

## BUILD TO SUIT

### Lowe's Home Improvement Warehouse – Sonora, CA

The Lowe's Home Improvement Warehouse is an approx. 130,000 s.f. facility developed and constructed within a joint venture partnership with the long time land owner Ray A. Sanguinetti Land Co., L.P. The ownership group hired California Gold Development Corp. who successfully negotiated a long term ground lease with the nationally recognized company to be their tenant. The project was then designed and constructed to Lowe's specifications which also included a \$2 MM realignment & signalization of the frontage road that provides access to the project. Further complicating the project's mitigation conditions was a railroad crossing that was upgraded and signalized at the new crossing location.



The project experienced significant delays due to litigation that was brought by a small activist group who was supported by a few local businesses. The opposition caused the project to be entitled two different times including the processing of an Environmental Impact Report over a 7 year period. California Gold demonstrated its resolve and unwavering commitment to its partners by not only bringing the project to fruition, but at no additional cost to the ownership group. California Gold's expertise and depth of experience was put to the test as it not only had to navigate the increasingly complicated entitlement process, but had to do so in conjunction with the legal team representing the parties of interest.



The litigation also created other, unanticipated challenges to overcome. During this extended process, California Gold had to work closely with Lowe's design team to value engineer the project to help offset the overall project cost which was being impacted by the suit. California Gold was able to do so by not only applying its detailed construction knowledge to this task, but added value to the project through numerous facets of both the development and design phases. The scope of entitlements included a Site Review Permit,

Mitigated Negative Declaration and EIR for CEQA compliance, Zone Change & General Plan Amendment, Parcel Map, Streambed Alteration Agreement, and Army Corps Permit.