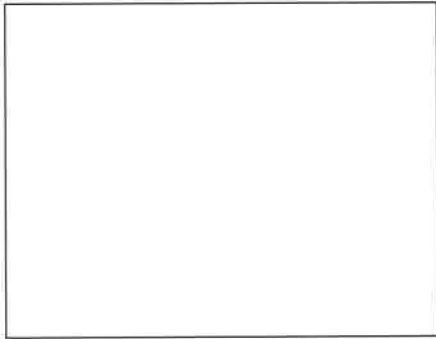


County of Sacramento
 Community Development Department
 827 7th Street, Room 230
 Sacramento, CA 95814
 (916) 874-6141



Planning Application Form

This application form is required as part of any planning development request. Other required items are indicated on the accompanying instructions and checklists. It is the applicant's responsibility to ensure that application packages are complete and accurate.

PLEASE CALL (916) 874-6141 TO SCHEDULE AN APPOINTMENT TO FILE.

Application Requests (check all that apply)

- | | | |
|---|--|---|
| <input checked="" type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Community Plan Amendment | <input checked="" type="checkbox"/> Rezone |
| <input checked="" type="checkbox"/> Tentative Subdivision Map | <input checked="" type="checkbox"/> Tentative Parcel Map | <input type="checkbox"/> Affordable Housing Plan |
| <input type="checkbox"/> Variance | <input type="checkbox"/> Special Review of Parking | <input type="checkbox"/> Special Development Permit |
| <input type="checkbox"/> Exception | <input type="checkbox"/> Design Review | <input type="checkbox"/> Development Plan Review |
| <input type="checkbox"/> Use Permit | <input checked="" type="checkbox"/> Other Specific Plan Amend. | |

- This request is part of pending, or approved application Control #
 I request a Community Council Early Review (Note: Early Review mandatory in some communities)

| | | |
|--|-----------------------------|-------------------|
| Site address: 16 TH St/KasserRd | Assessor's Parcel Number(s) | |
| Project Name: Northborough | 203-0010-001,-003 | 203-0010-015,-016 |
| Gross Acres: 287± acres | 203-0020-013 | |

Contact Information

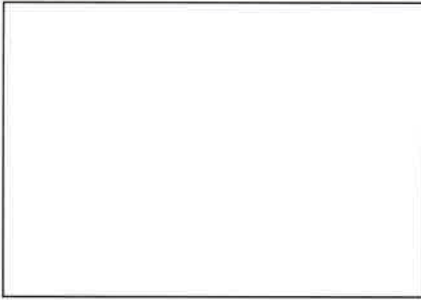
| | | | | |
|-----------|-------------------------------------|-------------------------------------|--------------------------|--|
| Applicant | Name: River West Investments | | Contact: Bret Hogge | |
| | Address: 3001 I Street, Suite 130 | | City: Sacramento | |
| | State/Zip: CA/95816 | Email: bhogge@river-west.com | Phone: 916-379-0955 | |
| Owner | Name: Gibson Ranch LLC, et al. | | Contact: Brian Vail | |
| | Address: 3001 I Street, Suite 130 | | City: Sacramento | |
| | State/Zip: CA/95816 | Email: bvail@river-west.com | Phone: 916-379-0955 | |
| Other | Name: Wood Rodgers, Inc. | | Contact: D. Pasquantonio | |
| | Address: 3301 C Street, Bldg. 100-B | | City: Sacramento | |
| | State/Zip: CA/95816 | Email: dpasquantonio@woodrodgers.co | Phone: 916-919-7999 | |

- Engineer Architect Developer Owner

| | | | | |
|-------|------------|--------|----------|--|
| Other | Name: | | Contact: | |
| | Address: | | City: | |
| | State/Zip: | Email: | Phone: | |

- Engineer Architect Developer Owner

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 Community Planning & Development Department
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Legal Authority and Consent to File Application

Hyperlink to direction: instructions.doc

The submitted information and accompanying documents are true and accurate to the best of my knowledge. I agree to pay all fees required to complete processing of this application. I understand that the initial deposit for the Planning Department is a deposit to be applied against actual costs based on set hourly rates and actual time and materials used. I understand that additional fees may be required if actual costs exceed the amount of the deposit. I also understand that a cost estimate will be prepared at the time of initial review, and if actual time and material costs reach 80% of the initial deposit, and if the Planning Department determines that the final actual cost will exceed the initial deposit, an additional deposit will be required in order for work on the project to continue. I understand that additional fees for the preparation of required environmental documentation pursuant to the California Environmental Quality Act may be required based on set hourly rates and actual time and materials used. I also understand that once this application is deemed complete, I will receive a separate letter from the Department of Environmental Review and Assessment, if necessary, requiring a deposit of 100% of the estimated costs of environmental document preparation in order to continue with my application process.

I hereby give permission to County staff and other authorized personnel to conduct site inspections and post public notification signs on my property during the processing of this application. I consent to the posting of my address and contact information and the address and contact information of all parties to this application on any website maintained by the County of Sacramento. I also agree not to alter the physical condition of the property during the processing of this application by removing trees, demolishing structures, altering streams, and grading or filling. I understand that such alteration of the property may result in the imposition of criminal, civil or administrative fines or penalties, or delay or denial of the project.

Applicant shall defend, indemnify and hold harmless Sacramento County and its agents, including consultants, officers and employees from any claim, action or proceeding against the County of Sacramento or its agents, including consultants, officers or employees to attack, set aside, void, or annul the approval of this application or adoption of the environmental document which accompanies it. This indemnification obligation shall include, but not be limited to, damages, costs, expenses, attorneys fees, or expert witness costs that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, including any claim for private attorney general fees claimed by or awarded to any party against the County. The County shall promptly notify the applicant of any claim, action or proceeding. Notwithstanding the foregoing, the County shall control the defense of any such claim, action or proceeding unless the settlement is approved by the applicant and that the applicant may act in its own stead as the real party in interest in any such claim, action or proceeding.

The subject property is on the Hazardous Waste and Substances Site List developed pursuant to AB3750

Yes No www.envirostor.dtsc.ca.gov/public/

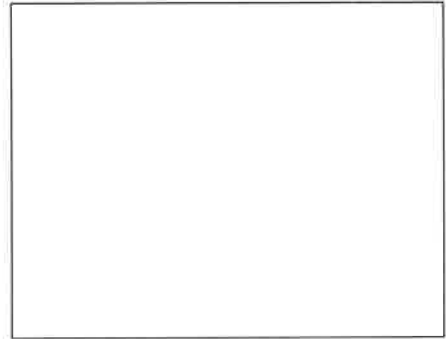
APPLICATIONS WILL NOT BE ACCEPTED WITHOUT SIGNATURE(S) OF LEGAL OWNERSHIP OR OFFICIAL AGENT. AUTHORITY TO FILE (check one)

Ownership Contract to Purchase* Letter of Authorization* Power of Attorney*

*Must Attach Evidence

| | |
|---|---------------|
| Owners/Agents* Name: | |
| Signature: | Date: |
| Owners Name: Gibson Ranch, LLC., Managing Member – Brian Vail | |
| Signature: | Date: 4-19-13 |
| Owners Name: | |
| Signature: | Date: |

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Statement of Applicant Responsibility

Hyperlink to direction: [instructions.doc](#)

Please read the following statement outlining your responsibilities in the application hearing process.

An amendment to California Law (AB 884), adopted in 1977 and effective January 1, 1978, requires the County of Sacramento and all other jurisdictions in the state to take final action to approve or disapprove a request like yours within one year of the County's acceptance of your application as complete. In most cases, the County has approved requests like yours in significantly less time. However, the legislation now requires the County to "count down" the days so that requests are not inadvertently approved without approval by the Board of Supervisors or a designated body.

The law requires Sacramento County to inform you within 30 days after the application is submitted if your application is incomplete for our needs. If the application is complete and has all the information we need, the processing will be initiated immediately. If additional data is needed, a letter will be sent to you specifically stating the information needed. The staff will not certify the applications completed until all the requested items have been submitted to the County and the required fees have been paid.

PLEASE BE ADVISED THAT THIS APPLICATION IS NOT APPROVED UNTIL THE ULTIMATE HEARING BODY HAS TAKEN ITS FINAL ACTION AND ALL APPEALS EXHAUSTED. ANY RECOMMENDATIONS OR COMMENTS BY STAFF OR ACTIONS BY INTERMEDIATE HEARING BODIES ARE ONLY ADVISORY AND SHOULD NOT BE RELIED ON FOR THE PURPOSES OF MAKING FINANCIAL COMMITMENTS.

Your application will be heard in a public hearing, and it is important that a reasonable effort be made to advise your neighbors or adjoining property owners (those within 500 feet of your property) of the time and date that your application will be heard. This provides an opportunity for those most affected by a proposed use to provide input to the hearing body. The County is required by law to notify all those property owners within 500 feet that are shown on the latest assessment roll. It is the responsibility of the applicant to contact the Assessor's Office and list the names and addresses on a form that is attached to the application. Following is a statement for the applicant to read and sign.

I understand that it is my responsibility to pay the entire filing fees at time of submittal. Also, the application is not considered complete until the total Planning Department fees have been collected.

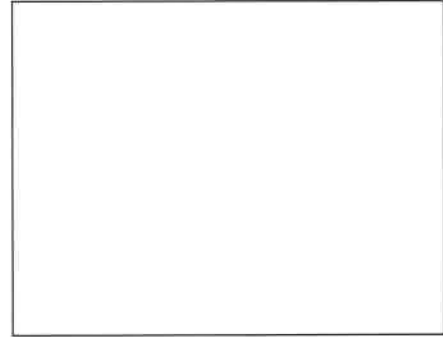
I understand that it is my responsibility to prepare a 500-foot radius map as described on the "Instructions to Applicant" sheet, to list all the parcel numbers within the 500-foot radius, and to record the name and address (including zip codes) of the property owners of all parcels. I certify that a) the property owner's list is complete and accurate as shown on the latest assessment roll in the County Assessor's Office, and b) I have read and understand the above information regarding application processing.

My mailing list includes a total of 4 pages and 116 property owners.

Signed _____

Date 4-19-13

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Additional Requirements

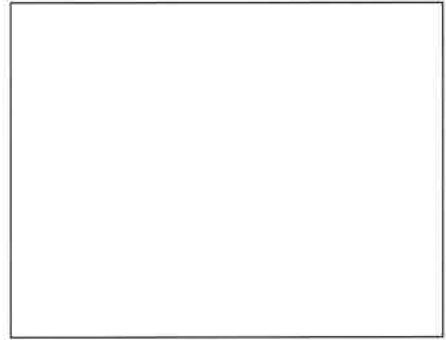
- I have contacted the Sacramento County Department of Water Resources division of Storm Water Quality at (916) 874-1353 to determine if my project requires Source Controls, Runoff Reduction Measures, or Treatment Controls. ***These requirements can dramatically change a project so early consultation is highly recommended.***

- I understand that pursuant to State Fish and Games Code Section 711.4, a filing fee is required for all projects processed with a Negative Declaration or Environmental Impact Report unless it has been determined by the California Department of Fish and Game that the project will have no effect on fish and wildlife. The fees are collected by the Sacramento County Department of Environmental Review and Assessment for payment to the State. I understand that I will be notified of the fee amount upon release of the environmental document for the project. To avoid this fee I understand I must complete a NO Effect Determination Form with the California State Department of Fish and Game. ***Contact DERA for more information.***

- I understand that all applicants are required to provide a Neighborhood Outreach Plan. I will include my neighborhood outreach plan in my Justification Statement. Contact the Sacramento County Department of Neighborhood Services for more information 10425 Norden Ave Sacramento, CA 95655 Phone: (916) 231-0038 www.dns.saccounty.net

- I understand that a Community Council Early Review/Preliminary Hearing may be required for this project. This review will take place during a regularly scheduled Council meeting and will be noticed to all property owners within 500 feet of the subject property. The review is designed to allow the Council and community to gather information and provide comments for the applicant to consider during the initial phases of the project. No action will be taken at that meeting. Contact the Sacramento County Planning Department at 874-6141 to determine if your project will be subject to this review. Applicants may request an early review as well.

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**Justification Statement and
Neighborhood Outreach Plan**

The Justification Statement is a comprehensive explanation of the applicant's project/ request. It should include background information, reasoning and the goal(s) of the project/ request. The Neighborhood Outreach Plan describes how the applicant plans to inform the neighbors (owners within the 500 foot radius map) about the project and address community concerns. Please see direction for more information.

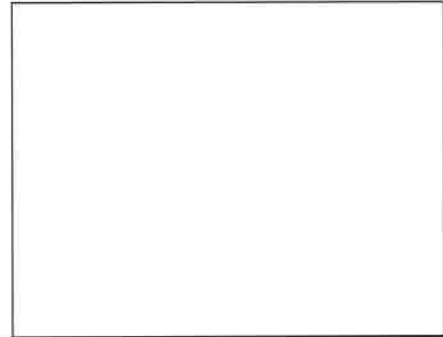
Justification Statement

SEE ATTACHED

Neighborhood Outreach Plan

SEE ATTACHED

County of Sacramento
Community Development Department
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Sacramento, CA 95814
(916) 874-6141



Rezone Application

| | |
|--|---|
| General Plan Amendments | Entire parcel(s) to be rezoned? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Agricultural-Residential 1-10 acers/ unit (Existing General Plan Designation) | Gross Acres being rezoned 287± acres |
| Low Density Residential 1-12 unit/ acre (Preposed General Plan Designation) | |
| Community Plan Amendments and Rezones | |
| AG- 5Density RD- 5Density RD- 7Density RD- 10Density | |

Description of existing zoning and any proposed zoning changes and of existing and proposed uses of the property;

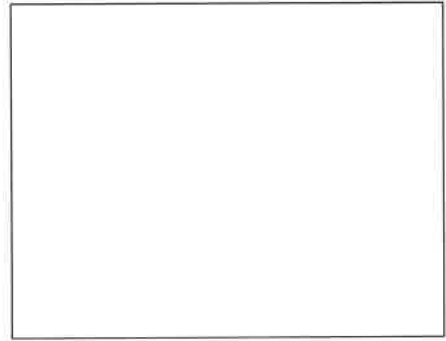
Application seeks a General Plan Amendment, Rezone, and Specific Plan Amendment to redesignate the property for suburban development, consistent with the existing and planned land uses in the vicinity of the Plan Area.

General Plan Amendment from AR 1-10 to LDR 1-12.

Rezone from AG-5ac min. to RD-5, RD-7, RD-10 and 0.

Specific Plan Amendment from AR-1-5 to RD-3, 4, 5, RD-6, 7, Park, and Detention/Joint Use.

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Design Review Narrative

Hyperlink to direction: [instructions.doc](#)

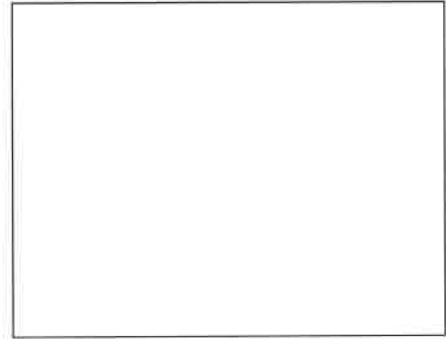
The Design Review Narrative is an explanation of how the proposed project meets the Community's Design Guidelines.

Design Review Narrative

Under separate cover.

n/A

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Variance Supplemental Application Form

Hyperlink to direction: [instructions.doc](#)

In order for a Variance to be granted, mandatory findings must be made. To assist in understanding why a Variance is necessary for your project, please describe below how your project qualifies under the following findings. Variances shall not be granted for authorized uses or activities which are not otherwise expressly authorized by the Zoning regulation governing the parcel.

Finding 110-20 (a): Because of special circumstances peculiar to the subject property, including size, shape, topography, location or surroundings; or because of the location of Heritage or Land Mark Trees as defined and regulated by Chapter 19.04 of the Sacramento County Code the strict application of the requirements of this Code would deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zone classifications.

DESCRIBE WHAT SPECIAL CIRCUMSTANCES ARE APPLICABLE TO THE PROPERTY THAT PREVENT CONFORMANCE TO PERTINENT ZONING REGULATIONS:

Finding 110-20 (b): The grant of the variance would not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which the subject property is situated. (Special circumstances particular to subject property are leading the property owner to be deprived of privileges).

DESCRIBE WHY GRANTING A VARIANCE WOULD NOT BE A SPECIAL PRIVILEGE: