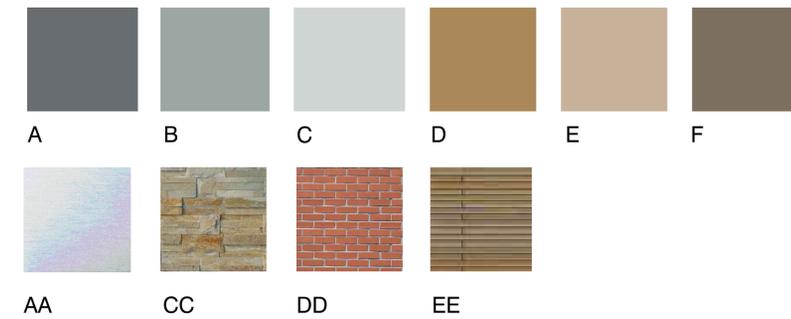
MATERIAL/TYPE	MANUFACTURER	COLOR/NUMBER
<b>EXTERIOR CEMENT PLASTER, WALLS AND TRIM:</b>		
A PAINT	BENJAMIN MOORE	ASHLAND SLATE, #1608
B PAINT	BENJAMIN MOORE	COBBLESTONE PATH, #1606
C PAINT	BENJAMIN MOORE	SILVERY MOON, #1604
D PAINT	BENJAMIN MOORE	DEEP OCHRE, #1048
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F 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



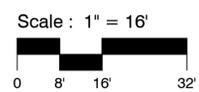
WEST



SOUTH

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Grocery / Shops 1B



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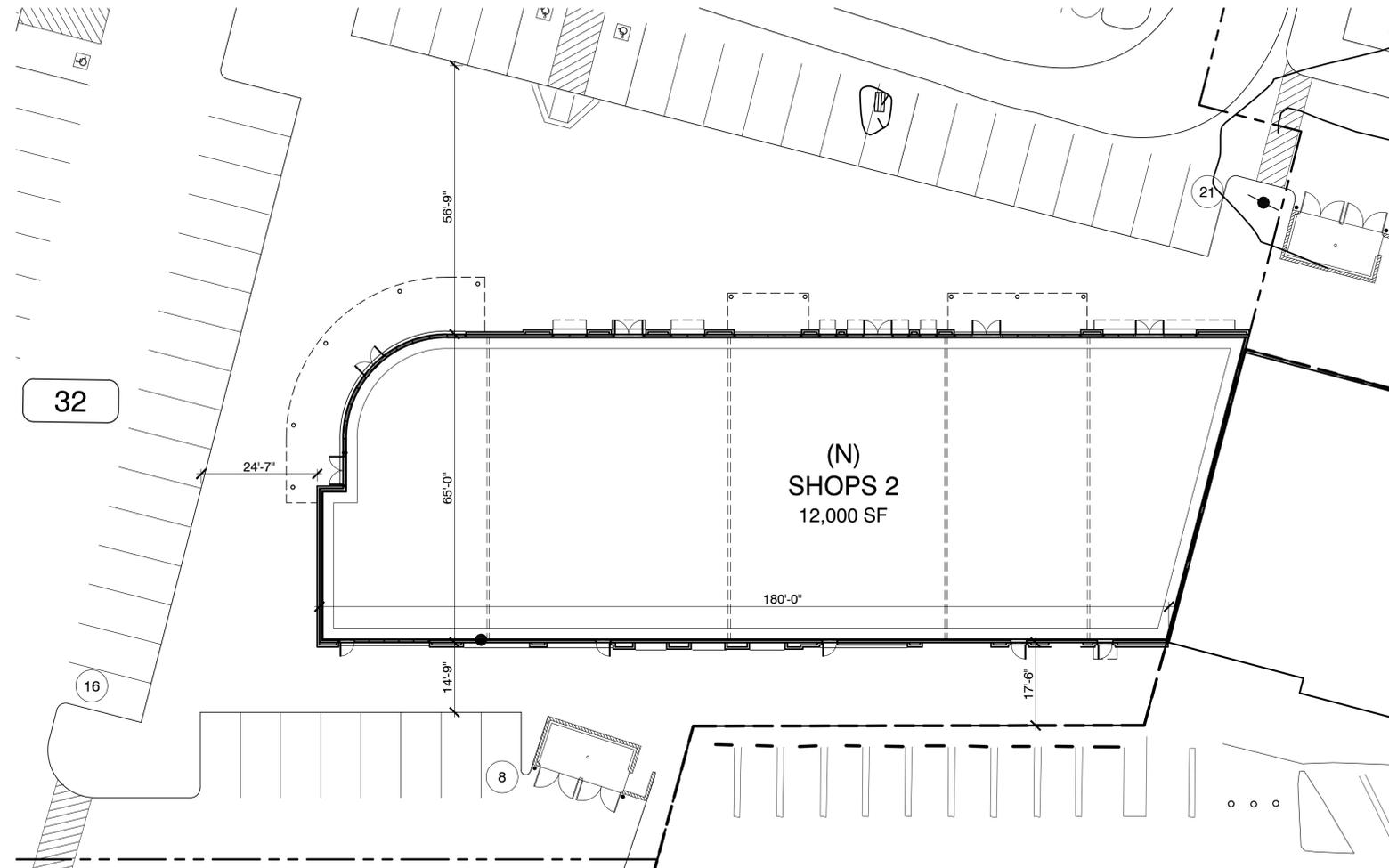
**THE PARK**  
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**MO CAPITAL**  
MENLO PARK, CALIFORNIA

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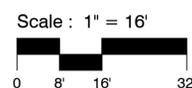
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FLOOR PLAN  
SCHEME B



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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:**

MATERIAL/TYPE      MANUFACTURER      COLOR/NUMBER

**EXTERIOR CEMENT PLASTER, WALLS AND TRIM:**

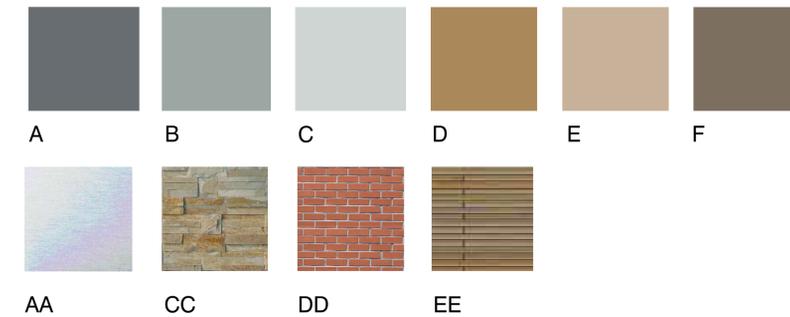
- |         |                |                         |
|---------|----------------|-------------------------|
| A PAINT | BENJAMIN MOORE | ASHLAND SLATE, #1608    |
| B PAINT | BENJAMIN MOORE | COBBLESTONE PATH, #1606 |
| C PAINT | BENJAMIN MOORE | SILVERY MOON, #1604     |
| D PAINT | BENJAMIN MOORE | 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                          |



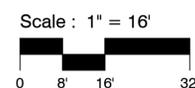
**THE PARK  
SACRAMENTO, CALIFORNIA**

**MO CAPITAL  
MENLO PARK, CALIFORNIA**

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

DATE	REVISIONS

**ELEVATIONS  
Shops 2**

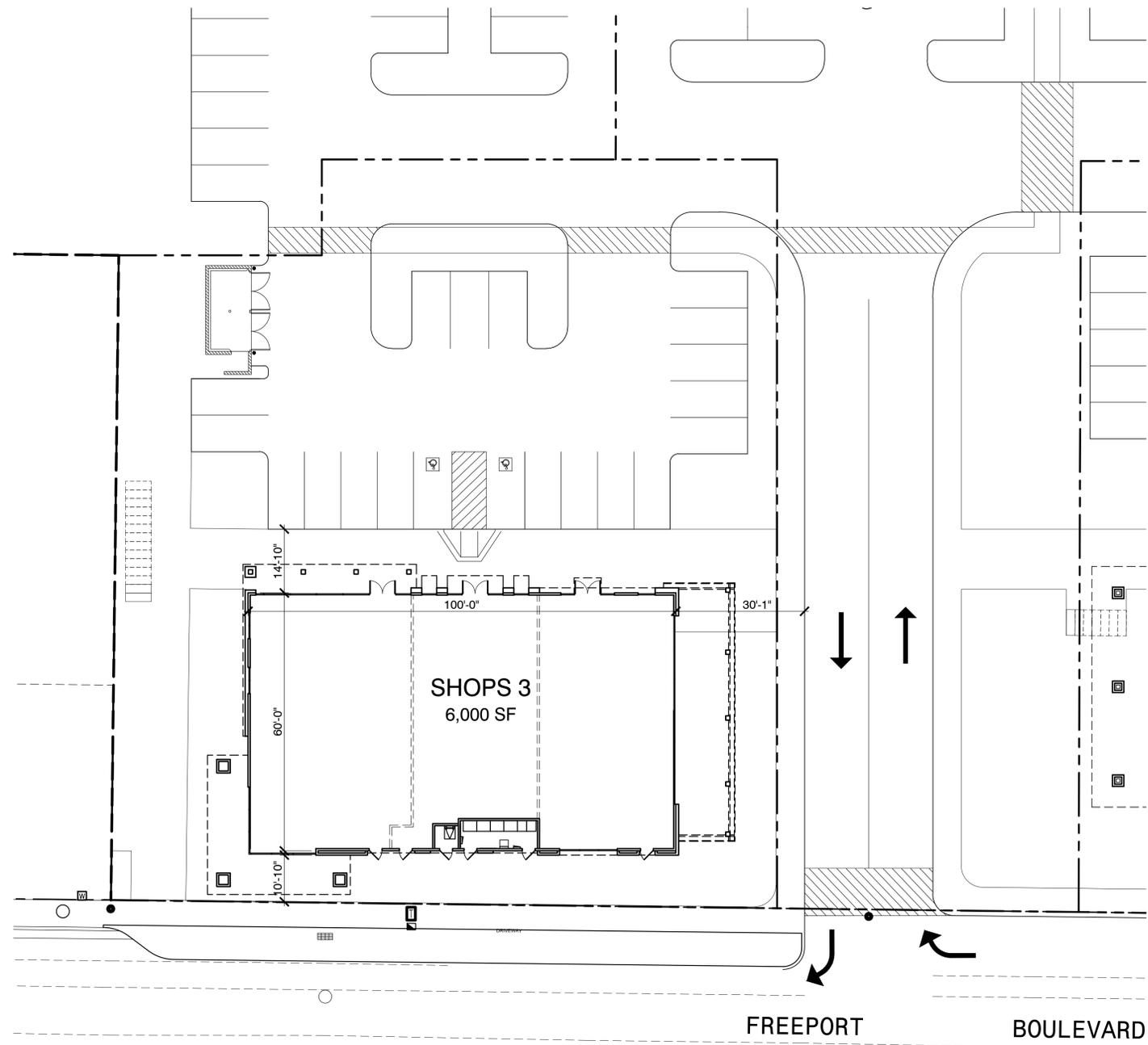


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**SACRAMENTO, CALIFORNIA**

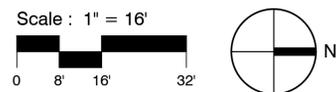
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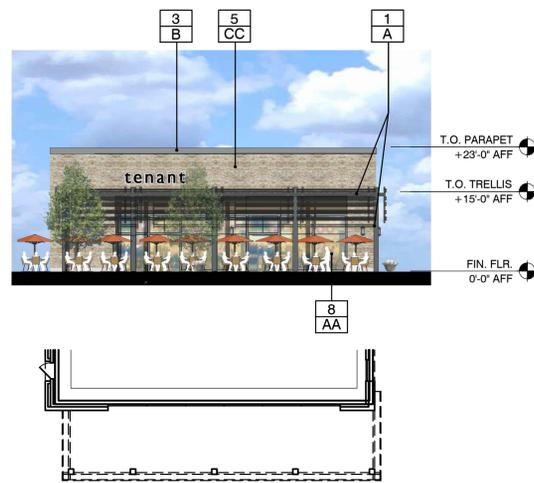
**FLOOR PLAN**  
**Shops 3**



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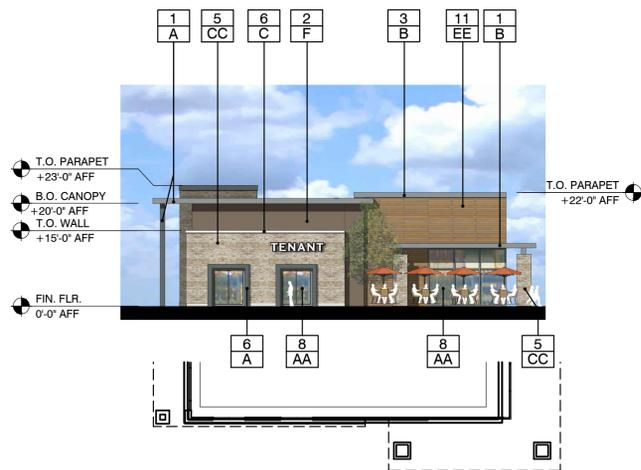




NORTH



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:**

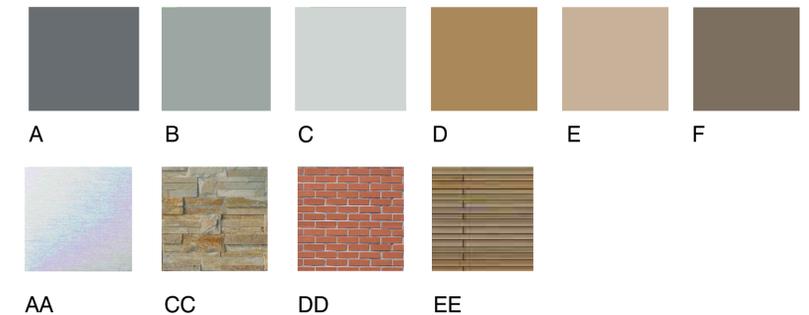
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B PAINT	BENJAMIN MOORE	COBBLESTONE PATH, #1606
C PAINT	BENJAMIN MOORE	SILVERY MOON, #1604
D PAINT	BENJAMIN MOORE	DEEP OCHRE, #1048
E PAINT	BENJAMIN MOORE	LATTE, #2163-60
F PAINT	BENJAMIN MOORE	WHITALL BROWN, #HC-69

**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

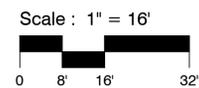


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MCG JOB #: 14.259.02

DATE	REVISIONS

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**ELEVATIONS**  
Shops 3



**THE PARK**  
SACRAMENTO, CALIFORNIA

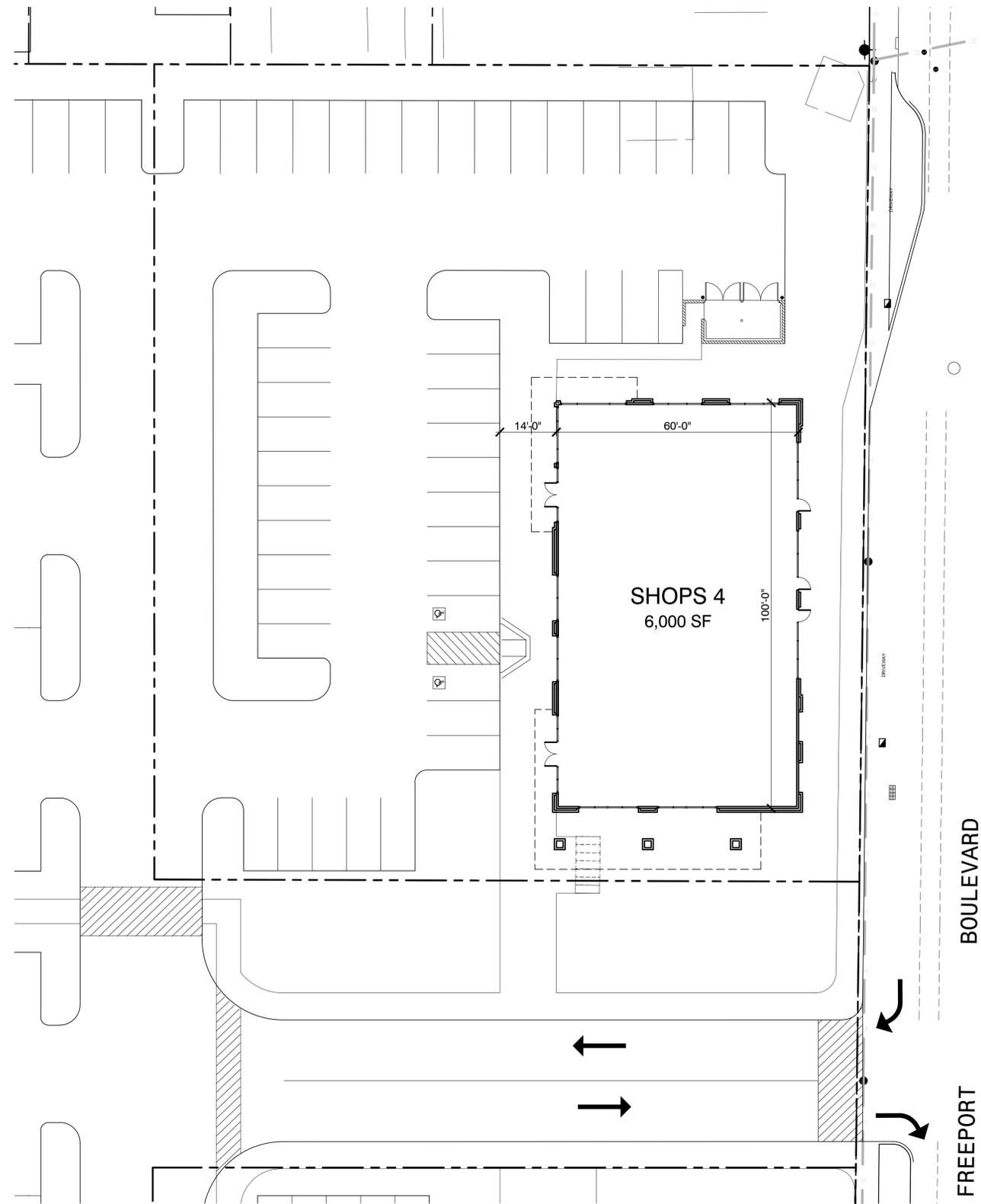
**MO CAPITAL**  
MENLO PARK, CALIFORNIA

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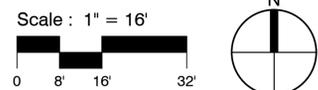
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THE PARK  
SACRAMENTO, CALIFORNIA

MO CAPITAL  
MENLO PARK, CALIFORNIA

FLOOR PLAN  
Shops 4



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

DATE	REVISIONS

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SM



SOUTH



WEST



EAST



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:**

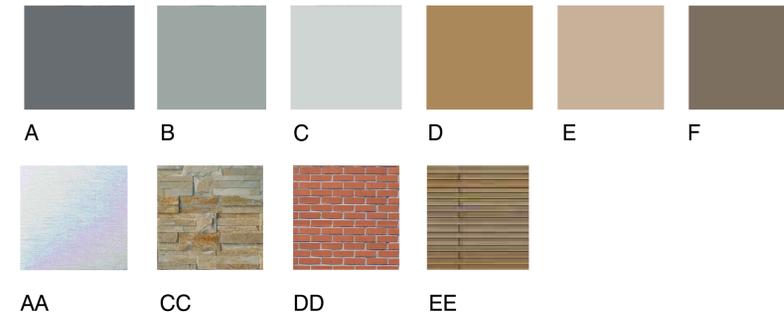
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**ALUMINUM STOREFRONT:**

AA ALUM STOREFRONT	KAWNEER	ANODIZED ALUMINUM, CLEAR
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DD BRICK VENEER	MCNEAR	COMMERCIAL SERIES, RED - DIESKIN
EE COMPOSITE SIDING	RESYSTA	FVG-C24



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**ELEVATIONS**  
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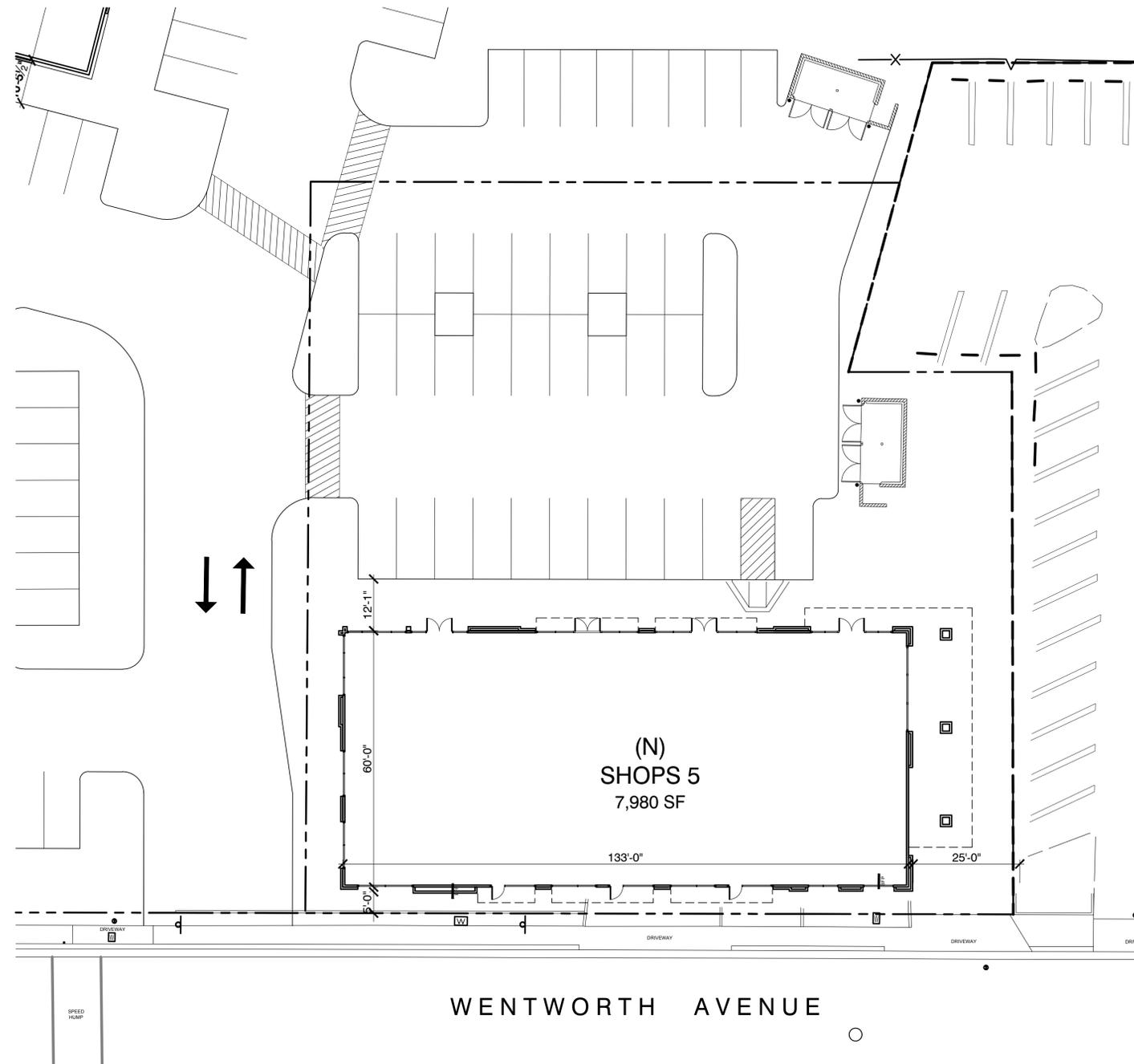
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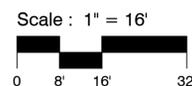
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THE PARK  
SACRAMENTO, CALIFORNIA

MO CAPITAL  
MENLO PARK, CALIFORNIA

FLOOR PLAN  
Shops 5



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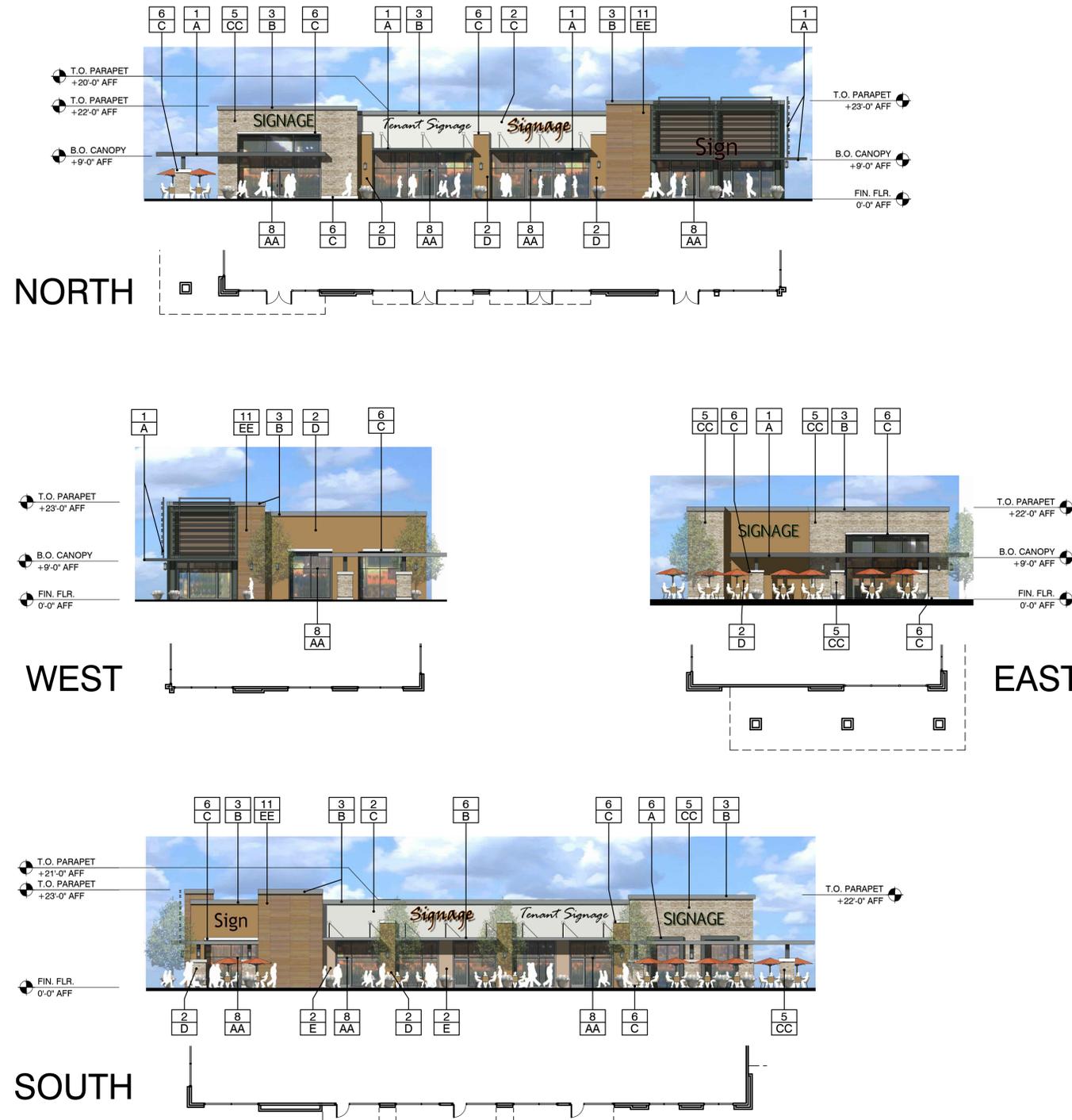
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**FINISH MATERIAL KEYNOTES:**

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- 4 NOT USED
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**LEGEND:**

MATERIAL/TYPE      MANUFACTURER      COLOR/NUMBER

**EXTERIOR CEMENT PLASTER, WALLS AND TRIM:**

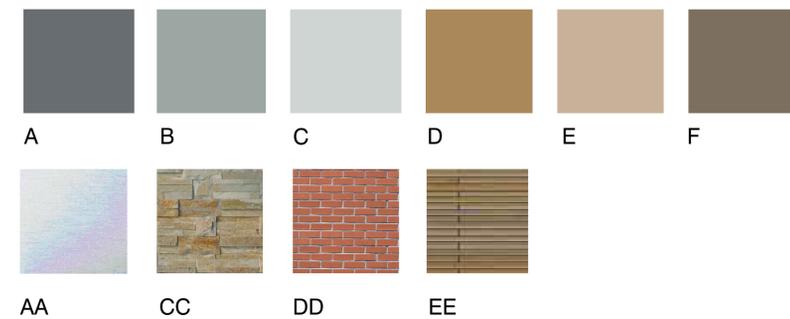
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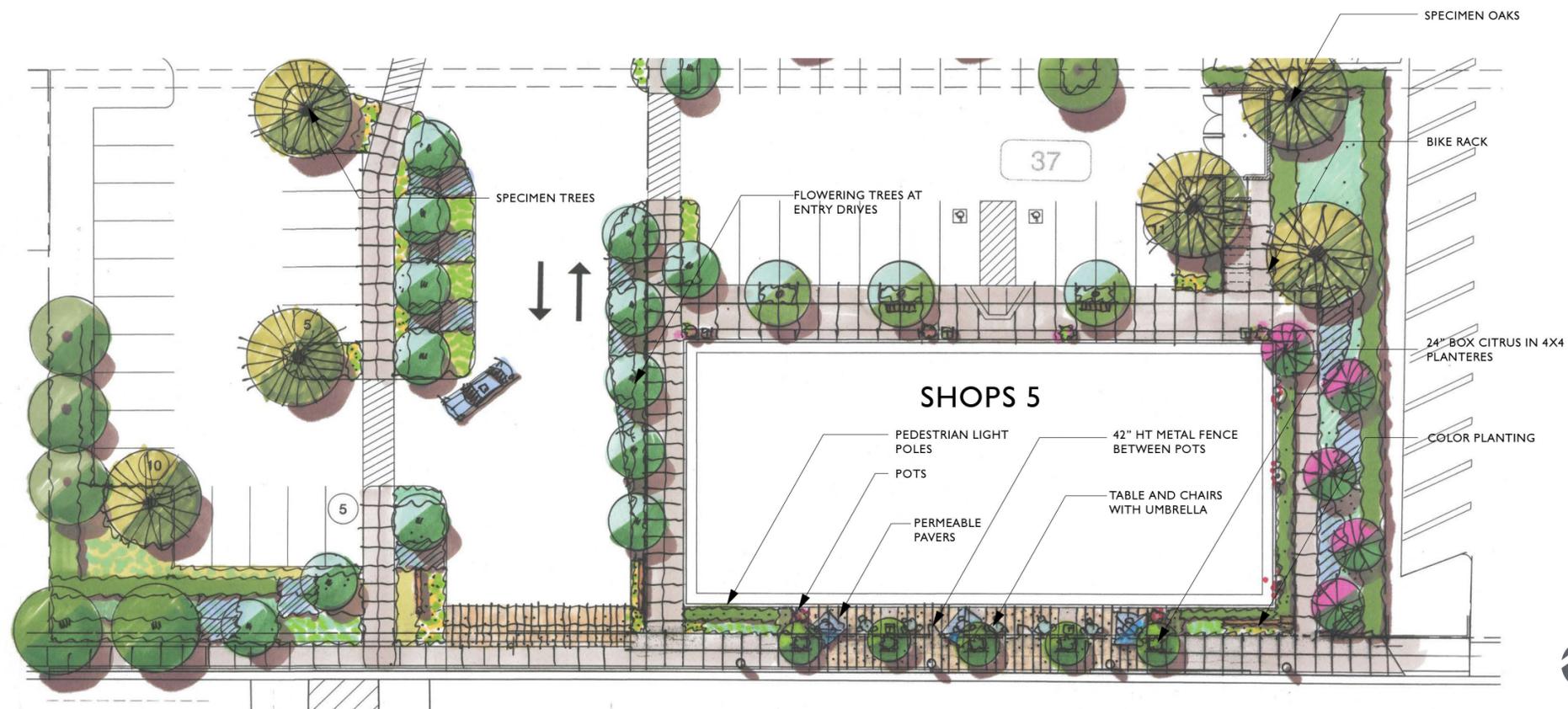
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SM





L2



L3

ROMAN SHADES



UMBRELLAS



TABLES AND CHAIRS



SEAT WALL



SEAT PADS



PLANTERS



FOUNTAIN



ACTIVE STREET

