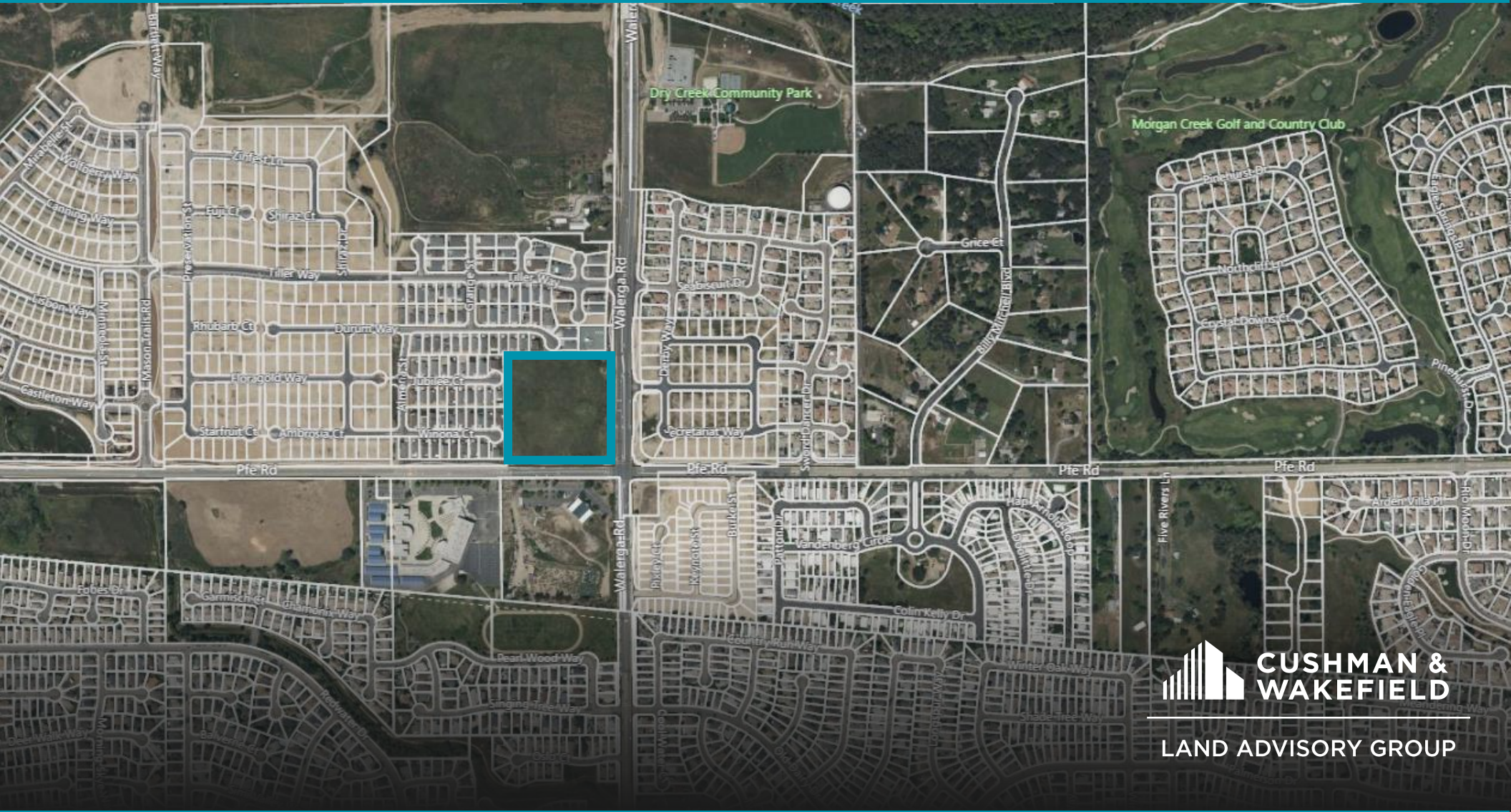


NWC WALERGA RD & PFE RD

PLACER COUNTY, CALIFORNIA



LAND ADVISORY GROUP

Executive Summary

Cushman & Wakefield (“C&W”) is pleased to be provide the following information for developable land located on the NWC of Walerga Road and PFE Road in unincorporated Placer County, California.

Property Description

The subject property is located on the NWC of Walerga Road & PFE Road in unincorporated Placer County, California. The site is a single parcel totaling 10.0 +/- acres and has a general plan zoning designation of commercial planned development (Placer County Zoning Ordinance) within the Riolo Vineyard Specific Plan. This land use allows for the development of a variety of commercial and residential uses.

Placer County APN: 023-221-007-000

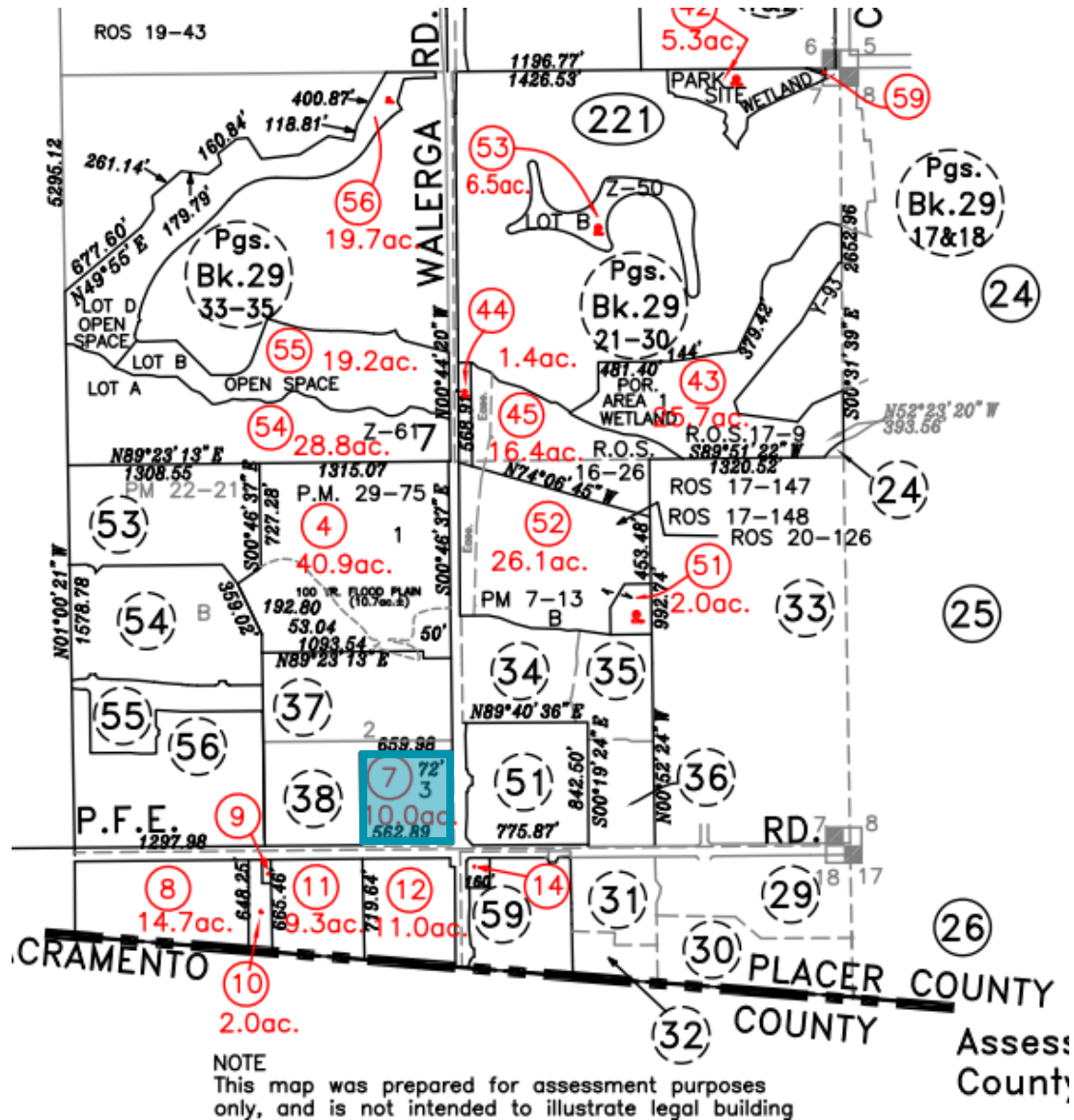
Zoning: CPD-Dc

Parcel Size: 10.0 +/- Acres (435,600 +/- SF)

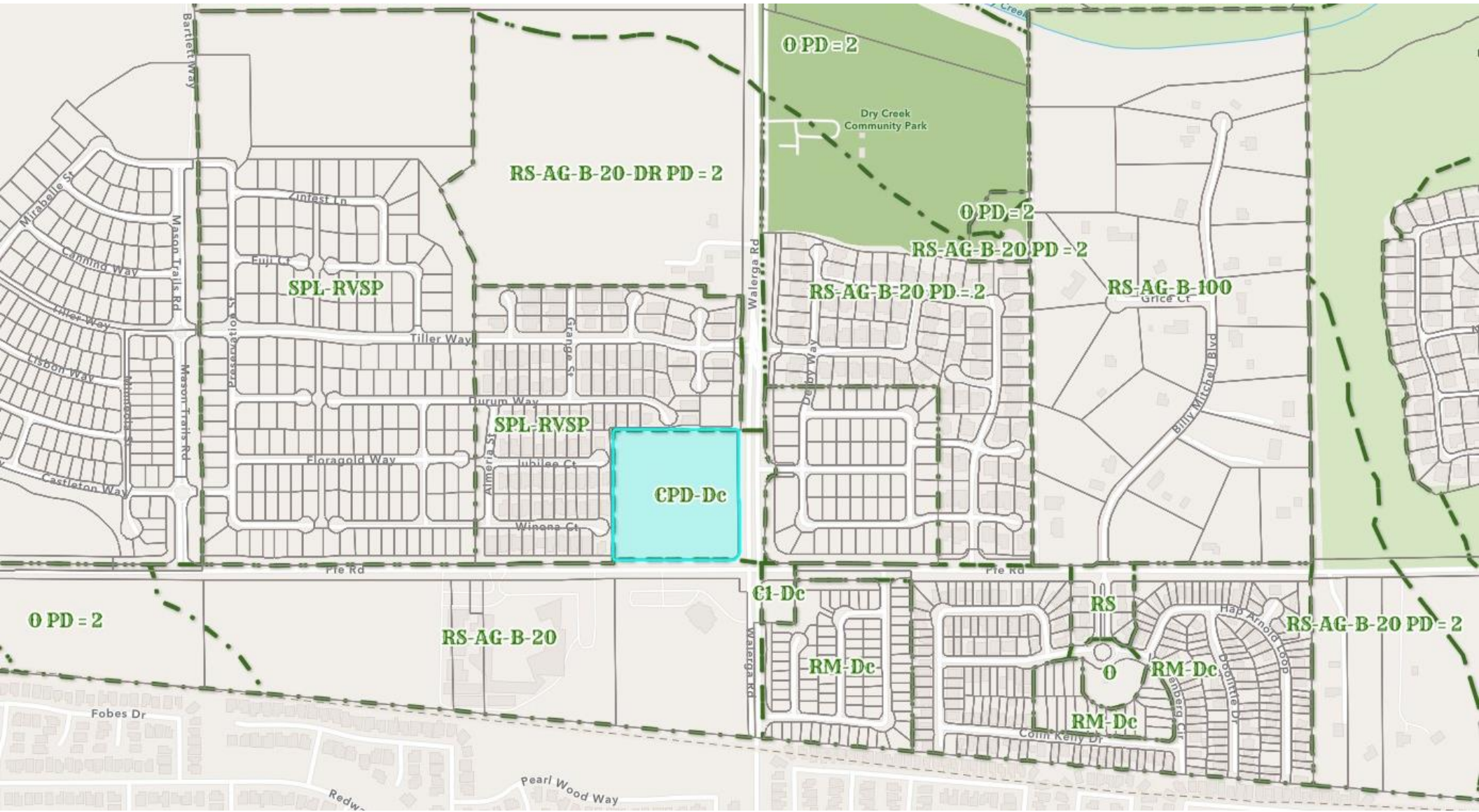
Price: The property is being offered unpriced



Parcel Map



Placer County Zoning



Permitted Uses

Residential:

Zoning Clearance required

Caretaker and employee housing (Section 17.56.090)

Single-room occupancy residential housing (30 or fewer units)

Minor Use Permit required

Single-room occupancy residential housing (31 or more units)

Conditional Use Permit required

Emergency shelter, 60 or fewer clients (Section 17.56.295)

Emergency shelter, 61 or more clients (Section 17.56.295)

Multifamily dwellings, 20 or fewer units

Multifamily dwellings, 21 or more units

Multifamily dwellings, any size

Senior housing projects (Section 17.56.210)

Building Intensity:

Maximum Lot Coverage: 50%

Residential Density: 21.78 Du / Acre

Maximum Building Height: 50 ft

Maximum Height - Stories: 5

Floor Area Ratio: N/A

Maximum Built Area Allowed: 895,402 ft²

Maximum Building Footprint: 179,080 ft²

Minimum Open Space: N/A

Maximum Residential Area Allowed: 895,402 ft²

Maximum Residential Units Allowed: 179

Lodging Density: 44 Units / Acre

Maximum Lodging Area Allowed: 895,402 ft²

Maximum Lodging Rooms Allowed: 361

Maximum Commercial Area Allowed: 895,402 ft²

Maximum Office Area Allowed: 895,402 ft²

Commercial:

Allowed use, zoning compliance required

Storage, accessory (Section 17.56.250)

Minor Use Permit required

Temporary events (Section 17.56.300)

Conditional Use Permit required

Auto, mobile home, vehicle and parts sales

Building material stores

Commercial event center (Section 17.56.340)

Drive-in and drive-thru sales

Drive-in and drive-thru services

Furniture, furnishings and equipment stores

Grocery and liquor stores

Membership organization facilities

Outdoor commercial recreation

Outdoor retail sales (Section 17.56.160)

Parks, playgrounds, golf courses

Plant nurseries, retail (See Section 17.56.165)

Recreation and fitness centers

Repair and maintenance - Accessory to sales

Repair and maintenance - Consumer products

Restaurants and bars (Section 17.56.190)

Restaurants, fast food (Section 17.56.190)

Retail stores, general merchandise

Secondhand stores

Service stations and full-service car wash establishments (Section 17.56.220)

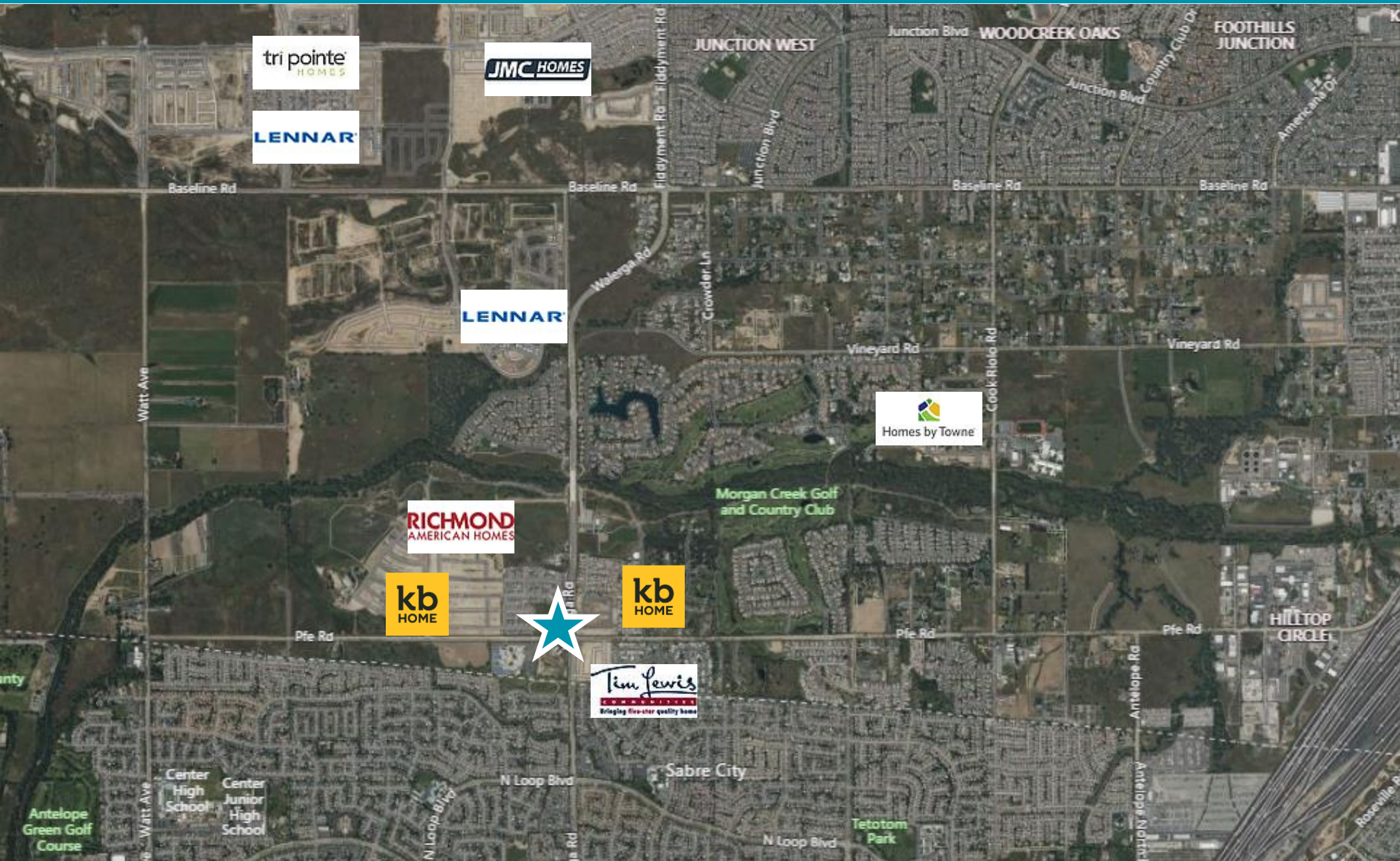
Shopping centers, 10 acres or more

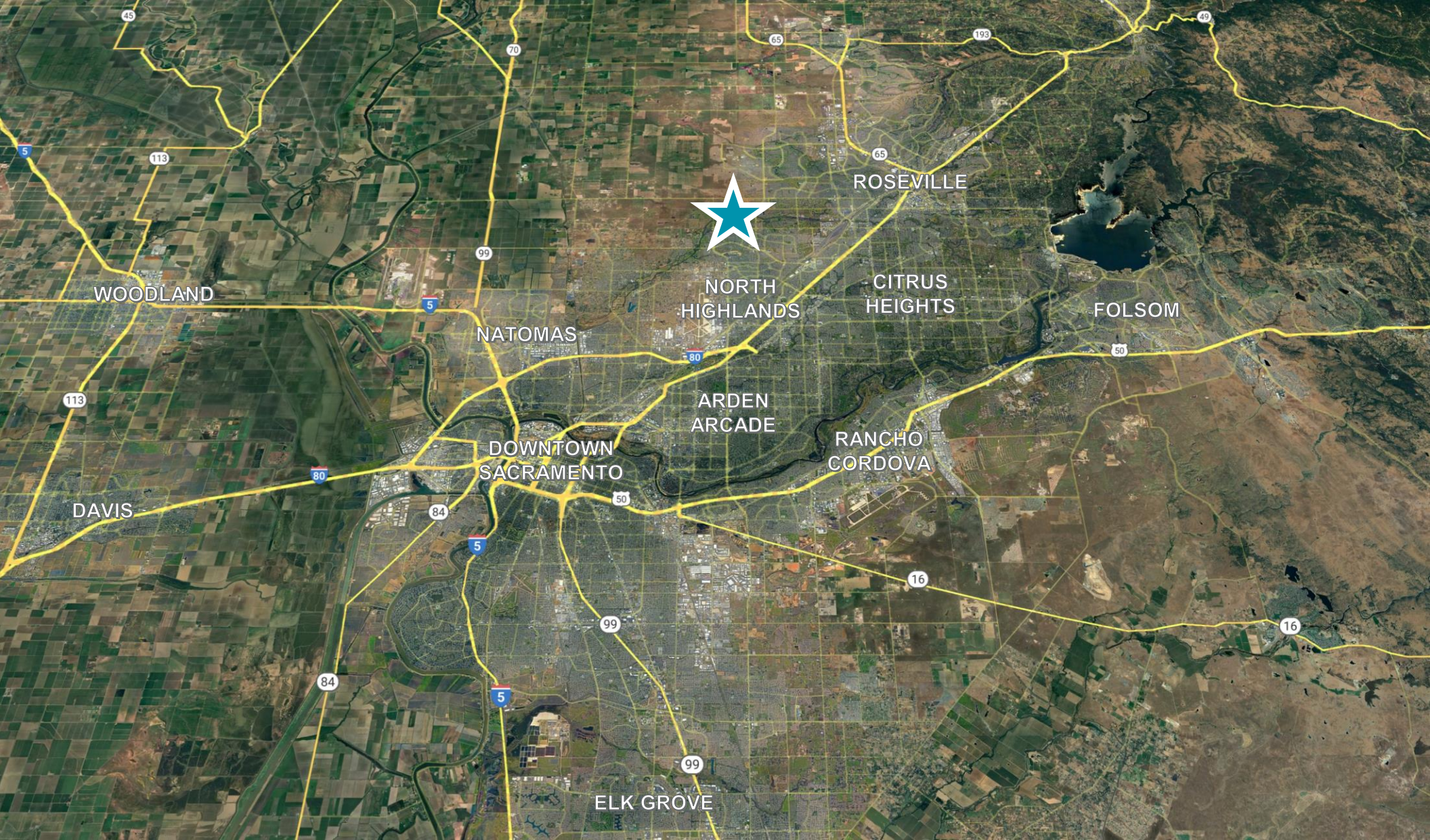
Shopping centers, 5 to 10 acres

Shopping centers, any size

Shopping centers, up to 5 acres

Homebuilder Activity





Offered By:

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