

Exhibit A – Development Agreement

A copy of the Development Agreement
is available for Review at:

City of Sacramento
Development Services Department
300 Richards Boulevard, 3rd Floor
Sacramento, CA 95811
(916) 808-5656

8 a.m. - 4 p.m.
Monday through Friday

Attachment 10: Rezoning – Draft Ordinance

ORDINANCE NO.

Adopted by the Sacramento City Council

AMENDING TITLE 17 OF THE SACRAMENTO CITY CODE (THE ZONING CODE) BY REZONING FROM SHOPPING CENTER (SC) ZONE AND AGRICULTURE-OPEN SPACE (A-OS) ZONE TO SHOPPING CENTER PLANNED UNIT DEVELOPMENT (SC-PUD) ZONE LOCATED AT THE SOUTHWEST CORNER OF DEL PASO ROAD AND EL CENTRO ROAD (P05-027) (APN: 225-0080-065)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

Section 1. Title 17 of the Sacramento City Code (the Zoning Code) is amended by rezoning the property shown in the attached Exhibit A, generally described, known, and referred to as Point West Plaza, located at the southwest corner of Del Paso Road and El Centro Road (APN: 225-0080-065) and consisting of approximately 45.1 acres, from approximately 25.0 acres of Shopping Center (SC) zone and approximately 13.1 acres of Agriculture-Open Space (A-OS) zone to approximately 45.1 acres of Shopping Center Planned Unit Development (SC-PUD) zone.

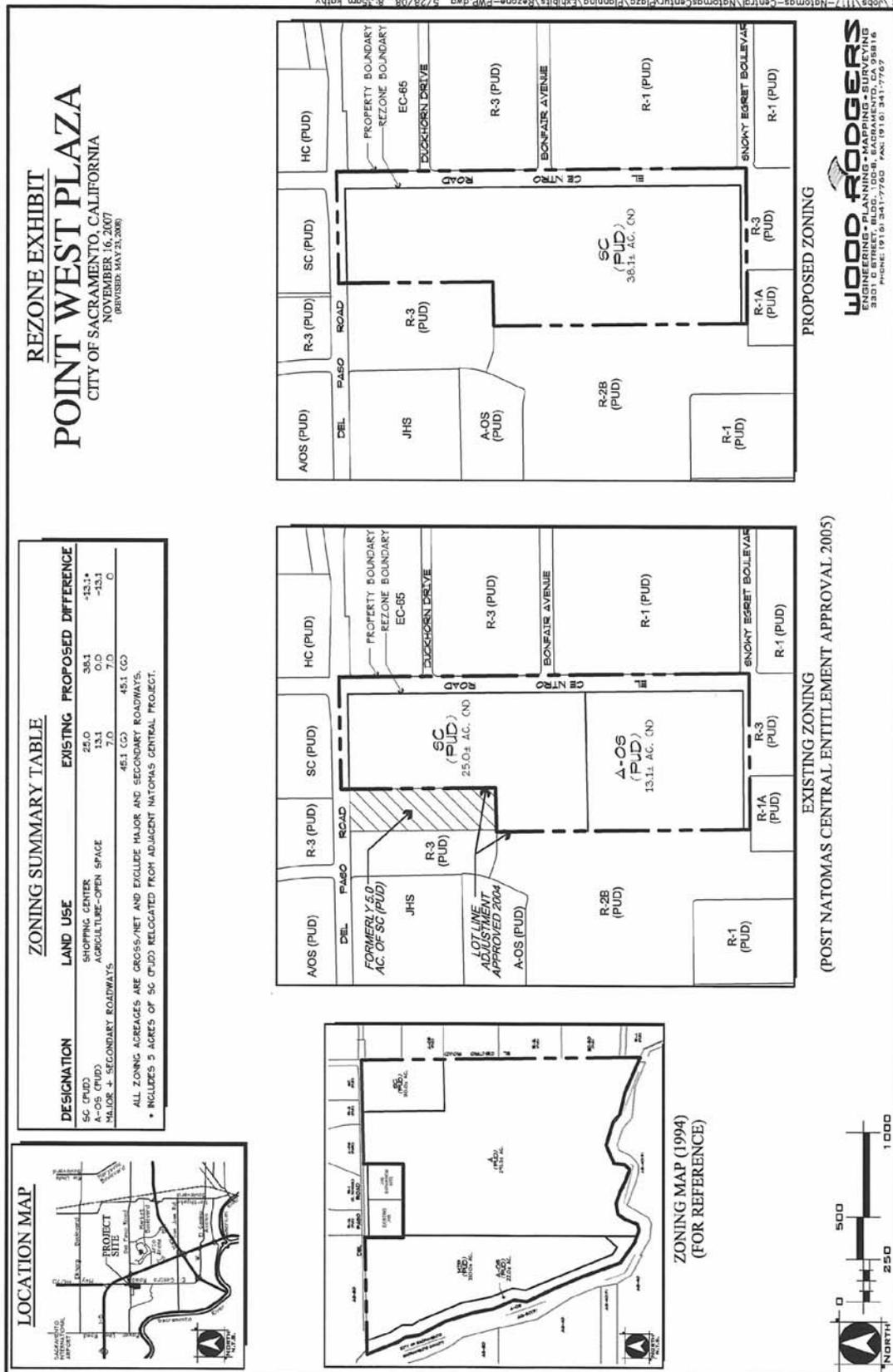
Section 2. Rezoning of the property shown in the attached Exhibit A, by the adoption of this Ordinance, will be considered to be in compliance with the requirements for the rezoning of property described in the Zoning Code, as amended, as those procedures have been affected by recent court decisions.

Section 3. The City Clerk of the City of Sacramento is directed to amend the official zoning maps, which are part of the Zoning Code, to conform to the provisions of this Ordinance.

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Exhibit A: Rezone



Attachment 11: Project Walkability FeaturesWalkability Features at Point West Plaza

Point West Plaza is a mixed-use retail center with a substantial office component. The variety of uses will encourage shoppers to stop for lunch, have coffee, shop for a book, drop something off at the dry cleaners and visit the dentist, all without need for a car. Having approximately 3,400 homes within a one-half mile radius makes the Point West Plaza particularly attractive for pedestrians. Specific pedestrian amenities are:

- A shaded one acre plaza for conversation, dining, coffee and relaxing.
- Five feet wide, clearly marked sidewalks connecting all parts of Point West Plaza and providing safe pedestrian access.
- Wide, covered, shaded walkways in front of every shop to protect pedestrians from hot sun, rain and wind and encourage walking in all weather.
- Pedestrian benches at regular intervals in shady locations to create opportunities for socialization and encourage strolling throughout Point West Plaza.
- Eight points of ingress and egress to give easy access from surrounding neighborhoods and reduce congestion.
- Excellent direction signage and multiple information kiosks to permit pedestrians to find easily all destinations on foot.
- Signalized intersections with pedestrian controls at Manera Rica Drive, Del Paso Road, Bonfair Avenue, and Duckhorn Drive to make for easier pedestrian access from nearby homes and local hotels. (Note: the signal at Duckhorn Drive has been requested by the Owner but has not yet been approved by the City.)
- A parking lot designed to provide 30% more trees to encourage walking even on hot summer days.
- Opportunities for specialty vendor carts with coffee, ice cream, gift items and more to encourage exploring Point West Plaza on foot.
- A dedicated bus stop at corner of Del Paso Road and El Centro Road to encourage transit use.

Exhibit A: Project Walkability Features

POINT WEST PLAZA

TSAKOPOULOS INVESTMENTS 7423 FAIR OAKS BOULEVARD STE - 10 CARMICHAEL CALIFORNIA 95608 TEL-916-972-7000

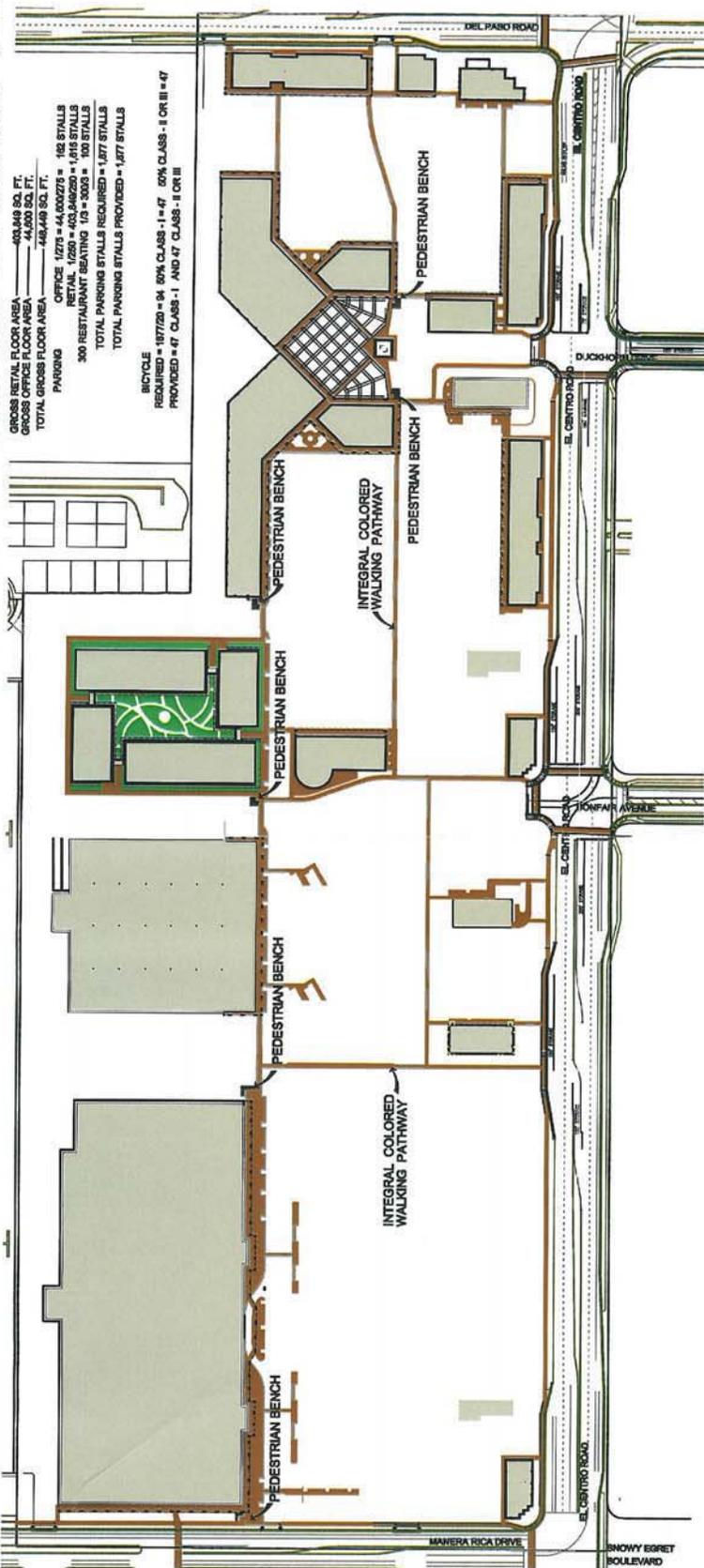
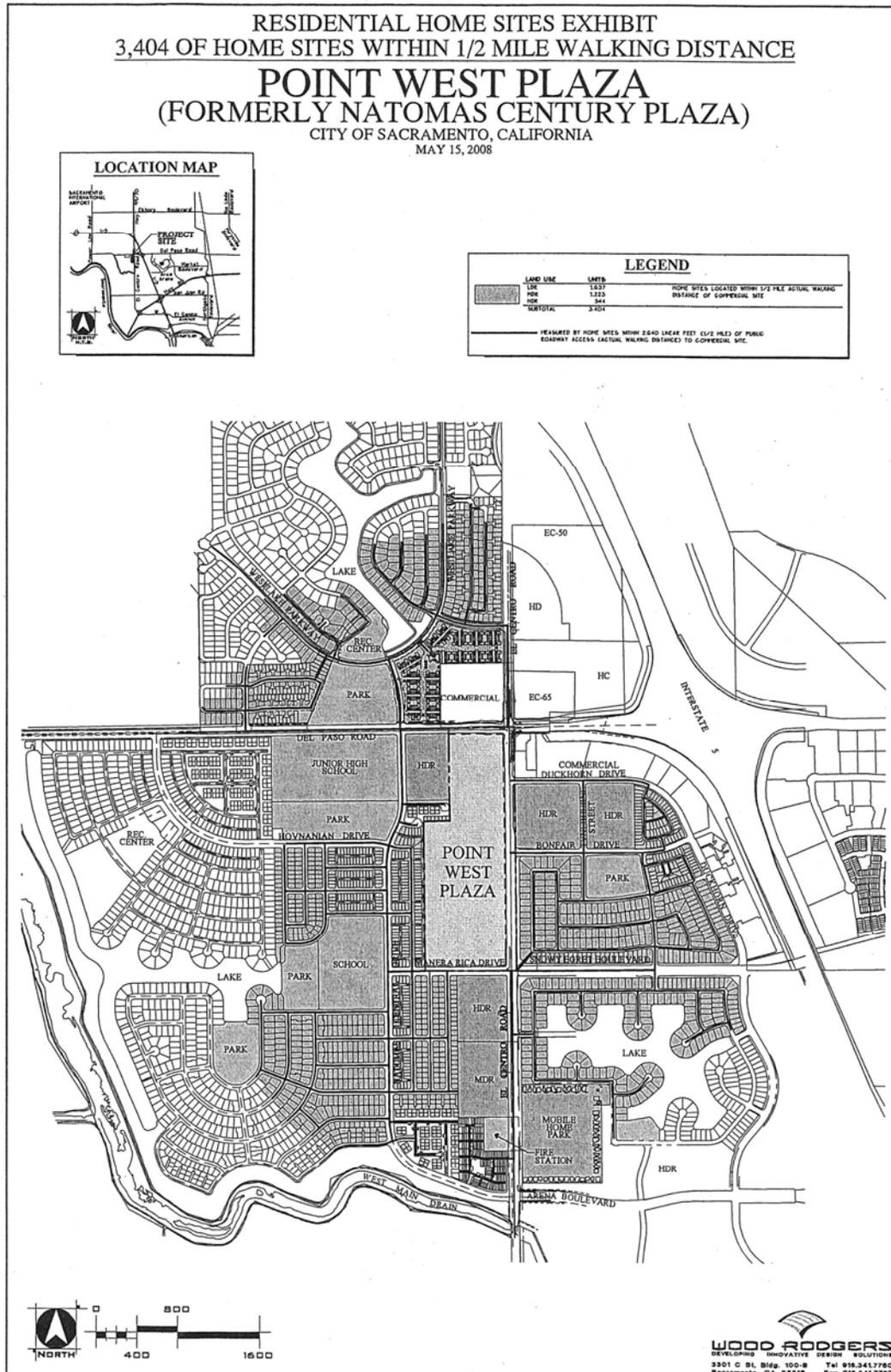


Exhibit B: 1/2 Mile Walkability Map



Attachment 12: Community Comment Letters

August 26, 2008

Jamie Cutlip, Assistant Planner
 Development Services Department
 City of Sacramento
 300 Richards Boulevard
 Sacramento, CA 95811

RE: Point West Plaza

Dear Ms. Cutlip:

The Tsakopoulos team met with WALKSacramento on August 21 to discuss their responses to our August 3 comments on the Point West Plaza project. The project incorporates many pedestrian-oriented features that WALKSacramento believes will create a pedestrian-friendly shopping center.

We are pleased with the changes the applicant has proposed: the landscaped area between the El Centro Road sidewalk and the parking lot will be widened and a row of trees planted; the loading area at Lot 1 will be improved by several changes suggested in the applicant's August 20 memorandum to WALKSacramento; a crosswalk on the north side of the Duckhorn Drive and El Centro Road intersection; and a large pedestrian landing at the northwest corner of Del Paso Road and El Centro Road.

The remaining pedestrian related deficiency of the project is due to an existing condition – the residential developments along the west side of Point West Plaza. The approved high-density multi-family and medium density single-family residential development in Natomas Central abutting the western edge of the community-commercial designated Point West Plaza site was not configured to provide vehicular or pedestrian access. Therefore, along the 0.6-mile-long western edge of Point West Plaza there will be a solid six-foot high wall. We understand the immense challenge to remedying such a situation and for this reason we support the changes brought forward by the developer and support going forward with this project.

If we are to build walkable communities that maximize pedestrian access to commercial and other uses, the context of projects beyond their site boundaries needs to be addressed at the beginning of the design process. To do this, it is critical to show the specific relationships of proposed projects to all existing and future developments within ¼ to ½ mile and outline the potential pedestrian circulation patterns and potential barriers to pedestrian circulation. By doing this, such discrepancies in the pedestrian circulation pattern can be addressed early and pedestrian access can be maximized.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Holm". The signature is fluid and cursive, with the first name "Chris" being more prominent than the last name "Holm".

Chris Holm
Project Analyst

cc: Angelo Tsakopoulos
Bryan DeBlonk



909 12th Street Ste 114 Sacramento, CA 95814 (916) 444-6600 www.sacbike.org

December 31, 2007

Advisory Board

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Manley, LLP*

Craig Stradley
Principal
*Mogavero Notestine
Associates*

Jim Streng
Partner
Streng Brothers Rentals

Angelo Tsakopoulos
Tsakopoulos Investments
7423 Fair Oaks Blvd, Suite 10
Carmichael, CA 95608

Re: Natomas Century Plaza

Dear Mr. Tsakopoulos:

Thanks for taking the time to meet with me and Anne Geraghty of WALKSacramento in November.

I wanted to emphasize and add to some of the comments I made at our meeting.

While efforts have been made in the planning to make the project pedestrian friendly via covered walkways with colonnades and having a plaza area, having some onsite amenities is not enough. There also needs to be good access. Direct, convenient, safe and desirable pedestrian and bicycle access to the site are more important than pedestrian amenities on the site. The onsite amenities are certainly nice to have, though they will be somewhat lost in the large expanse devoted to automobile parking.

Ideally the project site would have been divided into multiple smaller blocks offering more on street parking, greater opportunities to site buildings on the street, street access for pedestrians and bicyclists from the west, more opportunities for bicyclists and pedestrians to cross El Centro Road to the east and a greater choice of routes for bicyclists and pedestrians. As it is, the project requires roundabout travel to access it from the west and east. That extra travel distance will discourage and significantly reduce trips by foot and bike.

We strongly believe there should be access directly to the project from the west through an inviting entrance that allow passage through the planned wall. There are at least two logical points to provide this access from the Natomas Central development at existing streets which terminate near the wall.

With more than 2,000 parking spaces proposed, we believe the project will have excess parking capacity. This will result in less intense and less cost-effective use of the property. Less parking and two-story mixed use buildings might make more efficient use of the project area. If the project provided

better neighborhood bicycle and pedestrian access, less parking would be needed.

We recommend that retail uses be sited directly on the streets, with parking, under, behind or to the sides of stores. Main entrances should be from the street, not the parking lots.

The project should have well-designed, well-located and high quality short term bike parking for customers and other visitors and secure long term bike parking for employees. We recommend using the Association of Pedestrian and Bicycle Professional Bicycle Parking Guidelines to help select and place bike racks for short term parking. This document and our long term bicycle parking guidelines for employees are available on our Web site, sacbike.org.

SABA is a nonprofit corporation with more than 1,400 members. We represent bicyclists. Our aim is more and safer trips by bike. We're working for a future in which bicycling for everyday transportation is common because it is safe, convenient and desirable. Bicycling is the healthiest, cleanest, cheapest, quietest, most energy efficient and least congesting form of transportation.

Yours truly,



Walt Seifert
Executive Director

cc: Karen Diepenbrock

Mark Kraft, City of Sacramento Development Services

From: Balestreri, Rich [mailto:rbalestreri@khov.com]
Sent: Wednesday, August 13, 2008 4:18 PM
To: agtesq@jps.net
Cc: Ryan, Gracie; Putnam, Ray; Steve Heath
Subject: Access to commercial

We have had a chance to review the issue of access to your commercial property through either Villages B or Q. We have found this to be problematic for a number of reasons:

- Access through Village Q is not available because it is a common interest subdivision with private streets and walks, not compatible with access by the general public.
- Access at Village B, which shares a border with Village Q at Baffin Court, contains a large SureWest vault and will include a mailbox structure to serve the surrounding homes. Additionally, this parcel will be owned by the Westshore HOA and we would not recommend the HOA incur the liability of ownership.
- Access at either of those two points does not seem to be compatible with your existing site layout either, as they appear to enter into your truck traffic area.
- We would much rather see pedestrian and bicycle access from our community come into your property from Manera Rica Way or Del Paso Road where the public can take advantage of the existing sidewalk and bike trail system. Especially, in light of the current design of Lot A (the former school site) which incorporates direct access to the lake and future park from Natomas Central Drive and which will offer pedestrian and bicycle access to a large part of the southern portion of the Westshore Community.

Incidentally, the Village Q and Village B lots are not owned by K. Hovnanian and we make the comments above as the concerned master plan developer of the Westshore community. I have included the owner's representative in this e-mail distribution. Should have any questions or further comments; feel free to give me a call.

Best regards,

Rich Balestreri

Senior Vice President
K. Hovnanian Homes



NATOMAS COMMUNITY ASSOCIATION

3291 TRUXEL ROAD,
SUITE 27, SACRAMENTO, CA,
95833

WWW.NATOMASCOMMUNITY.ORG

Jamie Cutlip, Assistant Planner
City of Sacramento
Development Services Department
300 Richards, 3rd Floor
Sacramento, CA 95811

August 13, 2008

Dear Jamie,

The Board of Directors of the Natomas Community Association (NCA) has voted to approve the following resolution in support of Tsakopolous Investments' Point West Plaza (formerly known as the Natomas Century Plaza) project.

The Natomas Community Association supports Tsakopolous Investments' proposal for the Point West Plaza retail center located at the southwest corner of El Centro and Del Paso Roads. The project is consistent with the North Natomas Community Plan's designated uses for the site. The project incorporates a well-designed site plan featuring community amenities and quality architecture, and we believe it will be well-received by area residents. We also appreciate Mr. Tsakopolous' extensive efforts to reach out to the community, consider its comments and concerns, and modify the project to accommodate them.

Sincerely,
Linn Hom
NCA President

>>> George and Vickie Minor <geovick92@yahoo.com> 08/14/2008 10:02 AM >>>

Mayor Fargo, Councilman Tretheway and Asst. City Planner Jamie Cutlip---

I am writing to let you know of our support for the Point West Plaza project that is being proposed to serve our portion of the North Natomas Community Plan. Citizens of our community have met several times with Angelo Tsakopoulos and members of his planning team. We have been impressed with the design and proposed quality of the project, the professionalism they have displayed, their willingness to seek out public comments and address those ideas and concerns and the types of businesses they are seeking as tenants. Without exception, every member of our community that I have spoken to about this project is in favor of this development.

This area of North Natomas (west of I5) has little varied commercial development. Our community strongly embraces the Point West Plaza proposal and we encourage you to give favorable backing to this application. Thank you for your time and consideration of this matter.

Sincerely,

George Minor
President, Sundance Lake Homeowners Association
916-928-7081

The Concerned Residents of Westlake and North Natomas

Tuesday, August 26, 2008
Delivered Via Facsimile and E-Mail

Ms. Jamie Cutlip, Assistant Planner
City of Sacramento
Development Services Department
300 Richards, 3rd Floor
Sacramento, CA 95811
JCutlip@cityofsacramento.org

Re: Support for Point West Plaza Project (P05-027)

Dear Ms. Cutlip:

I am writing to advise you of our support for the Point West Plaza Project. The project, located on the southwest corner of Del Paso Road and El Centro Road will be adjacent to the Community of Westlake, in North Natomas, West of Interstate 5. Designated for 403,849 square feet of retail uses and 44,600 square feet of office uses, Point West Plaza is a well planned, well designed center that has broad support from the Westlake neighborhood and others in the Natomas Community.

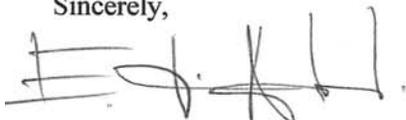
From its inception, Point West Plaza was identified as the community commercial site to serve our portion of the North Natomas Community Plan, a plan that the City of Sacramento adopted almost 15 years ago. Acting as a community member, the project developer has been forthcoming not only with information, but has also honestly incorporated the community into planning the site, and has afforded us real, timely and tangible site plans.

Point West Plaza and its developer have honored their original designation and have worked in a spirit of honest and mutual cooperation with the community to address issues specific to site design, traffic and the safety of nearby school children (Natomas Middle School/Westlake Charter School).

As you may know, The Concerned Residents of Westlake and North Natomas have been outspoken with regard to "smart growth" and the vision that was originally planned for all of Natomas. We believe in smart growth and smart planning and are careful about our endorsements, as these are projects that will impact not only Natomas, but the City of Sacramento for years to come. We are happy to endorse this project and will continue to work with the developer to ensure that the commitments to the community are honored.

In advance, thank you for your time and consideration.

Sincerely,



E. Jesús Arredondo
For The Concerned Residents of Westlake and North Natomas



Creekside Neighborhood Association
 www.creeksideneighbors.blogspot.com

Creekside Board Members

Leadership

Angelique Ashby, President
 Zarha Ruiz, Vice-President
 Allison George, Secretary

Elected Members at Large

Isis Keigwin
 Maricel Feser

City of Sacramento, Development Service Dept.
 Planning Division (Committee)
 City Hall
 915 I St., 3rd Floor
 Sacramento, CA 95814

RE: P05-027 Point West Plaza Project

August 2008

Creekside recently had the opportunity to meet with the developer's team working on the Point West Plaza Project in North Natomas. We were impressed with the team's dedication to the community. It is important to our Association that developers work with the neighborhoods to be responsive to local needs.

For example, the flow of traffic and the design for crosswalks and intersections on the Point West Project is well thought out and will help children attending the nearby schools traverse safely to and from their homes each morning and afternoon. We were also impressed with the design plan's attempt to make room for small shops, restaurants and possibly boutique type stores – something Natomas residents often ask about.

Our community has a few concerns about the project that we shared with the project team. For example, we believe there will be a need to work with the school district and the local school administration to address/prevent truancy and loitering of youth on these retail premises that border a middle school campus.

It is also of some concern that the set up of the gas station along El Centro – near the proposed fast food site is similar to the set up of the Shell gas station and Carl's Jr. in the Raley's shopping center on Del Paso Rd., which has had many problems with loitering.

Creekside has heard from several developers over the past three years and has learned that no project is perfect in every way – therefore it is extremely important that the community feels the developer is a partner not only in the project design but in the future of our region. We trust that this developer and his team will work to address these and other potential issues that arise as this project unfolds.

We would like to join our neighboring community, Westlake, in supporting the Point West Plaza Project, not because it is perfect, but because the team that Mr. Tsakapolous has assembled has presented themselves as partners and advocates for the families of North Natomas. If you have any questions or concerns or would like to speak to our leadership, please feel free to contact me by email (ashbyangelique@yahoo.com) or by phone (916-813-3458) anytime.

Thank you,
 Angelique Ashby, JD
 President,
 Creekside Neighborhood Association

CC: Councilmember, Ray Tretheway; Lewis Communities; Regency Park Neighborhood Association; Natomas Park Home Owners Association; North Natomas Alliance; Westlake; City Planning Dept.; Terrace Park Community Association; Witter Ranch Alliance; West Natomas Community Association; Natomas Community Association; Natomas Park Planning Committee; Natomas Middle School (Principal)

**APPENDIX A:
POINT WEST PLAZA
PLANNED UNIT DEVELOPMENT
DESIGN GUIDELINES**

This information/document is available on the City of Sacramento Website at:
http://www.cityofsacramento.org/webtech/streaming_video/live_council_meetings.htm
under Future and Archived Meetings and is on file in Hard Copy in the Office of the City Clerk at 915 I Street, Historic Building, First Floor.