

STAFF REPORT AMENDED BY STAFF 12-15-83  
CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814 1

APPLICANT	The Spink Corp. P.O. Box 2511, Sacramento, CA 95811		
OWNER	Grupe Communities, Inc. - 2291 W. Marsh Lane, Stockton, CA		
PLANS BY			
FILING DATE	11-10-83	50 DAY CPC ACTION DATE	REPORT BY: GM:sg
NEGATIVE DEC	12-5-83	EIR	ASSESSOR'S PCL. NO. 274-320-26

- APPLICATION:
1. Negative Declaration
  2. Tentative Map to divide 31.6± acres into six parcels
  3. Special Permit to develop 224 condominium units known as Gateway Oaks in the Townhouse (R-1A) zone (Zoning Ordinance Section 8-B-3)

LOCATION: West side of Gateway Oaks Drive, north of Garden Highway

PROPOSAL: The applicant is requesting the necessary entitlements to develop 224 condominium units on 14.4 net vacant acres known as Gateway Oaks.

PROJECT INFORMATION:

1974 General Plan Designation: Residential  
1978 South Natomas Community  
Plan Designation: Residential (4-21 du/ac., min. 9.7 du/ac.)  
Existing Zoning of Site: R-1A  
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Vacant; OB-PUD  
South: Vacant; R-1(PUD)  
East: Vacant; OB(PUD)  
West: Vacant; R-1(PUD)

Parking Required: 336 (1.5:1)  
Parking Provided: 448 (2:1)  
Property Dimensions: Irregular  
Property Area: 31.6± acres  
Density of Development: 12.7 du/net acre  
Square Footage of Dwelling Units: 785, 978, 1,057 sq. ft.  
Height of Structures: 28' (two story)  
Topography: Flat  
Street Improvements: To be provided  
Utilities: To be provided  
Exterior Building Colors: Driftwood grey, white trim  
Exterior Building Materials: Wood lap siding & composition shingle roof  
North/South Lot/Structure Orientation: 43%

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BACKGROUND INFORMATION: The subject site is a 31.6± acre vacant parcel located on the west side of the existing Gateway Oaks Drive and east of the future Oak Landing Drive. The applicant proposes to divide the site into six parcels with the first phase development occurring on parcels one through five. Development on parcel six will occur at a later time. The applicant proposes to develop 224 condominium units on 14.4 net acres along with a large man-made lake approximately 3.2 acres in size located in the middle of subject site. The residential units will be constructed around the perimeter of the lake which spreads out in six directions from the center of the site.

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On November 30, 1983, by a vote of seven ayes, two absent, the Subdivision Review Committee recommended approval of the tentative map subject to conditions. The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

1. Provide standard subdivision improvements on all boundary streets as per existing Natomas Oaks 1A plans on file with the City, pursuant to Section 40.811 of the City Code;
2. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map;
3. Pursuant to City Code Section 40.319-1, the applicant shall indicate easements on the final map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the City Engineer after consultation with the U.S. Postal Service;
4. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required eighty percent (80%) south orientation (including solar access) to the satisfaction of the Planning Director;
5. Proposed on-site bridges shall comply with City specifications;
6. Construct driveways to City specifications;
7. The lake area shall be privately maintained. Water supply shall be from private wells. Design of the system shall be approved by the City/County Health Department. A note outlining these conditions shall be placed on the final map;
8. A Homeowner's Association shall be formed and C.C.R.'s developed assigning responsibility of maintenance of the lake area to the Homeowner's Association. C.C. & R.'s shall be approved by the Public Works Director and City Attorney. A note referencing lake maintenance responsibility shall be placed on the final map;
9. Show reciprocal sewer, drainage, water and access easements;
10. Pay off existing assessments;

STAFF EVALUATION: Staff has the following comments regarding this project:

1. The South Natomas Community Plan designates the subject site residential with a density range of 4-21 du/acre and specifies a minimum density of 9.7 du/acre.

The applicant proposes 224 condominium units on 17.6 net acres (includes the lake) . . . computes to a density of 12.7 du/net acre. The proposed project is consistent with the designated density of the community plan and the site's R-1A zoning classification.

- 2. The applicant proposes 224 dwelling units consisting of three model types with the following specifications:

<u>Model Type</u>	<u>Size</u>	<u>Bedroom/Bathrooms</u>
A	728 sq. ft.	1 bedroom 1 bathroom
B	978 Sq. ft.	2 bedrooms, 1-1/4 bathrooms
C	1,057 sq. ft.	2 bedrooms, 2 bathrooms

The units are two-story in height, constructed of wood lap siding, composition shingle roofs with the buildings proposed to be painted driftwood grey and white trim. Recreational facilities consist of a 2,000± square foot recreation building and 20' x 45' swimming pool. The applicant is also proposing to develop a man-made lake located in the middle of the site approximately 3.2± acres in size. The residential units are to be constructed around the fingers of the lake which spread out in six different directions from the center of the subject site.

The City's Engineering Department and Water Division have no objections to the proposed lake. The major stipulation is that the water for the lake shall be pumped from private wells (not City water) and that the homeowners' association be responsible for maintainance of the lake.

The proposed project provides a landscaped setback area 25' to 40' in width along Gateway Oaks Drive. The project provides off-street parking with a ratio of two spaces per unit. Approximately one-half of the parking spaces are covered carport parking. Surplus/guest parking is uncovered.

To insure consistency in landscape development throughout the project as well as to insure the incorporation of energy savings design elements and building design and orientation in the site design, staff recommends that Exhibit A be adopted as a condition of approval.

- 3. The site plan indicates a 2,000 square foot recreation building and approximately 900± square foot swimming pool for recreational amenities for the residents of the complex. Staff requests that the applicant incorporate some tot lot recreation facilities into the complex to provide a recreation area for young children.
- 4. The staff has no objections to the applicant's project. The subject condominium complex is the first new residential development to be constructed west of the I-5 freeway. The project will provide high quality residential units adjacent to and within walking distance of many of the future office buildings in the Gateway Oaks and Natomas Eastside business parks.
- 5. The Planning and Community Services Departments have determined that 4.23 acres of land are required for parkland dedication purposes and that fees

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are to be charged in lieu of the required parkland dedication. The subdivi-der shall submit to the City an appraisal of the land to be subdivided. The appraisal shall be dated and submitted no more than 90 days prior to the filing of the final map. Staff notes that, based upon the recreational facil-ities proposed in the condominium portion of the project, it appears that the applicant is eligible for 40% credit of parkland fees. To substantiate the precise credit, staff suggests the applicant submit detailed plans of the proposed recreation facilities to the Community Services Department prior to filing the final map.

6. The subject site is developed with three large mature Oak trees. The appli-cant's site plan indicates the location of the subject trees and is intended to be incorporated into the project's overall landscape plan. To insure the retention of the three Oak trees, staff recommends that the final map and building permit plans clearly indicate their locations and the necessary notes and conditions be placed on the final map and building plans as a condition of approval.
7. The overall project achieves a 43% north/south orientation of condominium units. In order to achieve the 80% goal of north/south lot orientation and/or unit orientation of the General Plan, the applicant should design as many units with south wall solar access to meet the 80% target. The tentative map is conditioned so that the individual building structures will be reviewed at the time of building permit issuance for compliance with the 80% target of north/south structure or unit orientation.
8. The project was routed to the South Natomas Advisory Committee for review and comment. As of the writing of this report, no comments have been received by the Planning Department from the Citizens' Committee.

STAFF RECOMMENDATION: The staff recommends the following actions:

1. Ratification of the negative declaration;
2. Approval of the tentative map subject to conditions which follow;
3. Approval of the special permit per the submitted plans subject to conditions and based upon the findings of fact which follow:

Conditions - Tentative Map

The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifi-cally noted.

- a. Provide standard subdivision improvements on all boundry streets as per existing Natomas Oaks 1A plans or file with the City, pursuant to Section 40.811 of the City Code;
- b. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map;

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- c. Pursuant to City Code Section 40.319-1, the applicant shall indicate easements on the final map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the City Engineer after consultation with the U.S. Postal Service;
- d. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required eighty percent (80%) *south/southwest orientation (including solar access) or the east/west orientation to the satisfaction of the Planning Director or comply with Title 24 energy requirements of the Uniform Building Code. (amended by staff)*
- e. Proposed on-site bridges shall comply with City specifications;
- f. Construct driveways to City specifications;
- g. The lake area shall be privately maintained. Water supply shall be from private wells. Design of the system shall be approved by the City/County Health Department. A note outlining these conditions shall be placed on the final map;
- h. A Homeowner's Association shall be formed and C.C.R.'s developed assigning responsibility of maintenance of the lake area to the Homeowner's Association. C.C. & R.'s shall be approved by the Public Works Director and City Attorney. A note referencing lake maintenance responsibility shall be placed on the final map;
- i. Show reciprocal sewer, drainage, water and access easements;
- j. Pay off existing assessments;

Conditions - Special Permit

- a. The applicant shall adhere to the residential design criteria as outlined in Exhibit A.
- b. The applicant shall include a tot lot recreational facility into the project. This shall be designated on the site plan and shall be reviewed and approved by the Planning Director.
- c. A detailed landscape and irrigation plan shall be submitted for staff review and approval prior to the issuance of building permits. This plan shall incorporate the design elements as set forth in Exhibit A.
- d. The building permit plans and final map clearly indicate the location of the three Oak trees proposed for retention. No trenching, grading, filling, or other disturbance of the soil within the tree's dripline shall be permitted unless prior approval is obtained from the Planning Director after consultation with the City Arborist.
- e. A Homeowner's Association shall be formed and C.C.R.'s developed assigning responsibility of maintenance of the lake area to the Homeowner's Association. C.C. & R.'s shall be approved by the Public Works Director and City Attorney.

Findings of Fact

- a. The special permit, as obtained, is based upon sound principles of land use in that the overall density of the project is consistent with the densities of the community plan and compatible to the surrounding area.

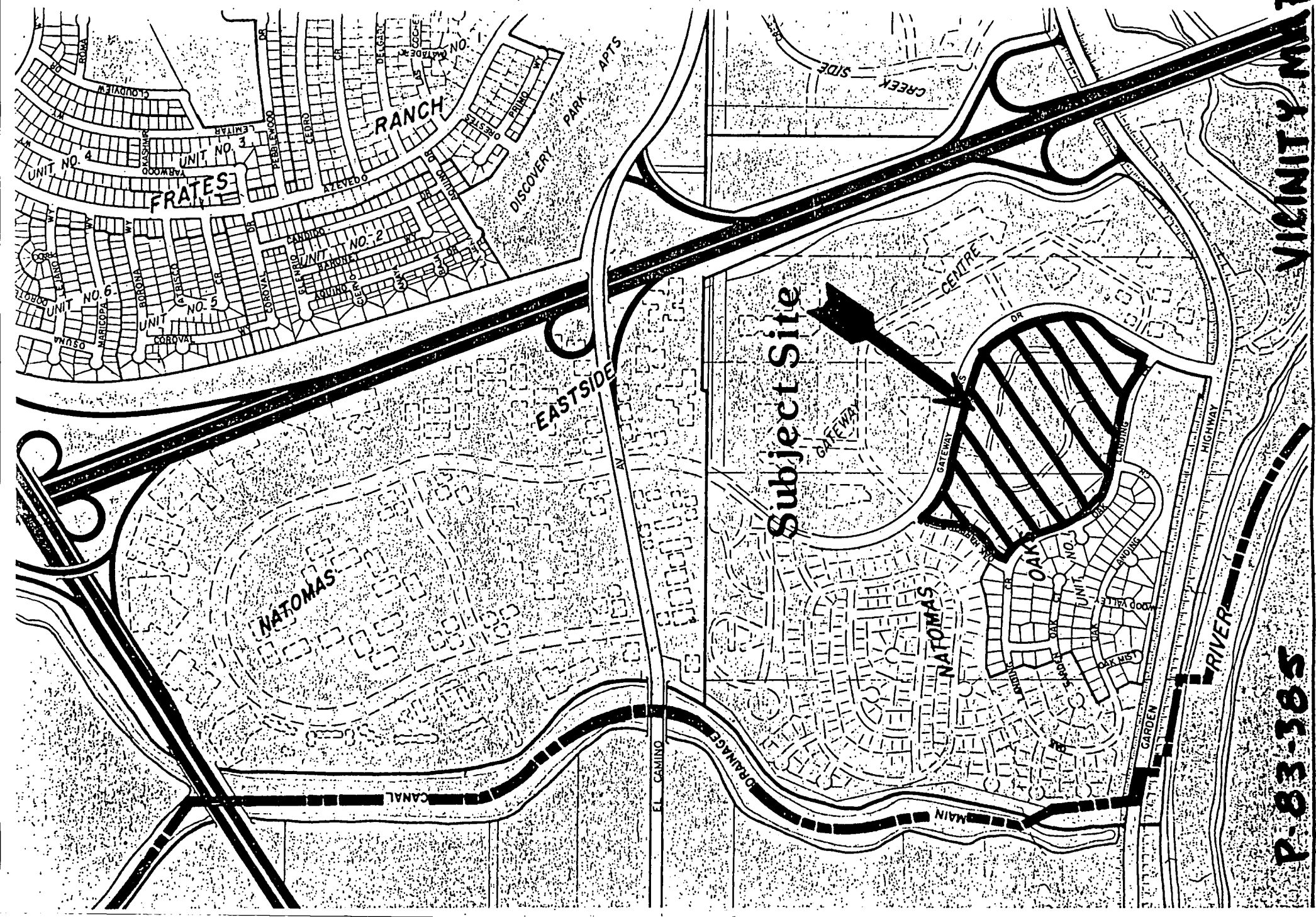
- b. The special permit, as conditioned, will not be detrimental to the public health, safety or welfare, nor result in the creation of a nuisance in that substantial setbacks, landscaping, recreation facilities, and off-street parking are provided.
- c. The special permit is consistent with the General Plan policies to:
  - Recognize new concepts for residential land use, design and technology, and consider their appropriate use with existing forms of residential development; and
  - Encourage more privately owned recreational and open space facilities as well as other amenities in residential projects.
- d. The proposal is consistent with the 1974 General Plan and the 1978 South Natomas Community Plan in that the site is designated for residential uses.

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VICINITY MAP

P-83-385



## EXHIBIT A

### Residential Design Criteria

#### A. GENERAL BUILDING DESIGN AND ORIENTATION

1. The monotony of straight building lines of all units shall be remedied through limiting the size of individual buildings or units, staggering of units, variation of exterior building materials on adjacent units, use of intensive landscaping, or other methods.
2. All mechanical equipment (including public utility boxes and particularly exterior wall mounted air conditioning units) shall be attractively screened.
3. Buildings shall be designed and oriented to reduce overview of private areas and windows from second story units.
4. Accessory structures shall be compatible in design and materials with main buildings.
5. Communal facilities shall be centrally located.
6. Recreational facilities shall be located and/or designed so as not to impact adjacent properties.
7. Solar heating and cooling of units should be considered.
8. Site planning shall take into account optimum solar orientation of structures.
9. Site planning shall minimize the incidences of one building shading another.
10. Private garden areas shall be oriented to the south as much as possible.
11. Roofing materials shall be medium wood shake or equivalent aluminum, concrete, or other imitation shakes or tile, subject to Planning Director approval.
12. The location of second story end unit windows shall be varied from the typical plan when appropriate to reduce the incidence of overview into private first floor open space and parking areas, and to provide variety in exterior unit detailing.

#### B. MULTIPLE FAMILY DESIGN CRITERIA

1. OFFSTREET PARKING - Offstreet parking shall be provided at a ratio that adequately serves the needs of tenants and guests. The minimum ratio shall be 1.5 to 1 (this ratio may be reduced for projects designed strictly for the elderly). Six foot masonry walls are required on interim property lines between parking lot areas and existing or proposed residential development.
2. For the convenience of tenants and guests, and to encourage use of off-street rather than curbside parking and parking along private drives, parking spaces shall be located as close as possible to the unit or communal facility it is intended to serve.

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3. To discourage parking on the street and along private on-site drives, physical barriers such as landscaping, berming, or wall segments shall be incorporated into the project design.
4. Off-street parking shall be screened from the street by undulating landscaped berming with a minimum four foot height (as measured from either the parking surface or street sidewalk, whichever is higher).
5. Parking shall be screened from second story units by trees or lattice work.
6. The project shall comply with the 50% shading of surfaced areas requirement of the Zoning Ordinance.
7. The setback from interior side and rear property lines shall be 10 feet for open stalls and 15 feet for carports.
8. Evergreen trees shall be used for screening purposes along the perimeter of the parking areas.
9. Particularly within large open lots, deciduous trees should be utilized to provide summer shading and winter sun.
10. Within open parking areas, there shall be at least one tree for every five parking spaces.
11. To visually break up the long rows of parking, a landscaped planter with evergreen trees and a minimum width of five feet shall also be located after every tenth parking stall.
12. In PUD projects parking stall depth shall be reduced by two feet.
  - a. The two feet gained shall be incorporated into adjacent landscaping or walkways.
  - b. For angled parking the triangular space at the head of each stall shall be landscaped (as a planter when abutting a sidewalk or incorporated into adjacent landscaped strips).
13. The more efficient 90 degree parking arrangement shall be utilized when possible so as to minimize parking lot size.
14. For the most part, double-loading of parking aisles should be utilized to minimize surfacing devoted to maneuvering area.
15. A minimum setback of 50 feet shall be utilized on multiple family projects from interior property lines abutting existing developments where two story structures are proposed. A minimum setback of 20 feet shall be required where single story structures in multiple family projects abut existing developments.

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C. ON-SITE CIRCULATION

1. Minimum pedestrian/vehicle conflict should be sought in driveway/walkway system design.
2. A display and unit location map shall be installed at each major driveway entrance and any major walkway entrance to the project as an aid to emergency personnel and a convenience to visitors.
3. Walkway location shall assure convenient access between parking and dwelling units.
4. Central pedestrian/bikepaths shall provide convenient access to bus stops, green belts and public facilities.
5. Pedestrian crossings shall be provided at appropriate locations along main drives and shall be accentuated by a change in surface texture.

D. BICYCLE STORAGE

Bicycle racks and lockers shall be provided throughout the development.

E. LANDSCAPING AND OPEN SPACE

1. Landscape materials selected shall be:
  - a. Compatible with one another and with existing material on the adjacent site.
  - b. Complimentary to building design and architectural theme.
  - c. Varied in size (one and five gallon shrubs, five and 15 gallon, and 24 inch box trees).
2. Landscape treatment shall include:
  - a. Lawn areas shall be established by sodding or hydromulching when conditions such as excessive gradient, anticipated seasonal rain, etc., may result in erosion or other problems.
  - b. Larger specimens of shrubs and trees along the site periphery.
  - c. Greater intensity of landscaping at the end of buildings when those elevations lack window and door openings or other details that provide adequate visual interest. This is especially significant at the street frontage and interior side and rear property lines and for two story structures.
  - d. Consistency with energy conservation efforts.

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- e. Trees located so as to screen parking areas and private first floor areas and windows from second story units.
- f. Undulating landscaped berms located along street frontage and achieving a minimum height of four feet measured off of the street sidewalk or the adjacent building pad or parking lot, whichever is higher.
- g. Deciduous trees shall be utilized along the south and west facing building walls to allow solar access during the winter.

3. Landscaping of parking areas is discussed in Section B.

F. TRASH ENCLOSURES

- 1. Sturdy enclosure walls shall be constructed to reduce maintenance.
- 2. Design and materials shall match or complement the residential structures.
- 3. Metal plate doors, if used, shall have wood veneer and/or wood battens.
- 4. Walls shall be a minimum six feet in height; more if necessary for adequate screening.
- 5. The enclosures shall be screened with landscaping.
- 6. The enclosures shall be adequate in capacity, number, and distribution.

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# GATEWAY OAKS

## SACRAMENTO CALIFORNIA

DEVELOPER  
 GRUPE COMMUNITIES, INC.  
 2291 WEST MARCH LANE  
 STOCKTON, CALIFORNIA

LAND PLANNER  
 ANTHONY M. GUZZARDO  
 AND ASSOCIATES, INC.  
 938 MONTGOMERY STREET  
 SAN FRANCISCO, CALIFORNIA

### SITE INFORMATION

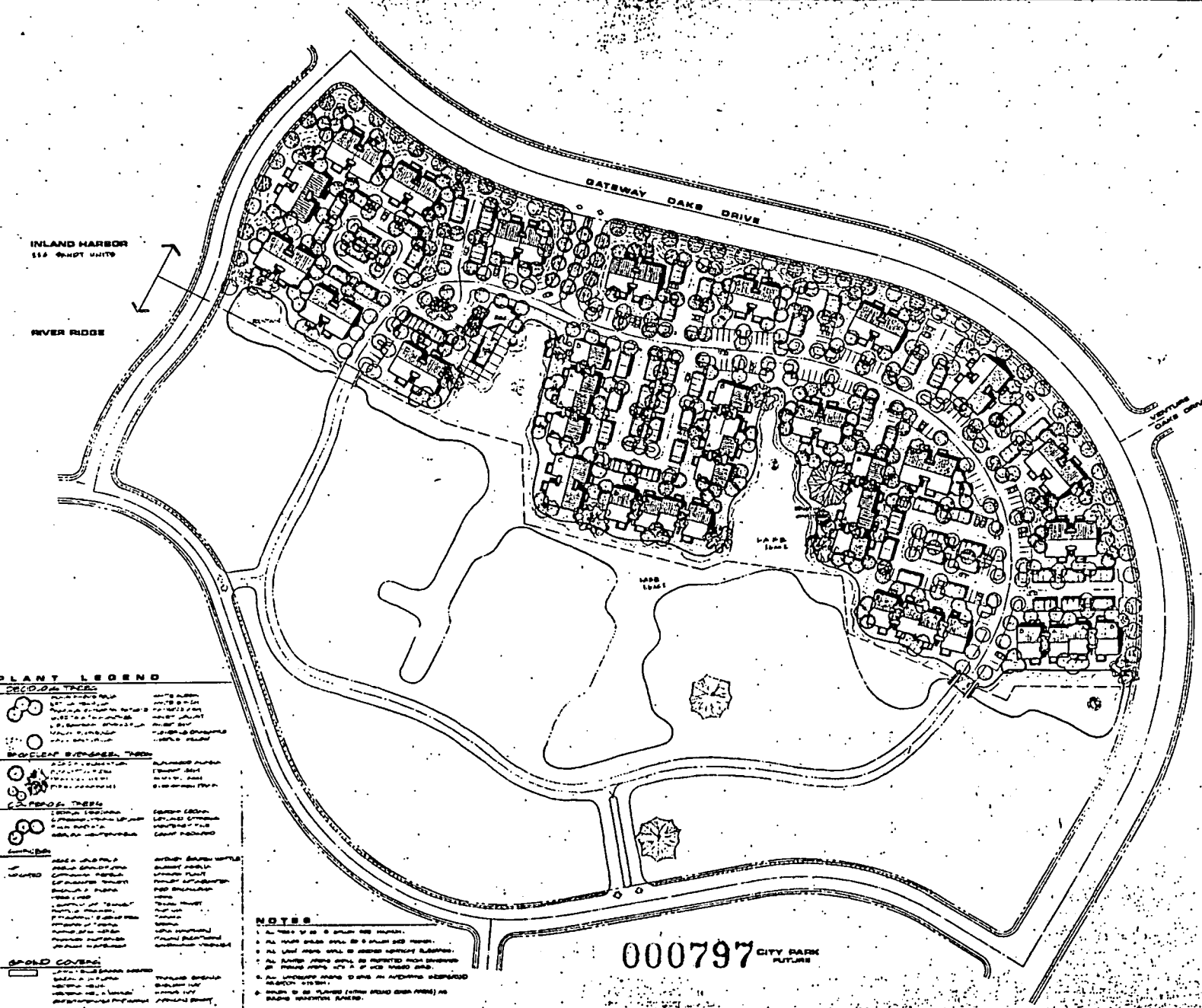
NET SITE AREA	16.41
NET SITE DENSITY (D.U./A.)	166
DWELLING UNITS	2724
UNIT TYPE A	48 (17%)
UNIT TYPE B	48 (17%)
UNIT TYPE C	156 (56%)
PARKING	448 (164)
CARSPACES	530
OPEN SPACES	530
NET AREA INCLUDES THIS LANE	16.41

# P 83385

### CONCEPTUAL LANDSCAPE PLAN



SCALE IN FEET  
 DATE NOVEMBER 8, 1968



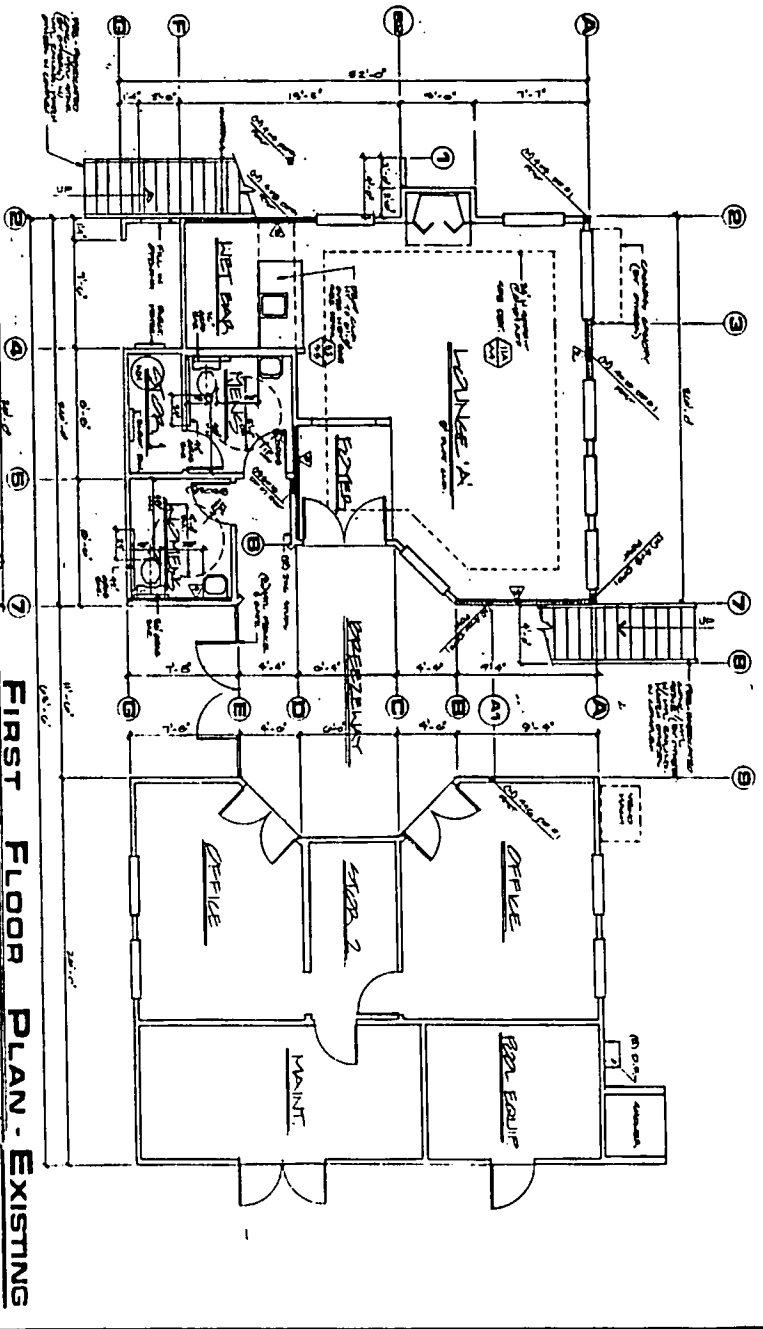
- PLANT LEGEND**
- DECIDUOUS TREES**
- Large Deciduous Tree
  - Medium Deciduous Tree
  - Small Deciduous Tree
  - Shrub
  - Groundcover
- PERENNIAL TREES**
- Large Perennial Tree
  - Medium Perennial Tree
  - Small Perennial Tree
  - Shrub
  - Groundcover
- SOFT COVER**
- Grass
  - Flower Bed
  - Water Feature

- NOTES**
1. ALL TREES TO BE 10' TALL AND HEALTHY.
  2. ALL TREES SHALL BE 10' TALL AND HEALTHY.
  3. ALL TREES SHALL BE 10' TALL AND HEALTHY.
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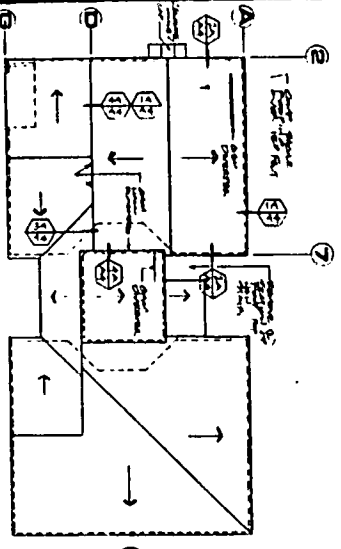
000797 CITY PARK FUTURE

EX.B

- NOTES:**
- All finishes shall meet existing building.
  - All walls are to be 1/2" gypsum board on metal studs.
  - Walls shall remain 4-8 feet maximum.
  - Existing walls remain 4-8 feet maximum.
  - Allow existing floor slabs over floor joist joists.
  - Walls shall be finished with gypsum board on metal studs.
  - Doors shall be 2'0" x 6'8" minimum.
  - Doors shall be finished with gypsum board on metal studs.
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- ADDITUM Legend**
- | SYMBOL | DESCRIPTION                 |
|--------|-----------------------------|
|        | Gypsum Board on Metal Studs |
|        | Gypsum Board on Metal Studs |
|        | Gypsum Board on Metal Studs |
|        | Gypsum Board on Metal Studs |
|        | Gypsum Board on Metal Studs |
|        | Gypsum Board on Metal Studs |



**FIRST FLOOR PLAN - EXISTING**



**ROOF PLAN**

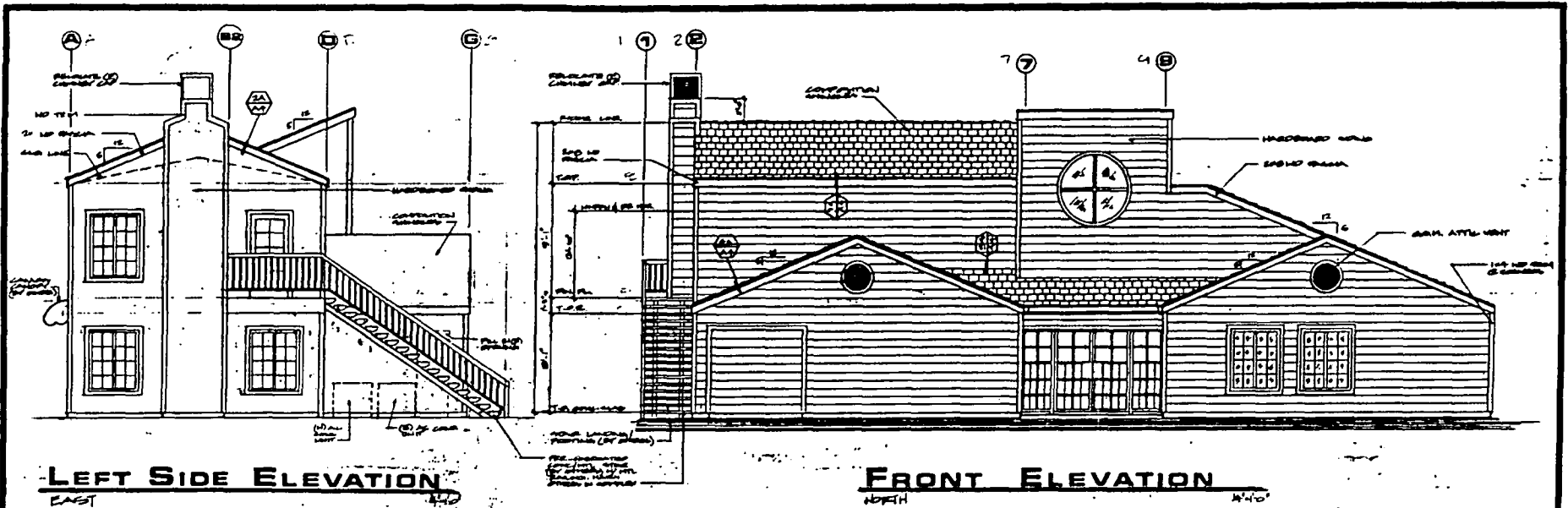
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**SECOND FLOOR PLAN**

**Sheerwell Schedule**

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	CONCRETE	...	...	...	...
2	STEEL	...	...	...	...
3	WOOD	...	...	...	...
4	PAINT	...	...	...	...
5	GLASS	...	...	...	...
6	IRON	...	...	...	...
7	COPPER	...	...	...	...
8	LEAD	...	...	...	...
9	ZINC	...	...	...	...
10	ALUMINUM	...	...	...	...
11	STEEL	...	...	...	...
12	WOOD	...	...	...	...
13	PAINT	...	...	...	...
14	GLASS	...	...	...	...
15	IRON	...	...	...	...
16	COPPER	...	...	...	...
17	LEAD	...	...	...	...
18	ZINC	...	...	...	...
19	ALUMINUM	...	...	...	...
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41	GLASS	...	...	...	...
42	IRON	...	...	...	...
43	COPPER	...	...	...	...
44	LEAD	...	...	...	...
45	ZINC	...	...	...	...
46	ALUMINUM	...	...	...	...
47	STEEL	...	...	...	...
48	WOOD	...	...	...	...
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85	PAINT	...	...	...	...
86	GLASS	...	...	...	...
87	IRON	...	...	...	...
88	COPPER	...	...	...	...
89	LEAD	...	...	...	...
90	ZINC	...	...	...	...
91	ALUMINUM	...	...	...	...
92	STEEL	...	...	...	...
93	WOOD	...	...	...	...
94	PAINT	...	...	...	...
95	GLASS	...	...	...	...
96	IRON	...	...	...	...
97	COPPER	...	...	...	...
98	LEAD	...	...	...	...
99	ZINC	...	...	...	...
100	ALUMINUM	...	...	...	...

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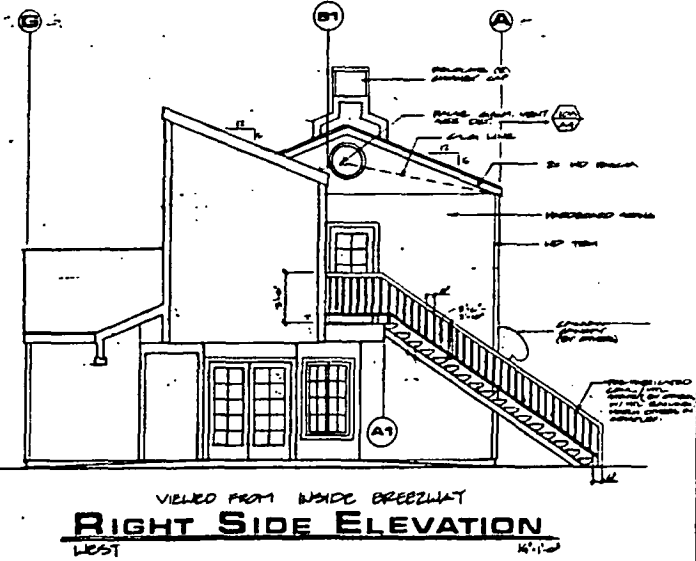
**LEFT SIDE ELEVATION**  
EAST

**FRONT ELEVATION**  
NORTH

NOTES:  
1. ALL FINISHES AND MATERIALS TO BE AS SHOWN ON THE DRAWINGS.



**REAR ELEVATION**  
SOUTH



VIEWED FROM WIDE BREEZEWAY  
**RIGHT SIDE ELEVATION**  
WEST

000802

EXCEL  
PL. Bookler

**Inland Harbor Condominiums**  
8824 Gateway Oaks  
Sacramento, CA

**Inland Harbor Condominiums Addition**  
8824 Gateway Oaks  
Sacramento, CA

REVISIONS

DRAWN BY/CEER	DW	EL
JOB NO	4688	
DATE	JUNE 27, 1988	
DESCRIPTION	ELEVATION DRAWINGS	
NO.	A3	
	OF 12 SHEETS	



ELEVATION UNIT C



ELEVATION UNIT A&B  
SCALE: 1/8" = 1'-0"

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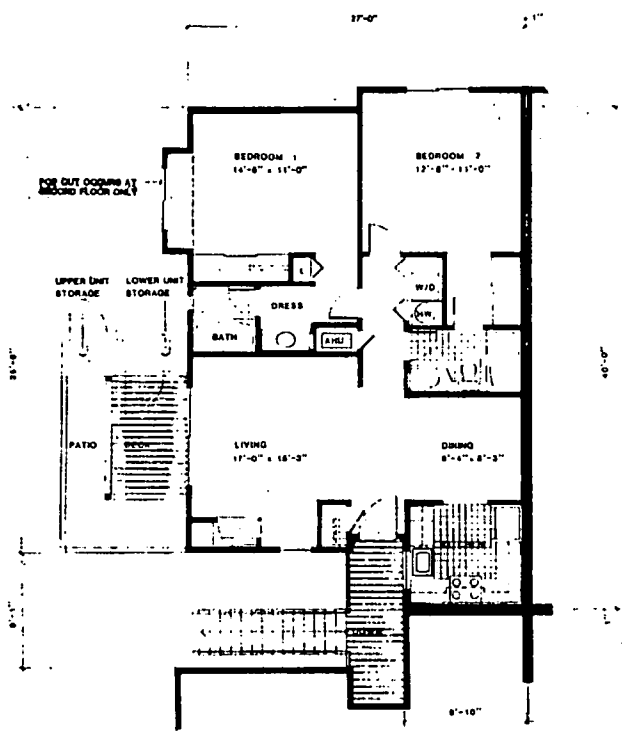
INLAND HARBOR  
SACRAMENTO, CALIFORNIA

Developer: Grupe Communities, Inc.

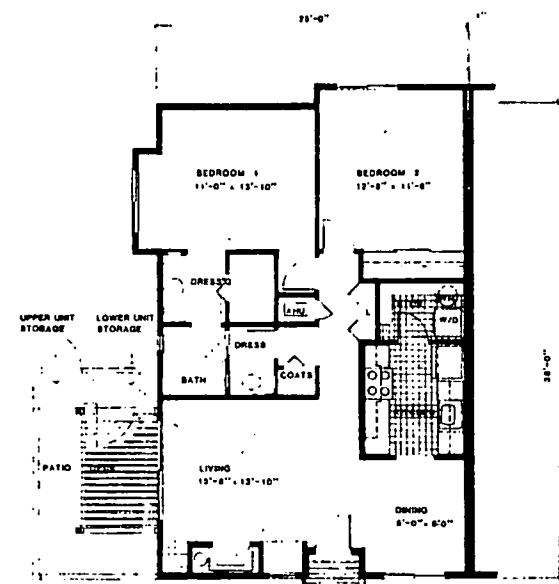
ELEVATIONS

DATE: 30 SEPT, 1983  
PROJECT: SACRAMENTO 0348  
DRAWN BY: [illegible]  
CHECKED BY: [illegible]

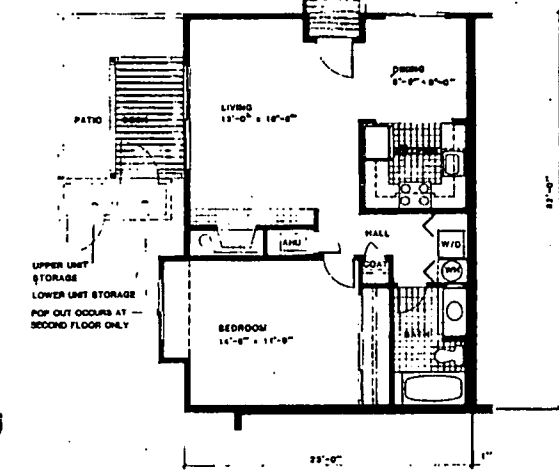
EX. D



**UNIT TYPE C**  
 2 BEDROOM / 2 BATH  
 1057 SF.



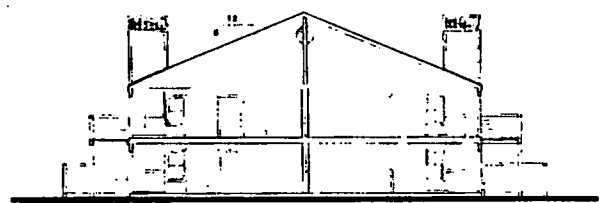
**UNIT TYPE B**  
 2 BEDROOM / 1 1/4 BATH  
 978 SF.



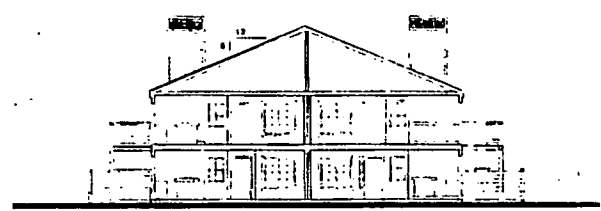
**UNIT TYPE A**  
 1 BEDROOM / 1 BATH  
 728 SF.

SCALE: 1/4" = 1'-0"

000799



SECTION - UNIT C (UNIT A SIMILAR)

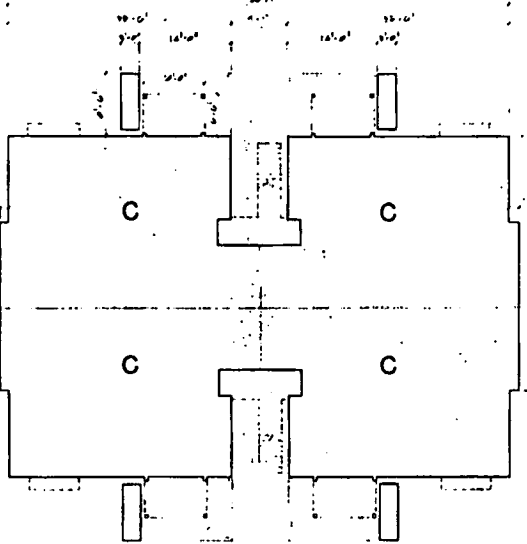


SECTION - UNIT B

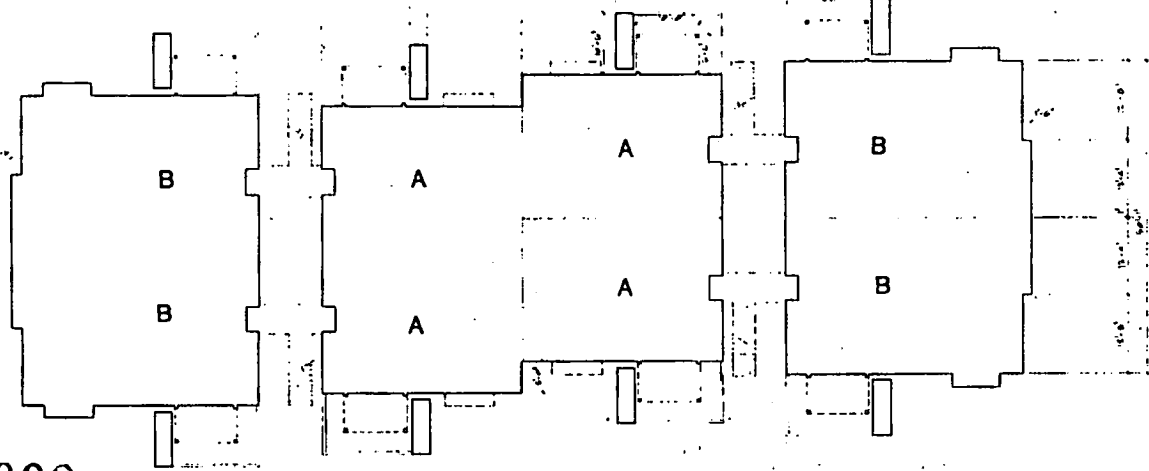
EX.F



REVISIONS  
DATE  
BY



GROUND FLOOR PLAN - BUILDING TYPE 2



GROUND FLOOR PLAN - BUILDING TYPE 1

SCALE 1/8"=1'-0"

000800

EX.#

INLAND HARBOR  
SACRAMENTO, CALIFORNIA

Developer: Grupe Communities, Inc.

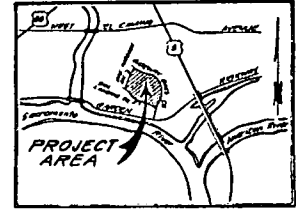
DATE: 30 SEPT. 1983  
PROJECT NUMBER: 0348  
DRAWN BY: [blank]  
REVISION: [blank] DATE: [blank]

SHEET NUMBER

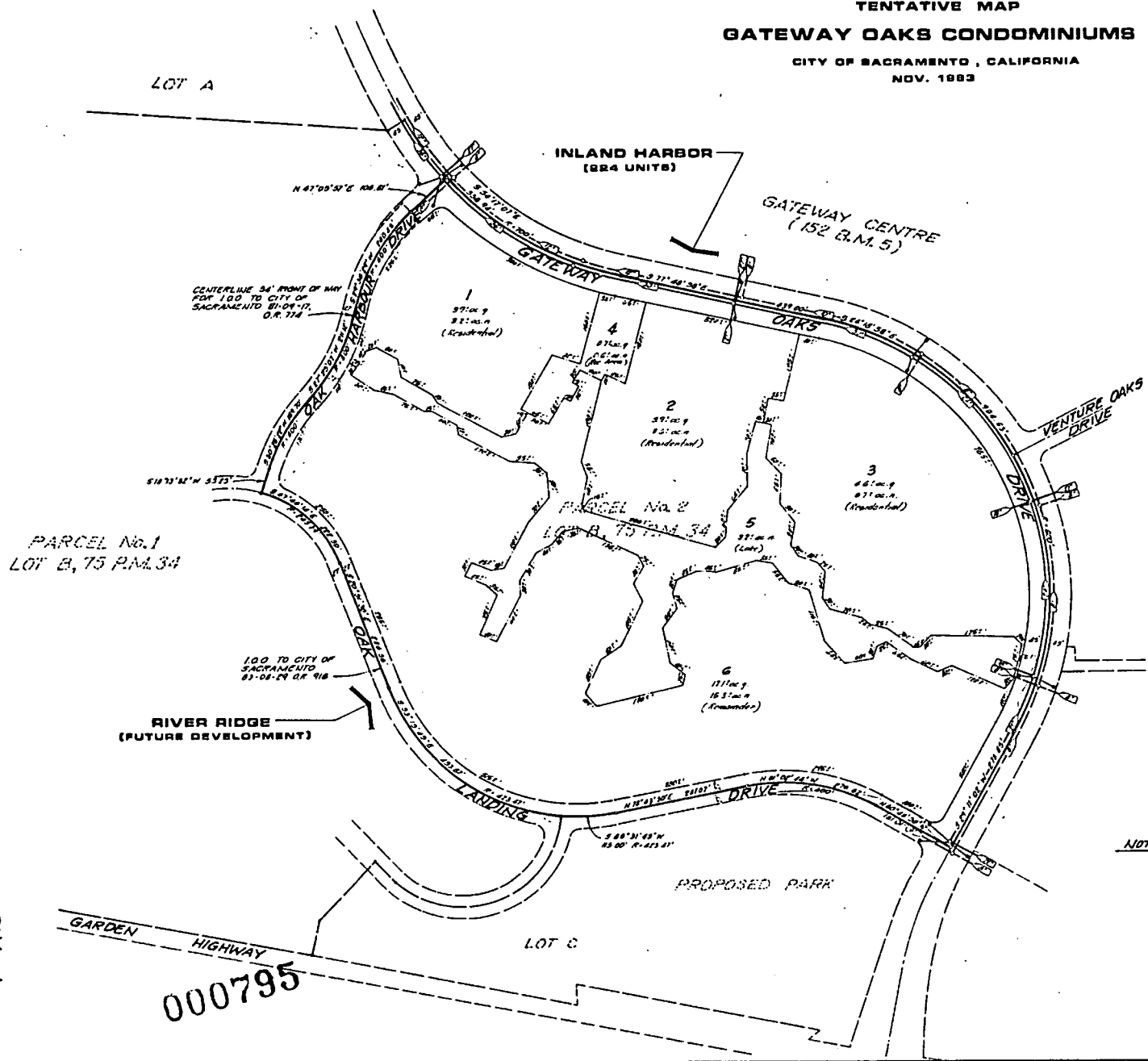
3

**TENTATIVE MAP  
GATEWAY OAKS CONDOMINIUMS**

CITY OF SACRAMENTO, CALIFORNIA  
NOV. 1983



**VICINITY MAP**  
NO SCALE



**RECORD OWNER SUBDIVIDER:**  
GRUPE COMMUNITIES, INC.  
8701 W. MARPOSS LANE  
STOCKTON, CALIF. 95207

**ENGINEER:**  
THE SPINK CORP.  
PO BOX 260  
SACRAMENTO, CALIF. 95811

**PRESENT USE & ZONE:**  
VACANT, R-12 (RESIDENTIAL)

**PROPOSED USE & ZONE:**  
6 LOTS (RESIDENTIAL) R-12  
LOT 1: 56 UNITS  
LOT 2: 72 UNITS  
LOT 3: 96 UNITS  
LOT 4: RECREATION AREA  
LOT 5: LAKE AREA  
LOT 6: FUTURE DEVELOPMENT  
(POSSIBLE 260 UNITS)

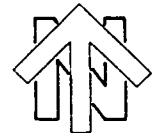
**WATER DISPOSAL:**  
PUBLIC UTILITIES

**SEWAGE DISPOSAL:**  
PUBLIC UTILITIES

**ACREAGE:**  
212 AC. ±, 55 AC. G.

**A.P.N.:**  
211-307-00

**NOTE:**



100 0 100 200 300  
SCALE IN FEET

KEL 17

**THE SPINK CORPORATION**  
ENVIRONMENTAL PLANNING · ENGINEERING  
ARCHITECTURE · SURVEYING · MAPPING · SYSTEMS  
210 J STREET SACRAMENTO, CALIFORNIA 95811 PHONE 924-1111

APPROVALS

DATE	DESCRIPTION	BY	APP

DATE OF CHECKED  
11/8/83  
DATE  
11/8/83  
SHEET  
1  
OF 1  
NO. SET OF

EX 45

000795