

ALLEGHANY PROPERTIES LLC

2150 River Plaza Drive, Suite 155 • Sacramento, California 95833 • (916) 648-7700

✓ ENTERED
INTO MATRIX

July 2, 2008

Tom Pace
City of Sacramento
915 I Street, 3rd Floor
Sacramento, CA 95814

Re: General Plan Update
Southwest Corner Arena Blvd. & Truxel Road
Natomas Crossing PUD
APNs: 225-1250-002 & 005

Dear Tom,

Thank you for meeting with me regarding Alleghany Properties' concerns of the proposed General Plan Amendment for the property noted above. As we discussed, our concern is based on what we perceive as a drastic land use change for the 17 acre property from its current Neighborhood Commercial/Office designation to an Urban Center High designation.

After considering the information you have provided, we still believe the change is much too drastic not only for our current development plans, but for the community in general. While we currently have a mixed used development planned for the site, any changes to our current plan which requires further entitlements may be met with confusion and resistance when considering the proposed Urban Center High designation. The development we have proposed is consistent with the original intentions of the community plan and are clearly consistent to the adjacent existing development.

We understand and support the Urban Center High designation as a wise reuse of the "Arco Arena" property. However, our site is clearly separated from the Arena property by Arena Boulevard, and is the only Urban Center High designated property which is not directly contiguous. Also, if designated, our site would be clearly inconsistent with the adjacent properties and existing neighborhood as currently developed, and as proposed in the General Plan update. It seems our site would fit much better into the community and General Plan as a property with densities which transition to the higher densities proposed at the Arco Arena property.

Please consider designation of our property to a use such as Suburban Center. This would be much more in keeping with our current development plans, the existing adjacent development, and would also allow rather high densities for both residential and commercial if warranted in the future.

By way of this letter, please recognize our opposition to the proposed General Plan designation to Urban Center High on our property. Also, please note our support for a designation more consistent with the current community plan designation and our current development proposal which is secured by a development agreement, such as Suburban Center.

I'll look forward to your reply at your earliest convenience. If you have any questions please contact me at 916-648-7711.

Thank you,

A handwritten signature in black ink, appearing to read 'Greg Guardino', with a large, stylized flourish at the end.

Greg Guardino
Alleghany Properties LLC
2150 River Plaza Drive, Suite 155
Sacramento, CA 95833