

P93-089 - RIVERLAKE PARK HOMES

- REQUEST:
- A. Environmental Determination
  - B. Mitigation Monitoring Plan
  - C. Tentative Map to subdivide 21.6± vacant acres into 167 park home lots, 4 lots as a private street, 4 open space corridor lots, and 4 landscape lots
  - D. Special Permit to develop 167 townhouses (park homes)
  - E. Special Permit to develop 167 townhouses (park homes) within the L.P.P.T. PUD
  - F. Variance to allow parallel parking for 46 spaces

LOCATION: North side of Pocket Road in front of Bridgeview and Southshore  
South side of Pocket Road in front of Dutra Bend  
031-1300-048; 031-1030-031; 031-1030-015; 031-1210-003;  
031-1210-061  
Pocket Community Plan Area/L.P.P.T. PUD  
Sacramento City Unified School District  
Council District 7

APPLICANT:	L & P Land and Development, Roger Hanchen, 427-2936 8144 Pocket Road, Sacramento, CA 95831
OWNER:	L & P-Pacific Teichert 8144 Pocket Road, Sacramento, CA 95831
PLANS BY:	Graber/Rasmussen Architects, 923 20th Street, Sacramento
APPLICATION FILED:	May 7, 1993
STAFF CONTACT:	Cindy Gnos, 264-7636

**SUMMARY/RECOMMENDATION:** The applicant proposes to construct 167 park homes. The park homes consist of single family units attached in groups of three and four units. The total site contains 21.6 acres and is part of the L.P.P.T. Planned Unit Development.

In order to meet the applicant's objectives, the project requires the discretionary planning entitlements described above. In evaluating the project, the basic issues are consistency with the PUD, compatibility of design and traffic circulation. **Staff recommends approval of the project.** This recommendation is based on its consistency with the policies of the Pocket Community Plan, and is consistent with the designation in the L.P.P.T. PUD.

**PROJECT INFORMATION:**

General Plan Designation:	Low Density Residential (4-15 du/na)
Community Plan Designation:	Low Density Residential (7-15 du/na)
Existing Land Use of Site:	Vacant
Existing Zoning of Site:	R-1A(PUD)

**Surrounding Land Use and Zoning:**

North:	Single Family Residential; R-1(PUD) and R-1A(PUD)
South:	Single & Multi Family Residential; R-1(PUD), R-1A(PUD), R-2B-R(PUD)
East:	Single Family Residential and Office; R-1(PUD), R-1A(PUD), OB(PUD)
West:	Single Family Residential; R-1(PUD) and R-1A(PUD)

Setbacks:	Required	Provided
Front:	To Be	40'
Side(St):	Deter-	25'
Side(Int):	mined	0'
Rear:	by CPC	30'

Property Dimensions:	Irregular
Property Area:	21.56± net acres
Density of Development:	7.7 dwelling units per net acre
Square Footage of Units:	1,100 to 1,500 square feet
Height of Building:	One and Two story
Exterior Building Materials:	Wood and Stucco
Roof Material:	Shake
Parking Provided:	491 spaces
Parking Required:	178 spaces
Topography:	Flat
Street Improvements:	Existing and To Be Provided
Utilities:	Existing and To Be Provided

**OTHER APPROVALS REQUIRED:** In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

<u>Permit</u>	<u>Agency</u>
Final Map	Public Works Department
Building Permit	Building Division

**BACKGROUND INFORMATION:** On August 27, 1985, the City Council approved (P85-165) 373 acres to be known as the L.P.P.T. PUD and adopted a Development Agreement between the City and L.P.P.T. Also included as part of the application was a rezone of the site from Agriculture to R-1A(PUD). On May 12, 1987, the City Council approved three separate applications which covered the subject site (P87-129, P87-130, P87-131). The applications included the development of 155 townhouse units, with Tentative Map and Special Permit entitlements. A one-year time extension was approved by the City Council on April 25, 1989. The Tentative Map was never recorded and the units never constructed. The applicant is now requesting a new Tentative Map which is very similar to the previously approved development, however increases the number of units by 12 to 167.

**STAFF EVALUATION:** Staff has the following comments:

A. Policy Considerations

The General Plan designates the site Low Density Residential (4-15 du/na). The Pocket Community Plan designates the site Low Density Residential (7-15 du/na). The L.P.P.T. PUD Schematic Plan designates the site for townhouses at an 8 unit per acre density. The applicant's proposal consists of an average 7.7 unit per acre density which is consistent with all the land use designations.

The development of the L.P.P.T. PUD consisted of four types of residential uses. These consist of single family, townhouse, garden apartment, and elderly housing/care facility. To this point, within the PUD there has been the development of single family, apartments, and elderly care facilities. The development of the townhouses has not occurred. The applicant's proposal completes the four housing types which were planned for the PUD. This variety of housing types is consistent with the goal of the South Pocket Community Plan to provide for a wide range of residential styles and densities which are compatible with each other and with this suburban community. It is also consistent with the General Plan goals to provide a mixture of housing types and styles throughout the city and to provide quality housing that is safe and attractive.

**B. Tentative Map Design**

The design of the Tentative Map includes access to the residential units via an alley (private street) at the rear property lines, with access from East Shore Drive, West Shore Drive, and Dutra Bend Drive. The original Tentative Map proposal in 1987 included the provision of access to the development from the ends of the cul-de-sacs within the Southshore and Bridgeview subdivisions. An application was filed for an extension of that Tentative Map. At the time of public hearing, the neighborhood raised serious objections to the access through the cul-de-sacs. The applicant has, therefore, submitted a new Tentative Map with the access from private streets in the rear, not through the existing subdivisions.

The Tentative Map subdivides the property into three and four unit clusters. Each home will be constructed on an individual lot held in fee title with an unsubdivided interest in the common areas which will include landscaping and private streets. As each of the six phases are developed, they will be annexed to the Riverlake Homeowner's Association which will be responsible for the maintenance of the common area facilities and landscaping. As residents of the Riverlake Community, owners in the development will have access to the lake itself in the same manner as residents of Southshore, Oakshore, Dutra Bend, and Northland.

The Tentative Map design provides for three additional access points on the north side of Pocket Road, and one to two additional access points on the south side of Pocket Road. There will be no additional breaks allowed in the median island in Pocket Road. The access points allow additional emergency access, as well as reduce the length each resident will have to drive on the private street, reducing the amount of traffic adjacent to the existing single family residential development.

The Tentative Map is proposed in six phases (Exhibit D-1). The first and second phase are on the south side of Pocket Road, in front of Dutra Bend. The third through sixth phases are on the north side of Pocket Road, beginning at East Shore Drive, working towards, and beyond, West Shore Drive.

Staff has no objection to the design of the Tentative Map, provided the conditions listed in the resolution be satisfied. The Subdivision Review Committee and staff recommend approval of the Tentative Map.

**C. Site Plan Design/Zoning Requirements****1. Setbacks**

The layout of the units is such that there exists approximately 40 feet of landscaping from the Pocket Road right-of-way and approximately 35 feet between the units and the adjacent single family development to the rear. There is approximately 30 feet between buildings. There must be a

minimum of 20 feet between buildings which have entrances facing each other. Staff has no objections to the applicant's site layout.

There currently exists a six foot high solid wood fence separating the single family residential development and the proposed park homes. The approval of the development in 1987 required a solid fence be provided separating the two uses. Staff finds the existing fence, in conjunction with the proposed five foot planter, adequate to satisfy the noise and safety concerns from the private street.

## 2. Parking/Circulation

The applicant's proposal consists of access to the site from a private street to the rear of the property. Each unit has a two car garage with access from this private street. There is also guest parking provided between buildings clusters, and parallel parking provided where the adjacent cul-de-sacs meet the property. This results in 334 parking spaces within enclosed garages and 137 guest spaces. This exceeds the minimum requirements of the Zoning Ordinance. Staff finds adequate parking has been provided to serve the development.

The parallel parking requires a Variance in order to develop. Staff also has no objection to this Variance provided adequate maneuvering is allowed as required by Traffic Engineering.

## 3. Landscaping

There currently exists landscaping with a meandering sidewalk along Pocket Road. The proposed development fits between the existing landscaping and the existing single family residential development. The landscape setback is approximately 40 feet from the Pocket Road right-of-way, while approximately 60 feet from the back of curb. The additional landscaping provided along Pocket Road should be consistent with the existing landscaping provided.

The applicant also proposes a five foot planter between the private street and the adjacent single family development. This planter area should consist of large screening shrubs. The applicant should submit a detailed landscape plan for review and approval of Planning Staff prior to the issuance of Building Permits.

## D. Building Design

The proposed development consists of buildings in three and four unit clusters. The applicant has developed three elevations for each three and four unit building.

The exterior materials will consist of wood and stucco, with shake roofs. Each cluster is designed to look as one large house, compatible with the adjacent Riverlake Development. One of the units within the cluster has a main entrance facing Pocket Road, with a sidewalk leading to Pocket Road. The other units have their entrances to the side and rear. This gives the illusion from Pocket Road that the clusters of three and four units are really one. Staff has no objection to the proposed design of the buildings.

**PROJECT REVIEW PROCESS:**

**A. Environmental Determination**

The Environmental Services Manager has determined the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated mandatory mitigation measures into the project plans to avoid identified impacts or to mitigate such impacts to a point where clearly no significant impacts will occur. These mitigation measures address noise and cultural resources. The mitigation measures are listed in the attached Mitigation Monitoring Plan (Exhibit C-1).

**B. Public/Neighborhood/Business Association Comments**

The project has been routed to the South Pocket Homeowner's Association and the G-P Resident's for Neighborhood Schools. No comments have been received.

**C. Summary of Agency Comments**

The project has been reviewed by several City Departments and other agencies. The comments were primarily concerning the technical aspects of the tentative map and have been included as conditions of the map (Attachment D).

**D. Subdivision Review Committee Recommendation**

On August 1, 1993, the Subdivision Review Committee, by a vote of three ayes, voted to recommend approval of the proposed subdivision subject to the conditions in the attached Tentative Map Resolution (Attachment D).

**PROJECT APPROVAL PROCESS:** Of the entitlements below, Planning Commission has the authority to approve or deny the Tentative Map, Special Permits, and Variance. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

**RECOMMENDATION:** Staff recommends approval of the proposed development for the following reasons:

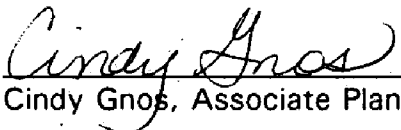
- o consistency with the land use designations of the General Plan and Pocket Community Plan;
- o consistency with the L.P.P.T. PUD Schematic Plan and Development Guidelines; and
- o consistency with housing policies regarding the provision of alternate housing types.


Staff recommends the Planning Commission take the following actions:

- A. Ratify the Negative Declaration.
- B. Adopt the attached Resolution approving the Mitigation Monitoring Plan.
- C. Adopt the attached Resolution approving the Tentative Map to subdivide 21.6± vacant acres into 167 park home lots, 4 lots as a private street, 4 open space corridor lots, and 4 landscape lots.
- D. Adopt the attached Resolution approving the Special Permit to develop 167 townhouses (park homes).
- E. Adopt the attached Resolution approving the Special Permit to develop 167 townhouses (park homes) within the L.P.P.T. PUD.
- F. Adopt the attached Resolution approving the Variance to allow parallel parking for 46 spaces.

Report Prepared By,

Report Reviewed By,

  
Cindy Gnos, Associate Planner

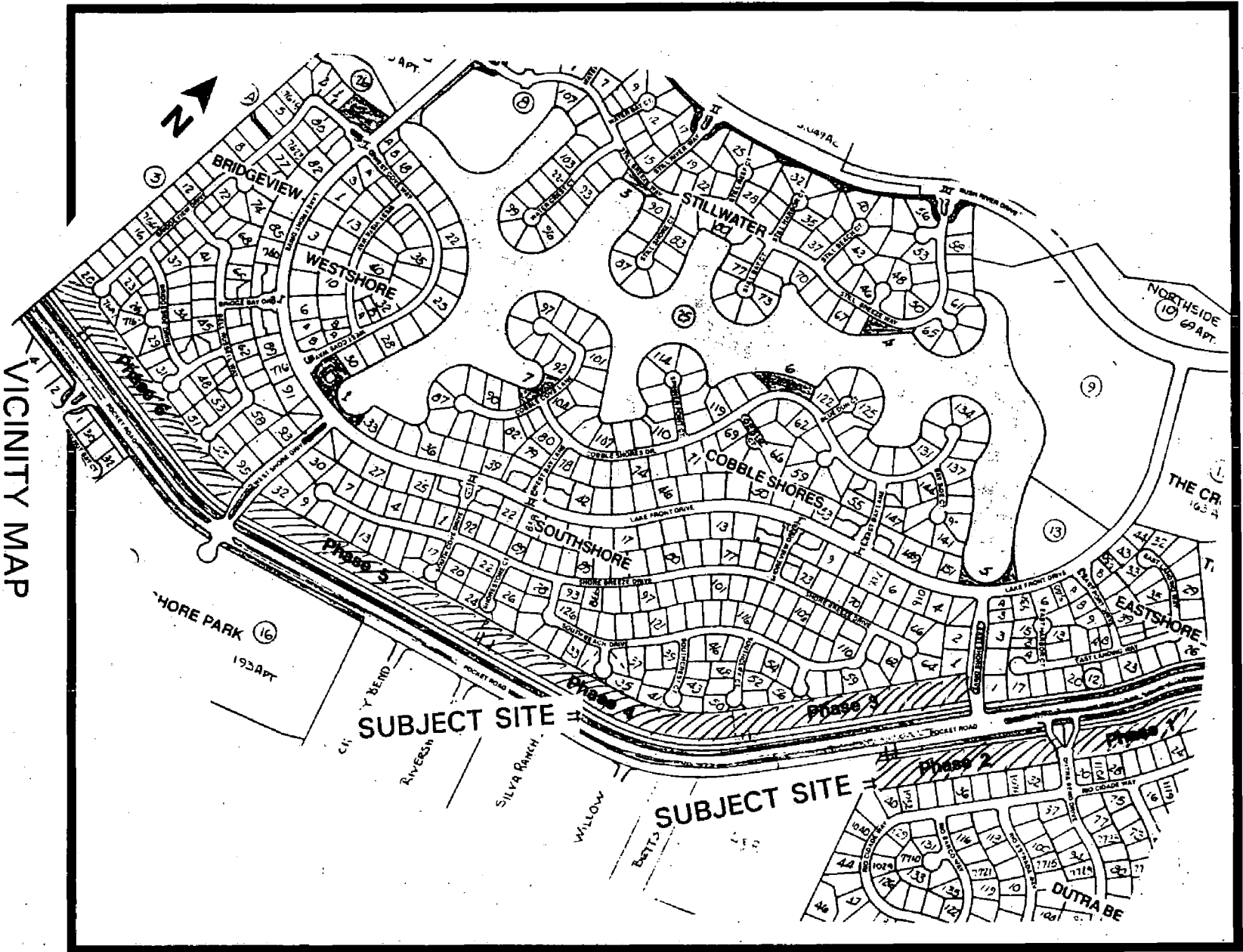
  
Barbara L. Wendt, Senior Planner

#### Attachments

Attachment A	Vicinity Map
Attachment B	Land Use and Zoning Map
Attachment C	Resolution Approving Mitigation Monitoring Plan
Exhibit C-1	Mitigation Monitoring Plan
Attachment D	Resolution Approving Tentative Map
Exhibit D-1	Phase Location Map
Exhibit D-2	Tentative Map Phase 1
Exhibit D-3	Tentative Map Phase 2
Exhibit D-4	Tentative Map Phase 3

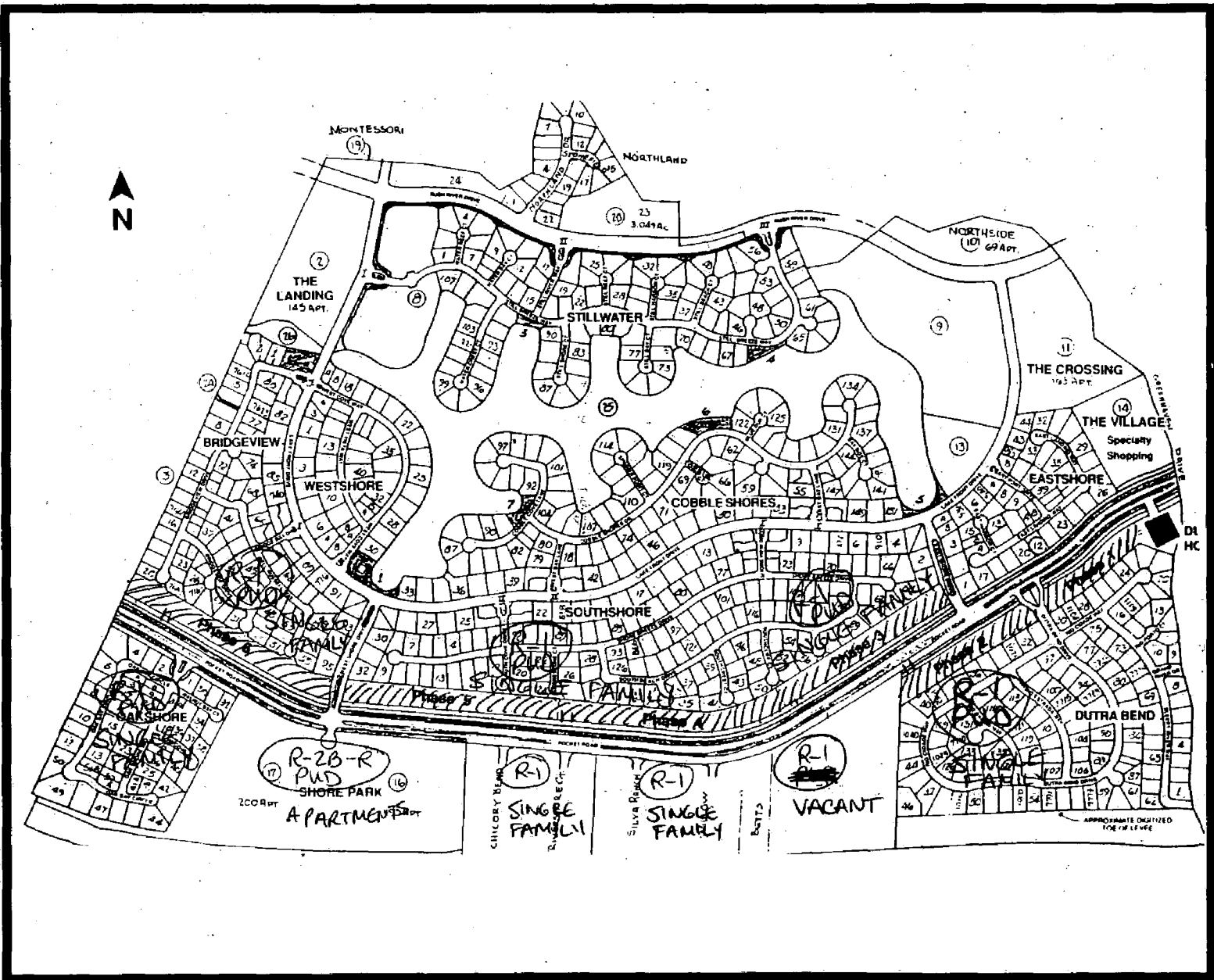
Exhibit D-5	Tentative Map Phase 4
Exhibit D-6	Tentative Map Phase 5
Exhibit D-7	Tentative Map Phase 6
Exhibit D-8	Street Section
Attachment E	Resolution Approving Special Permit
Exhibit E-1	First Floor Plan, Unit 3
Exhibit E-2	Second Floor Plan, Unit 3
Exhibit E-3	First Floor Plan, Unit 4
Exhibit E-4	Second Floor Plan, Unit 4
Exhibit E-5	Elevations, Unit 3-A
Exhibit E-6	Elevations, Unit 3-B
Exhibit E-7	Elevations, Unit 3-C
Exhibit E-8	Elevations, Unit 4-A
Exhibit E-9	Elevations, Unit 4-B
Exhibit E-10	Elevations, Unit 4-C
Exhibit E-11	Rendering of Streetscape
Attachment F	Resolution Approving Variance





VICINITY MAP

LAND USE AND ZONING MAP



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EXHIBIT C-1  
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Recording  
Not  
Required

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## MITIGATION MONITORING PLAN

FOR

**RIVERLAKE PARK HOMES**

**P93-089**

*Initial Study*

Prepared By:  
**City of Sacramento, Planning Division**  
**July 28, 1993**

Adopted By:

**City of Sacramento, City Council**

January 27, 1994

Project No. P93-089

## MITIGATION MONITORING PLAN

This Mitigation Monitoring Plan has been required and prepared by the Department of Planning and Development, Planning Division, 1231 I Street, Suite 300, Sacramento, CA 95814, (916)264-5381, pursuant to California Environmental Quality Act Guidelines Section 21081.

The intent of the Plan is to prescribe and enforce a means for properly and successfully implementing the mitigation measures as identified within the Negative Declaration for this project. Unless otherwise noted, the cost of implementing the mitigation measures as prescribed by this Plan shall be funded by the applicant.

### Legal Description See Exhibit A

The project site is also identified by Assessor Parcel Numbers 031-1300-048, 031-1030-031, 031-1030-015, 031-1210-003, and 031-1210-061.

### Project Description

The proposed project is requesting the approval of entitlements to allow for the development of 167 townhomes. The project site is located along Pocket Road and is located within the Pocket Community Plan area. The project site is designated as Low Density Residential (4-15 du/na) in the 1986-2006 Sacramento General Plan Update (SGPU), while the Pocket Community Plan designates the site as Low Density Residential (7-15 du/na). The applicants proposal is for 8 du/na. The project site is approximately 21.6± acres. The proposed project is subject to a statutory development agreement between the City of Sacramento and the developer (project number 85034). The project site is vacant. The applicants proposal is for 8 du/na.

### Project History:

In May of 1985 the City Council approved the L & P Pacific Teichert Planned Unit

Development (LPPT-PUD) for which the proposed project is located. Approval of the LPPT PUD and statutory development agreement required review under the California Environmental Quality Act (CEQA).

Site specific impacts resulting from the proposed project have been reviewed by the City's Planning and Development Department and was approved by the City Council on May 1, 1987. Time extensions were approved by Council on April 25, 1990. As part of the Planning Department's review, a Negative Declaration was prepared and mitigation with regard to noise impacts from Pocket Road was applied. The previously approved Tentative Map and Special Permits have expired. Also due to community concerns with the original tentative map, access to the subdivision has been redesigned (Verbal Comment Cindy Gnos 7/8/93). Therefore, the applicant is requesting new Tentative Map and Special Permit entitlements.

I. Noise Exposure

General: Required for townhomes closest to Pocket Road.

1. A. All penetrations of exterior walls shall include a 1/2 inch airspace around the perimeter. This space shall be filled loosely with fiberglass insulation. The space shall then be sealed airtight on both sides of the wall with a resilient, non-hardening caulking or mastic.
- B. Window or through-the-wall ventilation and air conditioning units shall not be permitted.
- C. All sleeping spaces shall be provided with carpet and pad.
- D. There shall be no through-the-door or through-the-wall mail or paper chutes.
- E. Basic exterior wall construction shall include as a minimum the following or a combination of materials with equal or greater weight per square foot, e.g. stucco or lap siding:
  - a. 2'x4' wood studs
  - b. R-11 insulation in the cavities
  - c. 1/2" or 5/8 gypsum wallboard fastened to wood studs. Walls shall be fully taped and finished and also sealed around the perimeter with a resilient caulking.

January 27, 1994

- d. The exterior shall be finished with stucco or a minimum 5/8" wood paneling or siding plus either 1/2" insulation board or 3/8" structural; plyboard.
- F. Ceilings shall be finished with a minimum 1/2" gypsum board with minimum R-30 insulation in the ceiling.
- G. The roof shall be finished with a minimum 1/2" particle board or plyboard of equivalent weight, minimum 15 lb. felt paper and minimum 240 lb/square composition shingles or equivalent.
- a. Skylights shall not be used unless they have an STC rating of 30 or better.
- H. Fireplaces shall contain fully operable damper that closes completely.
- I. Windows must have a minimum STC rating of 28.
- a. Windows must be comprised of less than 20 percent of small bedroom floor area, 26% of master bedroom floor area and less than 22% of large living areas.
- b. Windows shall have an air infiltration rate of less than or equal to 0.15 CFM/lin. ft. when tested with a 25 mile hour wind per ASTM standards.
- c. The perimeter of window frames shall be sealed airtight to the exterior wall construction with a resilient, non-hardening caulking.
- J. All hinged exterior doors shall have a minimum STC rating of 28.
- a. Exterior doors shall include full perimeter seals as required to achieve the STC rating.
- K. Sliding glass doors shall have a minimum STC rating of 29.
- L. A mechanical ventilation system shall be installed which will provide minimum air circulation and fresh air requirements. There shall be no need to open windows, doors or other exterior openings to provide adequate ventilation.
- M. Gravity vent openings in attic space shall not exceed code minimums in number and size.
- N. Alternative methods and materials may be used subject to approval of the Environmental Services Division.

2. 2nd Story Bedrooms Facing or with A View of Pocket Road
  - A. Small bedrooms ( $\pm 100$  sq. ft.)
    - a. The exterior wall must be constructed using either stucco or with a wood finish, using resilient channels beneath the interior gypsum board. The remainder of the exterior construction must meet the minimum standard.
  - B. Master Bedrooms ( $\pm 200$  sq. ft.)
    - a. The exterior wall must be constructed using either dense stucco or with a wood finish, using resilient channels beneath the interior gypsum board. The remainder of the exterior construction must meet the minimum standard.
3. Alternative methods and materials may be used subject to approval of the Environmental Services Division.

**ENTITY RESPONSIBLE FOR ENSURING COMPLIANCE**

Department of Planning and Development, City of Sacramento

**MONITORING PROGRAM**

Prior to issuance of any Building Permit the Building Division shall require that the approved construction plans incorporate all of the applicable noise attenuation measures. The Building Division shall also require that site inspections are included on the Special Conditions Attachment. Prior to issuance of any Final Building Permits, Certificate of Occupancy or Certificate of Compliance, the Building Division shall require full compliance and completion of the specified noise attenuation measures.

**II. Cultural Resources**

1. **If subsurface archaeological or historical remains (including unusual amounts of bones, stones, or shells) are discovered during excavation or construction of the site, work shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less-than-significant level before construction continues.**

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**ENTITY RESPONSIBLE FOR ENSURING COMPLIANCE**

Department of Planning and Development, City of Sacramento

Department of Public Works, City of Sacramento

**MONITORING PROGRAM**

Both the subdivision improvement plans and the building permit plans shall include notes stating that if subsurface archaeological or historical remains (including unusual amounts of bones, stones, or shells) are discovered during excavation or construction of the site, all work within 50 meters of the affected area shall stop immediately. The construction plans for the project shall include the phone number of the City inspector to be contacted in the event of such a discovery. The plans shall note that a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted in the event that any archaeological materials are found.

Site inspections by the Building Division and the Department of Public Works shall watch for any potential archaeological resources during site visits. A Site Conditions Unit staff person/resident engineer in the Building Division/Public Works Department and a representative of the Environmental Services Division shall be notified in case of an archaeological discovery. The Building Division shall include this measure as a random inspection item on the Special Conditions Attachment.

If subsurface archaeological or historical remains (including unusual amounts of bones, stones, or shells) are discovered during excavation or construction of the site, work within 50 meters of the affected area shall stop immediately. The developer shall contact a qualified archaeologist and a representative of the Native American Heritage Commission to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less-than-significant level before construction within the affected area continues. The City department responsible for inspection and approval of the construction project shall verify the adequacy of the proposed mitigation measures by referring the mitigation plans to the Environmental Services Division for approval. A six foot high construction barrier shall be placed around the affected area until such mitigation measures have been implemented.



P93-039

1" = 400'



# Riverlake Park Homes

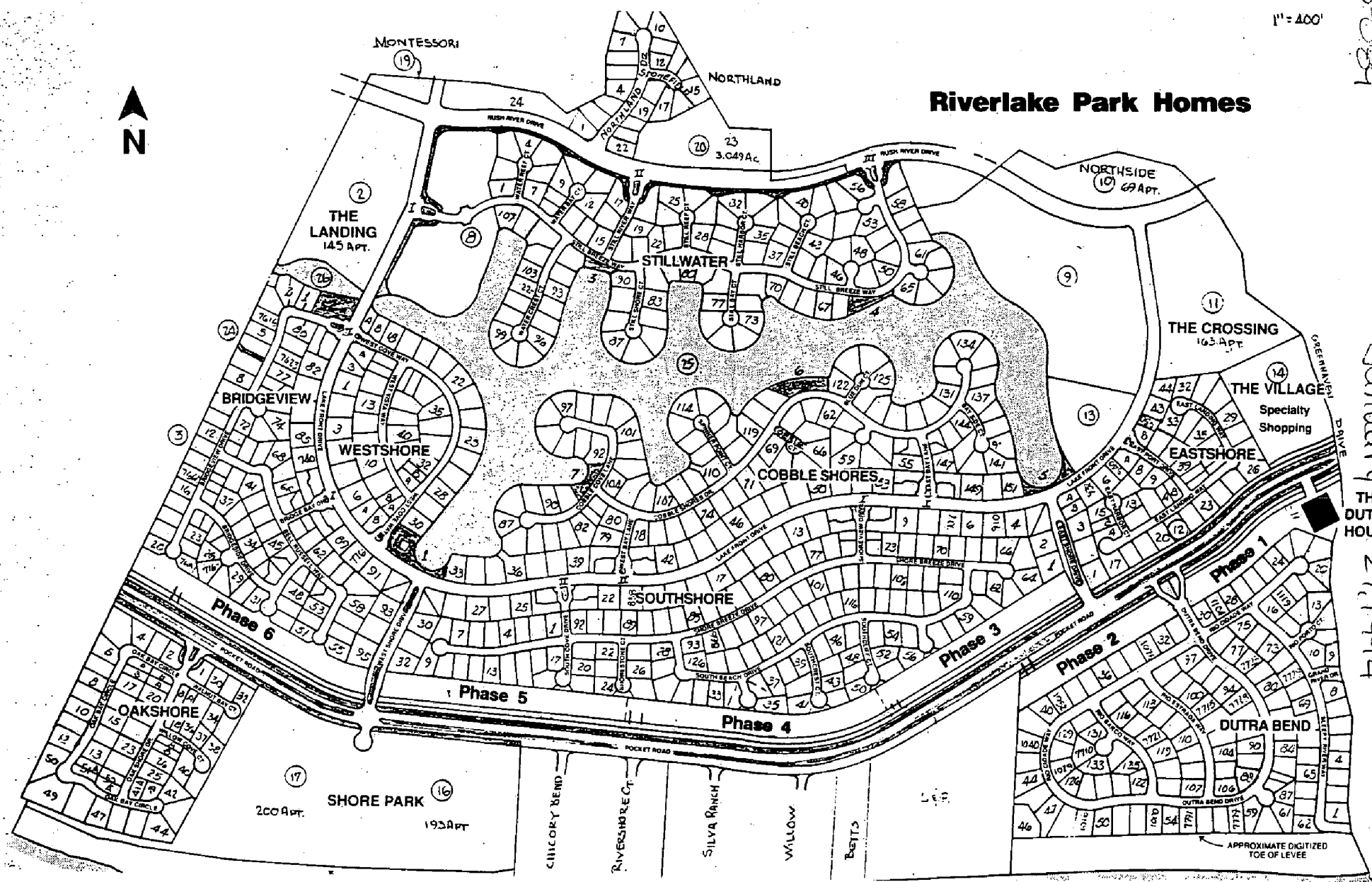


EXHIBIT D-1

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TENTATIVE SUBDIVISION MAP for  
**RIVERLAKE PARK HOMES**

A.P.N. 031-1210-003  
 CITY OF SACRAMENTO, CALIFORNIA

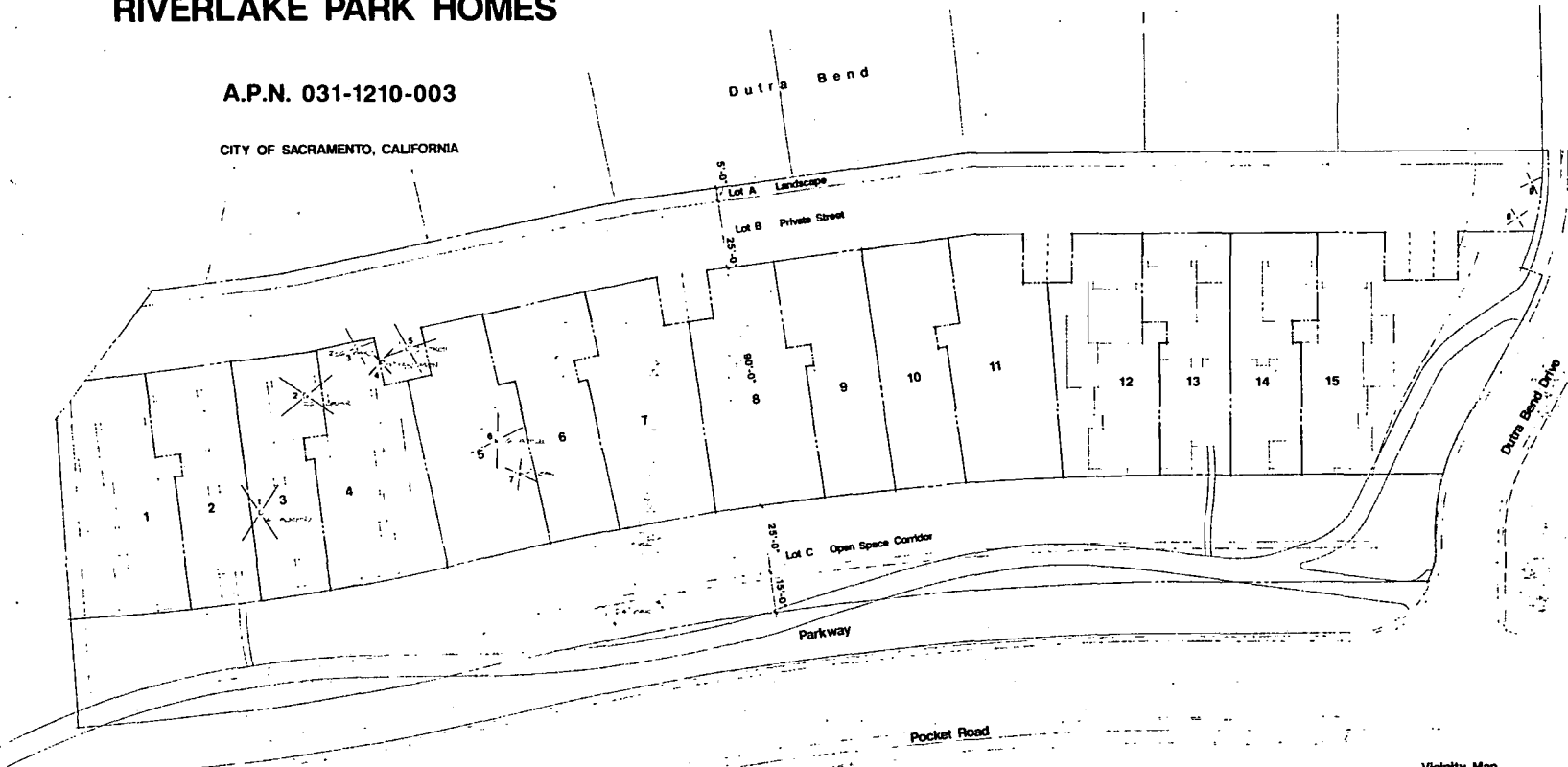


EXHIBIT D-2  
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Site Plan - Phase 1

Riverlake Park Homes

NO.	TRUNK	TYPE	SPREAD
1	14"	Almond	25'
2	26"	Cedar	38'
3	38"	Oak	28'
4	8"	Peralmon	28'
5	15"	Tree	15'
6	16"	Apple	28'
7	18"	Oak	18'
8	4"	Tree	8'
9	4"	Tree	8'

RECORD OWNER AND BOUNDARIES: (21A)

LAP - PACIFIC/TELECOM  
 8148 ROCKY ROAD  
 SACRAMENTO, CA 95811

ARCHITECTS:

CHARRIS/ADMISSION ARCHITECTS  
 923 28th STREET  
 SACRAMENTO, CA 95811

ASSESSOR PARCEL NUMBER:

031-1210-003

EXISTING USE AND ZONE:

VACANT; R-1A - PUD

PROPOSED USE AND ZONE:

15 PARR HOME LOTS; R-1A  
 LOT C - OPEN SPACE CORRIDOR; R-1A - PUD  
 LOT B - PRIVATE STREET  
 LOT A - LANDSCAPE; R-1A - PUD

ACREAGE:

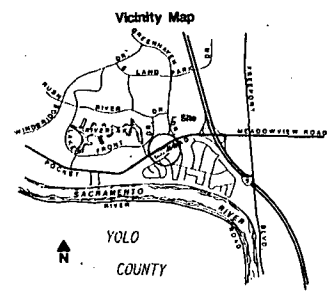
2.846 ACRES (NET)

DENSITY:

7.18 UNITS PER ACRE

DISTRICTS:

IMPROVEMENTS: CITY OF SACRAMENTO  
 WATER: SAC. CO. WATER PLANT, DIST.  
 SEWER: CITY OF SACRAMENTO  
 DRAINAGE: CITY OF SACRAMENTO  
 ELECTRICITY: S.U.P.O.  
 GAS: PACIFIC GAS AND ELECTRIC  
 TELEPHONE: PACIFIC BELL  
 FIRE DISTRICT: CITY OF SACRAMENTO  
 SCHOOL: SACRAMENTO CITY UNIFIED  
 PARK DISTRICT: CITY OF SACRAMENTO



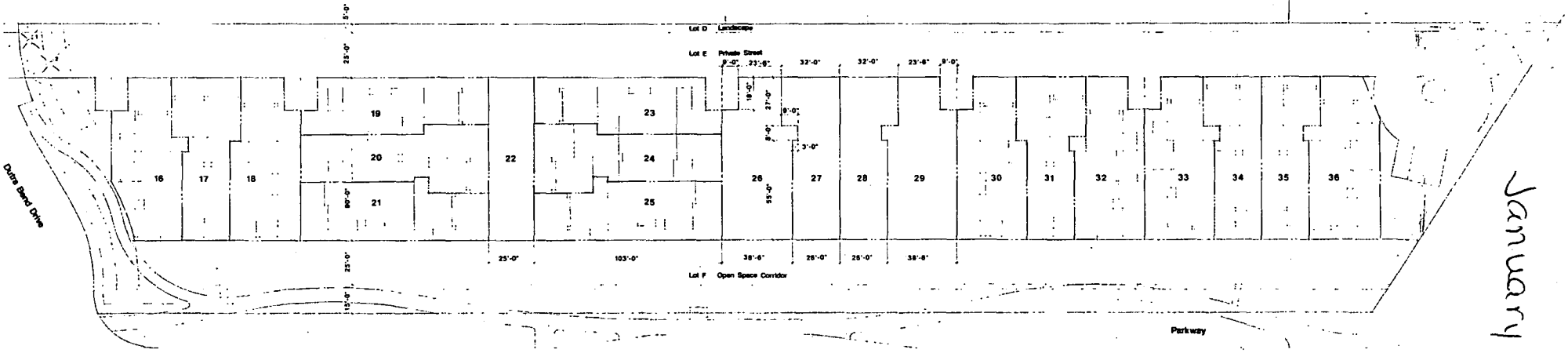
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# TENTATIVE SUBDIVISION MAP for RIVERLAKE PARK HOMES

A.P.N. 031-1210-061

CITY OF SACRAMENTO, CALIFORNIA

Dutra Bend



Dutra Bend Drive

Parkway

Pocket Road



Riverlake Park Homes

**ENGINEER AND SURVEYOR:** (1118)  
LAP - PACIFIC ENGINEERING  
8144 ROCKY ROAD  
SACRAMENTO, CA 95811

**CONTRACT:**  
GRAND/ANDREWS ARCHITECTS  
411 24th STREET  
SACRAMENTO, CA 95811

**REVISIONS:**  
R11-1118-061

**DATE:** 1/27/94

**PROJECT:** R-1A - PD

**PROJECT:** R-1A - PD

**21 PARCELS:** R-1A - PD  
**LOT 1:** - OPEN SPACE CORRIDOR; R-1A - PD  
**LOT 2:** - PRIVATE STREET  
**LOT 3:** - LANDSCAPE CORRIDOR; R-1A - PD

**NOTES:**

1. 1/21 ACRES (MAY)

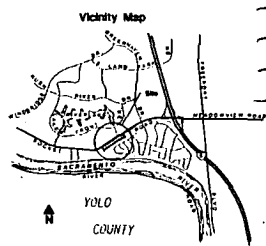
**REMARKS:**  
7.88 WHITE PIG ACRES

**UTILITIES:**

TYPE	DEPTH	TYPE	APPROX.
1	4"	WATER	12'
2	4"	SEWER	12'

**UTILITIES:**

WATERWORKS: CITY OF SACRAMENTO  
SEWER: SAC. CO. WATER SUPPLY DEPT.  
GAS: CITY OF SACRAMENTO  
ELECTRICITY: CITY OF SACRAMENTO  
E.P.S.S.  
CABLE: PACIFIC GAS AND ELECTRIC  
TELEPHONE: PACIFIC BELL  
FIRE DEPARTMENT: CITY OF SACRAMENTO  
POLICE: SACRAMENTO CITY UNIFIED  
FIRE DEPARTMENT: CITY OF SACRAMENTO



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EXHIBIT D-3

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EXHIBIT D-4

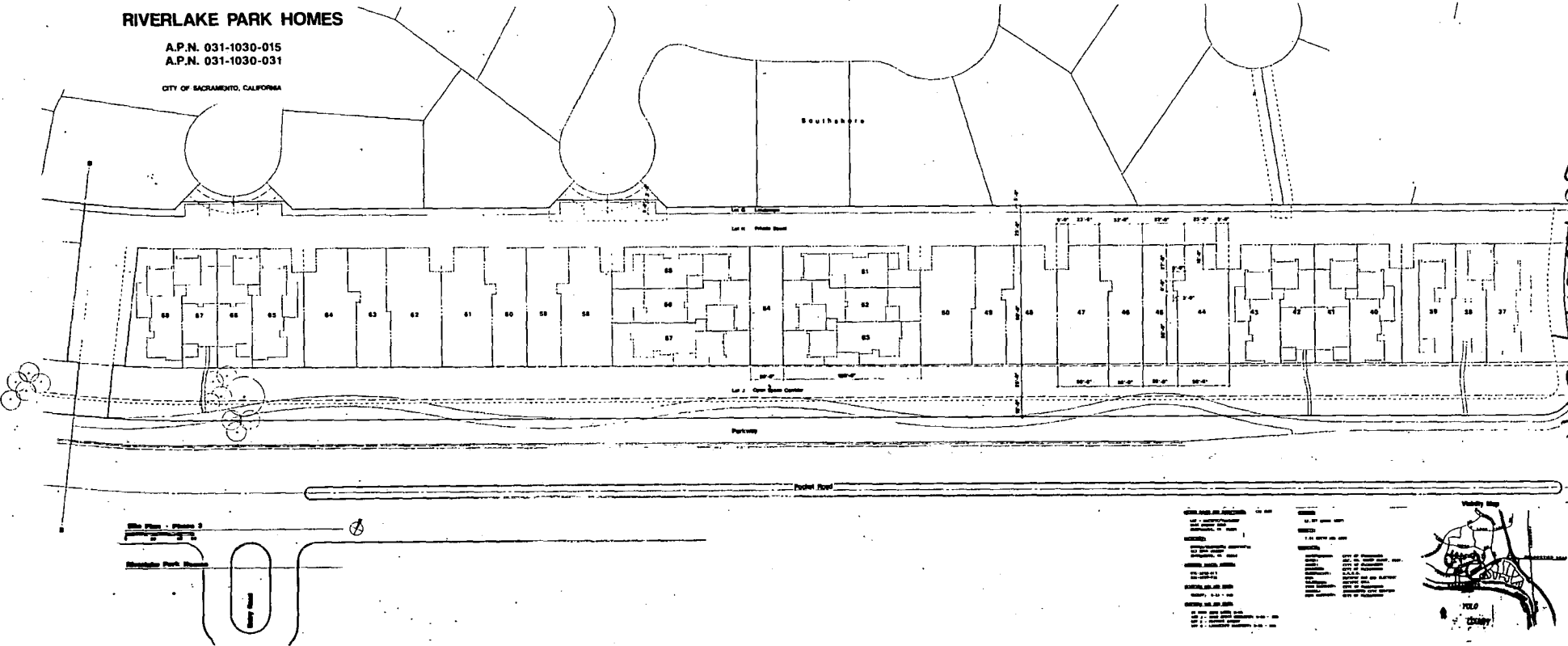
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TENTATIVE SUBDIVISION MAP for  
**RIVERLAKE PARK HOMES**

A.P.N. 031-1030-015  
A.P.N. 031-1030-031

CITY OF SACRAMENTO, CALIFORNIA



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EXHIBIT D-5

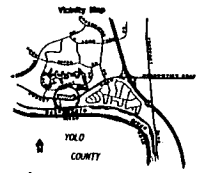
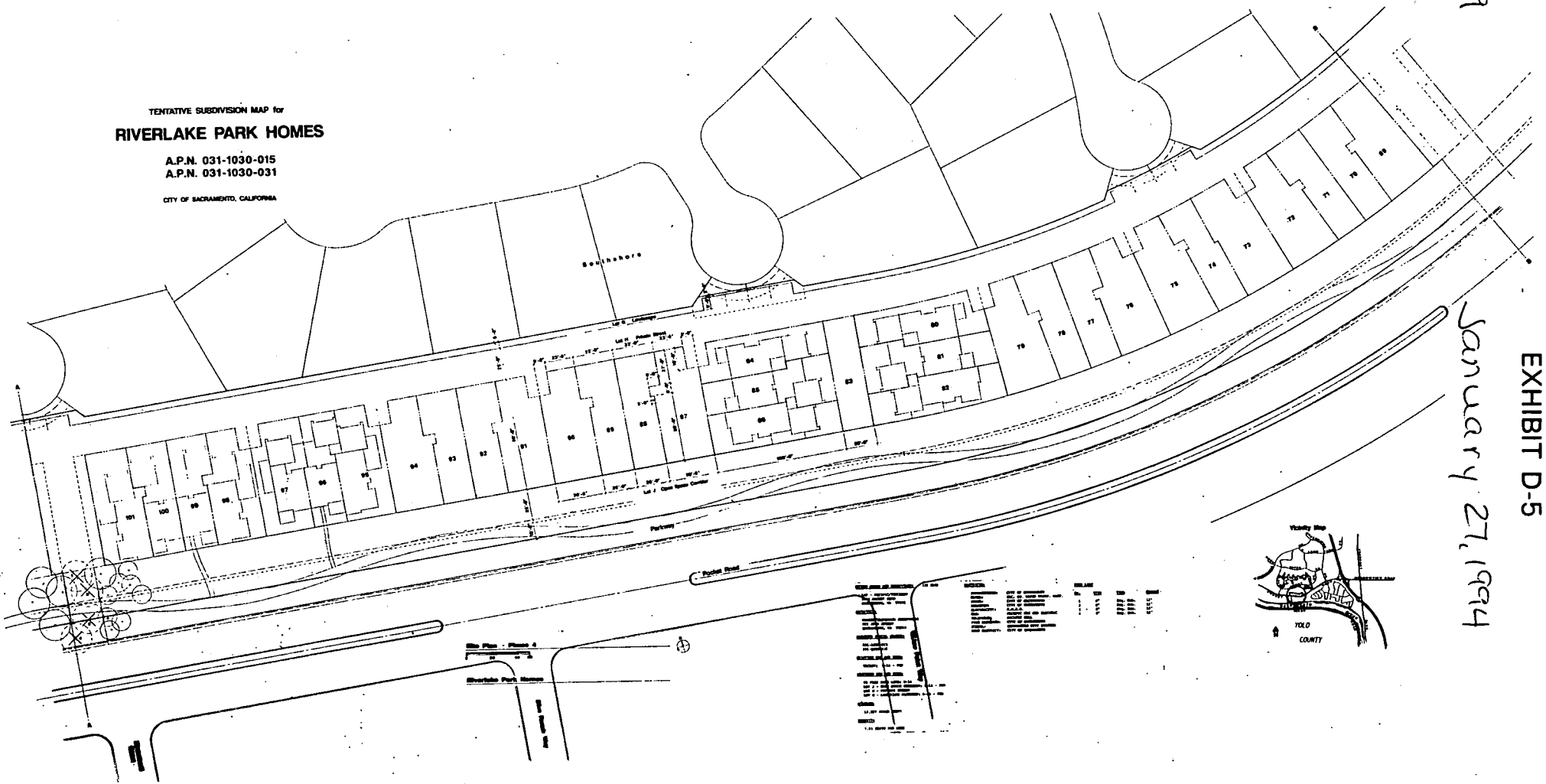
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TENTATIVE SUBDIVISION MAP for  
**RIVERLAKE PARK HOMES**

A.P.N. 031-1030-015  
A.P.N. 031-1030-031

CITY OF SACRAMENTO, CALIFORNIA



P93-089

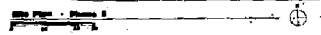
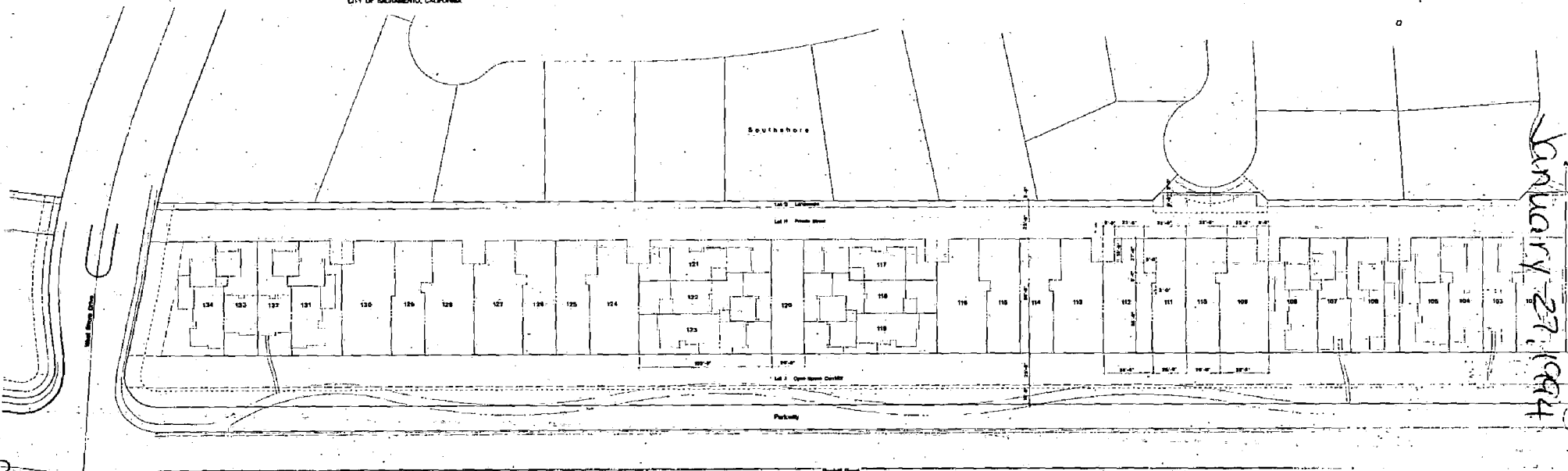
TENTATIVE SUBDIVISION MAP for  
**RIVERLAKE PARK HOMES**

A.P.N. 031-1030-015  
A.P.N. 031-1030-031

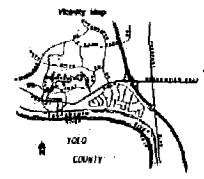
CITY OF SACRAMENTO, CALIFORNIA

EXHIBIT D-6

January 27, 1994



NO.	DESCRIPTION	DATE
1	PREPARED BY	1/27/94
2	APPROVED BY	1/27/94
3	REVISIONS	
4	DATE	
5	BY	
6	REASON	
7	DATE	
8	BY	
9	REASON	
10	DATE	
11	BY	
12	REASON	
13	DATE	
14	BY	
15	REASON	
16	DATE	
17	BY	
18	REASON	
19	DATE	
20	BY	
21	REASON	
22	DATE	
23	BY	
24	REASON	
25	DATE	
26	BY	
27	REASON	
28	DATE	
29	BY	
30	REASON	
31	DATE	
32	BY	
33	REASON	
34	DATE	
35	BY	
36	REASON	
37	DATE	
38	BY	
39	REASON	
40	DATE	
41	BY	
42	REASON	
43	DATE	
44	BY	
45	REASON	
46	DATE	
47	BY	
48	REASON	
49	DATE	
50	BY	



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January 21, 1994

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TENTATIVE SUBDIVISION MAP for  
**RIVERLAKE PARK HOMES**

A.P.N. 031-1300-048

CITY OF SACRAMENTO, CALIFORNIA

**GENERAL NOTES:**

1. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
2. ALL CORNERS ARE TO BE BENCHMARKED.
3. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD.
4. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD.
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