

# CITY PLANNING COMMISSION

1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT The Spink Corporation - 2590 Venture Oaks Way, Sacramento, CA 95833  
OWNER L & P - Pacific Teichert - 6355 Riverside Blvd., Ste.C, Sacramento 95831  
PLANS BY The Spink Corporation - 2590 Venture Oaks Way, Sacramento, CA 95833  
FILING DATE 2-10-89 ENVIR. DET. Negative Declaration REPORT BY JP:sg  
ASSESSOR'S PCL. NO. 031-1030-019.026.027

28

APPLICATION:

- A. Negative Declaration
- B. Amend General Plan for portion of 15.8+ acres from High Density and Medium Density Residential to Low Density Residential
- C. Amend Pocket Community Plan for portion of 15.8+ acres from High Density and Medium Density Residential to Low Density Residential (3-6 du/ac)
- D. Rezone 0.3+ vacant acres from R-3(PUD) to R-4(PUD)
- E. Rezone 0.3+ acres from R-4(PUD) to R-3(PUD)
- F. Rezone 5.6+ acres from R-3(PUD) and R-4(PUD) to R-1(PUD) and R-1A(PUD)
- G. Rezone 0.5+ acres from R-1(PUD) to R-1A(PUD)
- H. Tentative Map to subdivide 10.7+ acres into 20 single family lots, 4 halfplex lots and one lot for a private road and 2 lots for future development
- I. Special Permit to develop 8 halfplex units
- J. Lot Line Adjustment
- K. LPPT PUD Schematic Plan Amendment for single family development on Site 1 and to delete day care designation on Site 19
- L. Subdivision Modification to modify standard sidewalk and street light construction

LOCATION: North side of Rush River Drive, 300+ feet east of Delta Wind Drive, and northwest corner of Rush River Drive and Delta Wind Drive

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide 15.8+ acres into 20 single family lots, 4 halfplex lots and 2 lots for future development to be known as Northshore at Riverlake and to delete day care designation for a 0.5+ acre site.

PROJECT INFORMATION:

General Plan Designation: High Density Residential (Site 1), Medium Density Residential (Site 20), Low Density Residential (4-15 du/na) (Site 19)

20

Pocket Community

Plan Designation: High Density Residential (Site 1), Medium Density Residential (Site 20) and Low Density Residential (3-6 du/na) (Site 19)

Existing Zoning of Site: R-4(PUD)(Site 1), R-3(PUD)(Site 20), and R-1(PUD) (Site 19)

Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Single family; R-1

South: Single family, apartments; R-1(PUD), R-1A(PUD), R-2B(PUD)

East: Asian Community Center; H

West: Apartments; R-2B-R

Property Dimensions: Irregular

Property Area: 16.0+ vacant acres

Topography: Flat

Street Improvements: Existing and to be improved

Utilities: Available

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On March 8, 1989, by a vote of six ayes and three absent, the Subdivision Review Committee voted to recommend approval of the tentative map subject to the attached conditions.

PROJECT EVALUATION: Staff has the following comments regarding this proposal:

A. Land Use and Zoning

The subject site consists of three vacant lots in the LPPT Planned Unit Development (see land use exhibit). Site 1 is a 7+ acre lot located at the northeast corner of Rush River Drive and Delta Wind Drive. The site is zoned Multi-family (R-4{PUD}) and is designated for an elderly care facility with a maximum of 315 units (based on 7 acres) by the LPPT Schematic Plan; however, agree the LPPT Development Agreement stipulates that if the site is not developed for elderly care the maximum density shall be limited to 15 units per acre (105+ units, R-1A zone density). Site 20 is a 4+ acre lot on the north side of Rush River Drive and is directly east of Site 1. The site is zoned Multi-family (R-3{PUD}) and is designated for elderly housing with a maximum of 119 units (based on 4 acres) by the LPPT Schematic Plan; however, the LPPT Development Agreement stipulates that if the site is not developed for elderly housing the maximum density shall be limited to 21 units per acre (84+ units, R-2B density). Site 19 is a northwest corner of Delta Wind Drive and Rush River Drive. The site is zoned Standard Single Family (R-1{PUD}) and is designated for day care use by the LPPT Schematic Plan. Land uses surrounding the subject site include single family residences, future single family development and apartments. The site is designated High Density Residential (Site 1), Medium Density Residential (Site 20) and Low Density Residential (Site 19) by the General Plan and Pocket Community Plan.

B. Applicant's Proposal - Sites 1 and 20

As noted above these subject sites are zoned R-4 and R-3 and are designated for elderly housing developments. As an alternative to these developments the applicant proposes to make a minor adjustment of the common property line between Sites 1 and 20 and subdivide a 5.6+ acre portion of Site 1 into 20 single family lots and four corner halfplex lots. The applicant is requesting a lot line adjustment between the two parcels so that development of an elderly housing or multi-family complex can begin on Site 20 without having to wait for the final map on a portion of Site 19 to be recorded. The applicant would have the following development options for the site:

Site Number	Allowed Use Under PUD and If Lot Line Adjustment Recorded	Alternative Plan if Final Map Recorded
Site 1	Elderly Care at R-4 Density or Townhouse/SF Alternative at R-1A Density	20 Single Family Lots, 4 Halfplex Lots, and Elderly Care on 1.4+ Acres at R-4 Density or Townhouse/SF Alternative on 1.4+ Acres at R-1A Density
Site 20	Elderly Housing at R-3 Density or Multiple Family at R-2B Density	Same

In order to allow these alternatives the applicant is requesting that the effective date of the rezoning of the single family lots to R-1, the corner halfplex lots to R-1A, the General Plan and the Pocket Community Plan Amendments to Low Density Residential and the LPPT PUD Schematic Plan Amendment to Single Family be delayed until recordation of the final map for the project. The rezoning of the 0.3+ acres from R-3 to R-4 and from R-4 to R-3 would be delayed until recordation of the lot line adjustment.

Planning staff has no objections to the applicant's request as the proposed development alternatives either maintain or lower the existing approved density of the two subject sites. Planning staff and the Planning Commission will continue to have the opportunity to review any elderly care, elderly housing, multi-family or townhouse development plans for the two sites as special permits for the development of Lots 1 and 20 will be required whether or not the 24 lot subdivision map is recorded. The City Attorney has reviewed the applicant's

request to delay the rezoning and plan amendments to the date the final map is recorded. The City Attorney has indicated that it is possible to delay these entitlements and is working on the appropriate conditions.

C. Applicant's Proposal - Site 19

As noted above Site 19 is designated on the LPPT PUD for Day Care use. The applicant/property owner has no objection to having a day care center site in the Planned Unit Development; however he has had difficulty finding a day care developer interested in the half acre site because of its small size. The applicant, therefore, is requesting that the day care designation for Site 19 be deleted and that the site be rezoned to Single Family Alternative (R-1A{PUD}) so that a low density residential development could be located on the site. The applicant will continue to talk to other day care developers if they are interested in locating on a portion of another site within the PUD.

Planning staff has no objections to the deletion of the day care designation and rezoning of the site to R-1A(PUD) as long as the density of development remains between 3-6 dwelling units per acre. Rezoning to R-1A(PUD) would become effective 30 days after City Council approval.

C. Special Permit - Halfplex Units

The corner lots in the proposed single family subdivision are anticipated to be developed with custom halfplex units. The applicant has requested that the corner halfplex lots be zoned R-1A as the custom units may not meet all the requirements for halfplex units in the R-1 zone and the applicant desires the opportunity to take advantage of the design flexibility allowed in the R-1A zone. The applicant has developed minimum setback standards and minimum usable yard area standards for custom halfplexes for five other single family subdivisions in the LPPT PUD (P86-432) and is requesting that these standards also apply to the corner lots in the proposed subdivision. Planning staff has found these standards to be workable in the other subdivisions found in the planned unit development and has no objections to this request. Each halfplex unit will be subject to Planning staff review and approval to assure that the appropriate setbacks are met and that the design and materials of the unit are compatible with adjacent single family uses.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project, as proposed, will not have a significant impact on the environment; and has filed a negative declaration.

STAFF RECOMMENDATION: Staff recommends the Commission take the following actions:

- A. Ratify the negative declaration;
- B. Recommend approval of the General Plan Amendment for a portion of 15.8+ acres to Low Density Residential and forward to City Council;

- C. Recommend approval of the Pocket Community Plan Amendment for a portion of 15.8± acres to Low Density Residential (3-6 du/ac) and forward to the City Council;
- D. Recommend approval of the rezoning of 0.3± acres from R-3(PUD) to R-4(PUD) and forward to the City Council;
- E. Recommend approval of the rezoning of 0.3± acres from R-4(PUD) to R-4(PUD) and forward to the City Council;
- F. Recommend approval of the rezoning of 5.6± acres from R-3(PUD) and R-4(PUD) to R-1(PUD) and R-1A(PUD) and forward to the City Council;
- G. Recommend approval of the rezoning of 0.5± acres from R-1(PUD) to R-1A(PUD) and forward to City Council;
- H. Recommend approval of the tentative map for 10.7± acres, subject to conditions and forward to City Council;
- I. Approve the special permit to develop 8 halfplex units, subject to conditions and based upon findings of fact which follow;
- J. Approve the lot line adjustment by adopting the attached resolution;
- K. Recommend approval of the LPPT PUD schematic plan for single family development on Site 1 and to delete the day care designation on Site 19 and forward to the City Council; and
- L. Recommend approval of the subdivision modification to modify standard sidewalk and street light construction and forward to City Council.

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 specifically noted:

1. Dedicate the private ways as public utility easement for underground electrical and public utility facilities and appurtenances;
2. Dedicate a standard 12.5-foot public utility easement for underground public utility and electrical facilities and appurtenances adjacent to all public and private ways;
3. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code along Rush River Drive;
4. Prepare a sewer and drainage study for the review and approval of the City Engineer;
5. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;

6. 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;
7. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required 80% south orientation (including solar access) to the satisfaction of the Planning Director, or comply with Title 24 requirements of the Uniform Building Code;
8. If unusual amounts of bone, stone, or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce an archaeological impact to a less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition.
9. Submit a soils test prepared by a registered engineer to be used in street design;
10. Minimum lot pad grade 4.0 feet, minimum gutter grade + 2.5 feet;
11. Pay Pocket Bridge fees;
12. For Lot A a homeowners' association shall be formed and C.C. & R's shall be approved by the City assuring maintenance of private roadway. The City shall maintain underground utilities including restoration of streets to City standards. The homeowners' association shall maintain all surface improvements, streets, landscaping, lights and drop inlets. This condition is pursuant to an agreement between the developer and the City;
13. Trash collection arrangements shall be addressed in the C.C. & R's to the satisfaction of the City Attorney;
14. Gated and proposed emergency entries shall be secured in a manner approved by the Fire and Police Departments;
15. Entry bulbs shall be designed to the satisfaction of the Public Works Department;
16. Phasing shall be to the satisfaction of the Public Works Department;
17. File lot line adjustment prior to recordation of subdivision map if needed for further entitlements on Lot 20 of Riverlake.

Conditions - Special Permit

1. Halfplex units on the R-1A(PUD) zoned corner lots in the North Shore at Riverlake Subdivision which do not meet the minimum setback requirements of the City Zoning Ordinance shall be subject to the following regulations (see also Exhibits D-G):
  - a. For these corner lots, the following definitions shall apply;  

Main Indoor Living Space: Living, dining and/or family room. Does not include bedrooms of halfplex unit.

Rear Yard: The yard area between the halfplex structure and the property line where the main indoor living space is parallel to the property line.
  - b. The minimum rear yard setback shall be 7.5 feet for the first floor and 15 feet for the second floor;
  - c. The minimum side yard setback shall be 5 feet for the first and second floor;
  - d. Each halfplex unit shall maintain one outdoor patio of not less than 140 square feet (open to air) behind its minimum rear yard setback directly adjacent to its main indoor living space. The minimum depth of the outdoor living patio shall be 15 feet measured from the rear property line;
  - e. Minimum front yard setback may be reduced to 20 feet;
  - f. Minimum street side yard setback shall be 12.5 feet;
  - g. Minimum driveway length requirement shall be 20 feet;
  - h. Maximum building coverage of the corner lot (the two halfplex lots combined) shall be 40 percent;
  - i. Site plans and building elevations for halfplex units proposed for these corner lots shall be subject to Planning staff review and approval prior to issuance of building permits;
  - j. The issuance of the first building permit for a halfplex and construction of said halfplex shall establish the special permit use for the corner lots in the North Shore at Riverlake Subdivision.
2. The reduction in building setbacks for the corner lots applies only to halfplex development. The applicant or future owners shall be required to apply for a separate special permit for a single family home on an

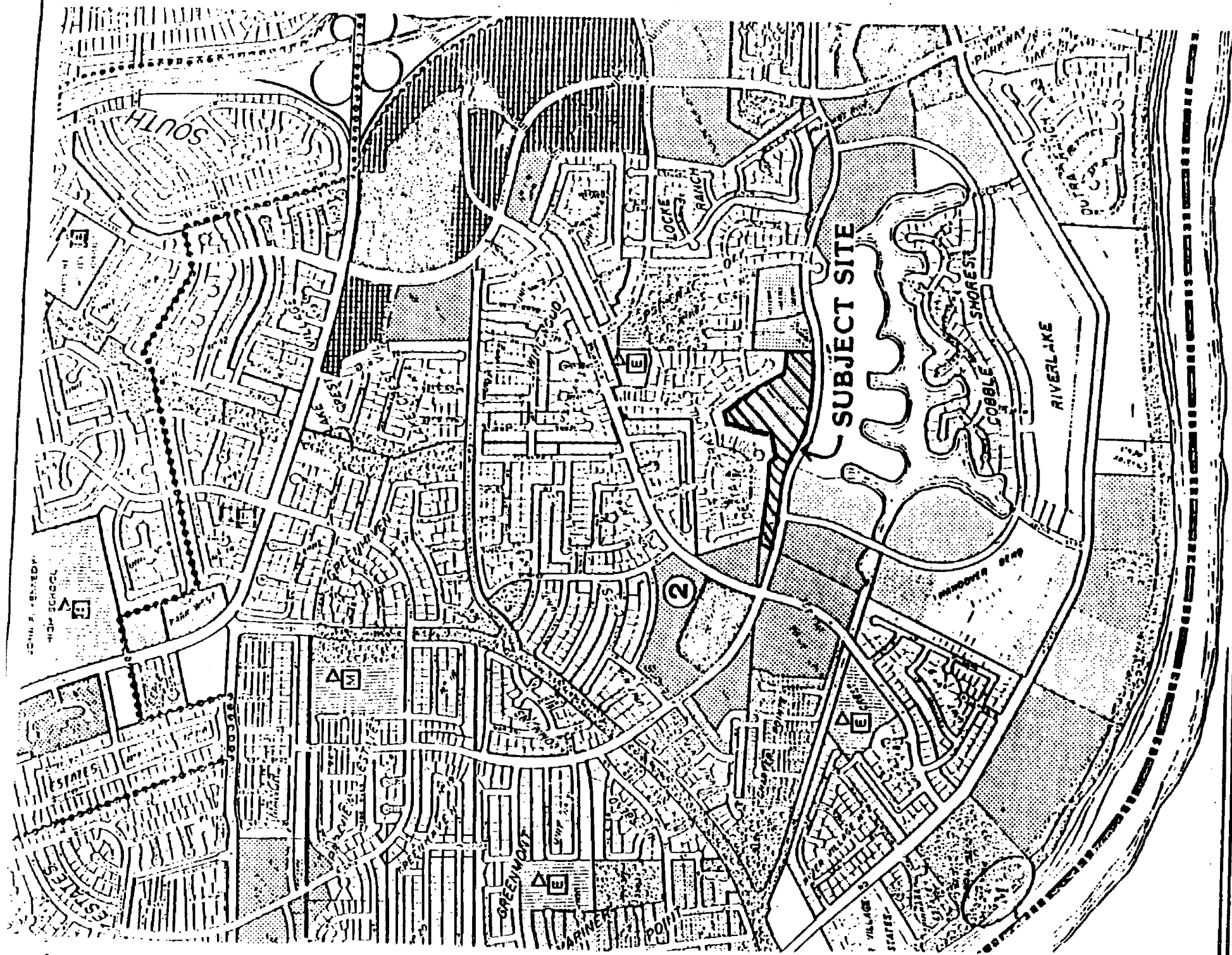
R-1A(PUD) zoned corner lot if the side and/or rear yard setbacks of the proposed single family residence do not meet Zoning Ordinance requirements. The front yard setback of a single family residence on a corner lot may be reduced to 20 feet subject to Planning Director review and approval.

3. The applicant shall discuss the requirements for corner lots in the Riverlake C.C. and R's for this subdivision.

Findings of Fact - Special Permit

1. The project, as conditioned, is based upon sound principles of land use in that:
  - a. the proposed custom halfplex units will provide for a housing type which is compatible with adjacent single family residential land uses in terms of density and design; and
  - b. adequate outdoor living area will be provided for each halfplex unit.
2. The project, as conditioned, will not be detrimental to the public health, safety or welfare nor result in the creation of a nuisance in that:
  - a. adequate building setbacks will be provided; and
  - b. the custom halfplexes will provide a variety of building elevations for the development.
3. The proposed project is consistent with the General Plan and the Pocket Community Plan which will be amended to designate the site for Low Density Residential use.





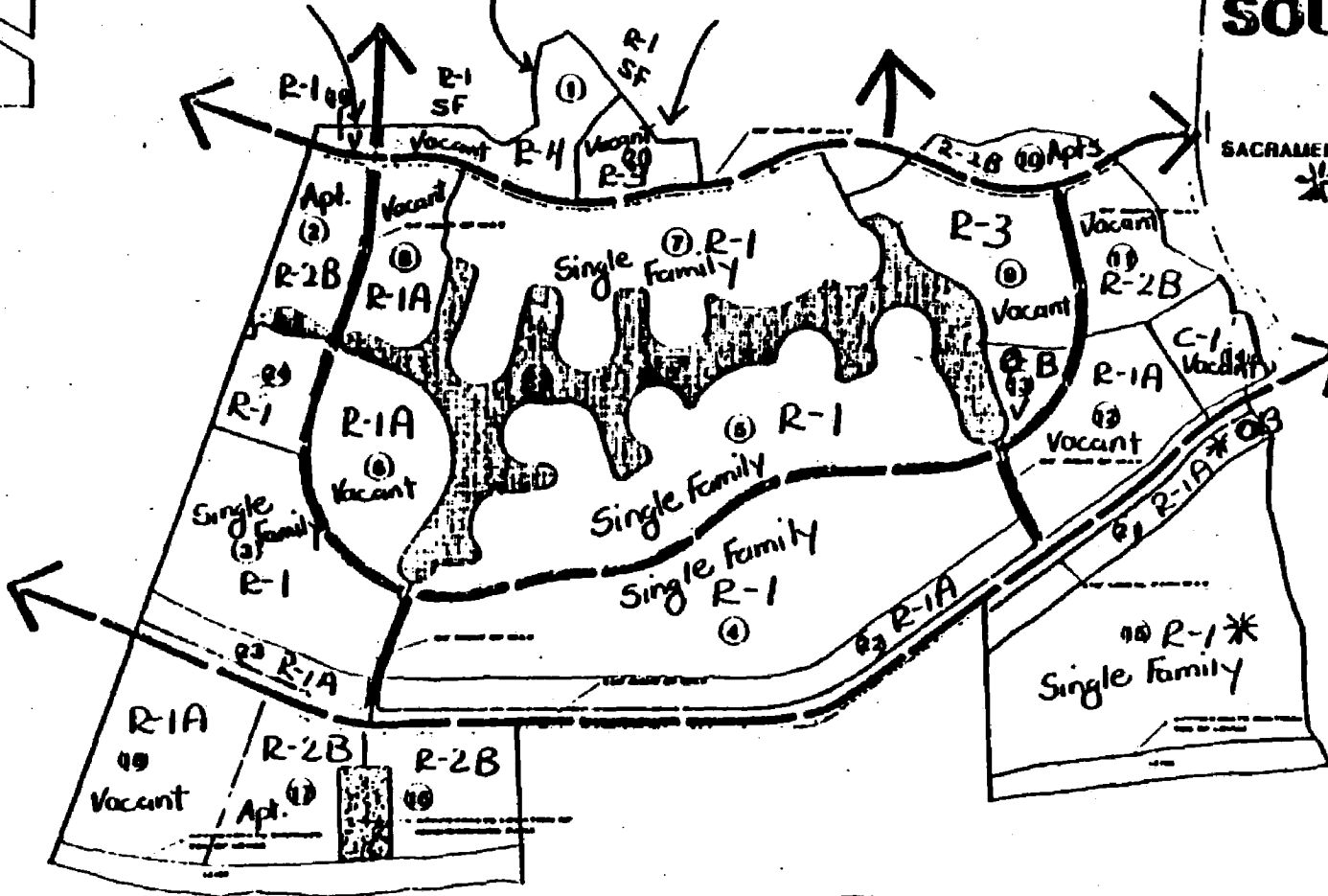
# VICINITY MAP

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SUBJECT SITE  
Site 19 Site 1 Site 20



# SOUTH POCKET

## L.P.P.T.

SACRAMENTO CALIFORNIA

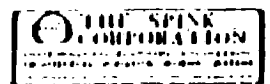
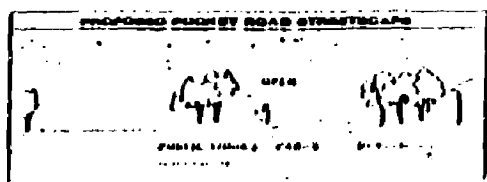
\*Zoning for sites 15 and 21 have previously been approved under P85-164 (Dutra Ranch)

### SITE INFORMATION

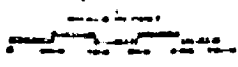
Site No.	Area (Ac.)	Use	Notes
1		R-1	Single Family
2		R-1	Single Family
3		R-1	Single Family
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7		R-1	Single Family
8		R-1	Single Family
9		R-1	Single Family
10		R-1*	Single Family
11		R-1A	Single Family
12		R-1A	Single Family
13		R-1A	Single Family
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95		R-1A	Single Family
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99		R-1A	Single Family
100		R-1A	Single Family

# LAND USE EXHIBIT

APPROVED BY THE BOARD OF SUPERVISORS OF SACRAMENTO COUNTY CALIFORNIA  
ON THE 11th DAY OF JULY 1991  
AT 10:00 AM



LAND PLANNER  
ANTHONY M. GUEARDO  
AND ASSOCIATES INC.



# EXHIBIT A

## DESCRIPTIONS FOR LOT LINE ADJUSTMENT LOTS 1 AND 20, RIVERLAKE

All that portion of Lots 1 and 20, as said lots are shown on the official plat of Riverlake, recorded in the office of the Recorder of Sacramento County in Book 172 of Maps, Map No. 1, described as follows:

### REVISED LOT 1:

Beginning at the Northwest corner of said Lot 1; thence from said point of beginning along the Northerly boundary of said Lot 1 the following eight (8) courses: (1) South  $87^{\circ} 30' 57''$  East 182.29 feet, (2) South  $82^{\circ} 05' 49''$  East 277.01 feet, (3) South  $53^{\circ} 29' 00''$  East 140.08 feet, (4) North  $61^{\circ} 44' 00''$  East 201.50 feet, (5) North  $02^{\circ} 47' 30''$  West 174.29 feet, (6) North  $12^{\circ} 21' 00''$  East 200.40 feet, (7) North  $67^{\circ} 05' 00''$  East 152.40 feet and (8) South  $42^{\circ} 07' 30''$  East 161.64 feet; thence along the Easterly boundary of said Lots 1 and 20 South  $34^{\circ} 41' 00''$  East 348.00 feet; thence South  $69^{\circ} 49' 52''$  West 155.37 feet; thence South  $86^{\circ} 23' 45''$  West 107.52 feet; thence South  $19^{\circ} 22' 13''$  West 107.25 feet; thence South  $55^{\circ} 27' 29''$  West 117.53 feet; thence South  $15^{\circ} 56' 43''$  West 65.00 feet to a point located on the Southerly boundary of said Lot 1; thence along the boundary of said Lot 1 the following eight (8) courses: (1) curving to the right on an arc of 960.00 feet radius, from a radial bearing of South  $15^{\circ} 56' 43''$  West, said arc being subtended by a chord bearing North  $68^{\circ} 38' 35''$  West 181.08 feet, (2) North  $63^{\circ} 13' 53''$  West 100.00 feet, (3) curving to the left on an arc of 640.00 feet radius, said arc being subtended by a chord bearing North  $78^{\circ} 32' 05''$  West 337.83 feet, (4) South  $86^{\circ} 09' 43''$  West 119.00 feet, (5) curving to the right on an arc of 560.00 feet radius, said arc being subtended by a chord bearing North  $88^{\circ} 14' 53''$  West 109.10 feet, (6) curving to the right on an arc of compound curvature with a radius of 25.00 feet, said arc being subtended by a chord bearing North  $36^{\circ} 48' 47''$  West 35.87 feet, (7) North  $09^{\circ} 01' 56''$  East 68.46 feet and (8) curving to the left of an arc of 278.00 feet radius, said arc being subtended by a chord bearing North  $05^{\circ} 45' 29''$  East 31.75 feet to the point of beginning; containing 6.333 acres, more or less.

### REVISED LOT 2:

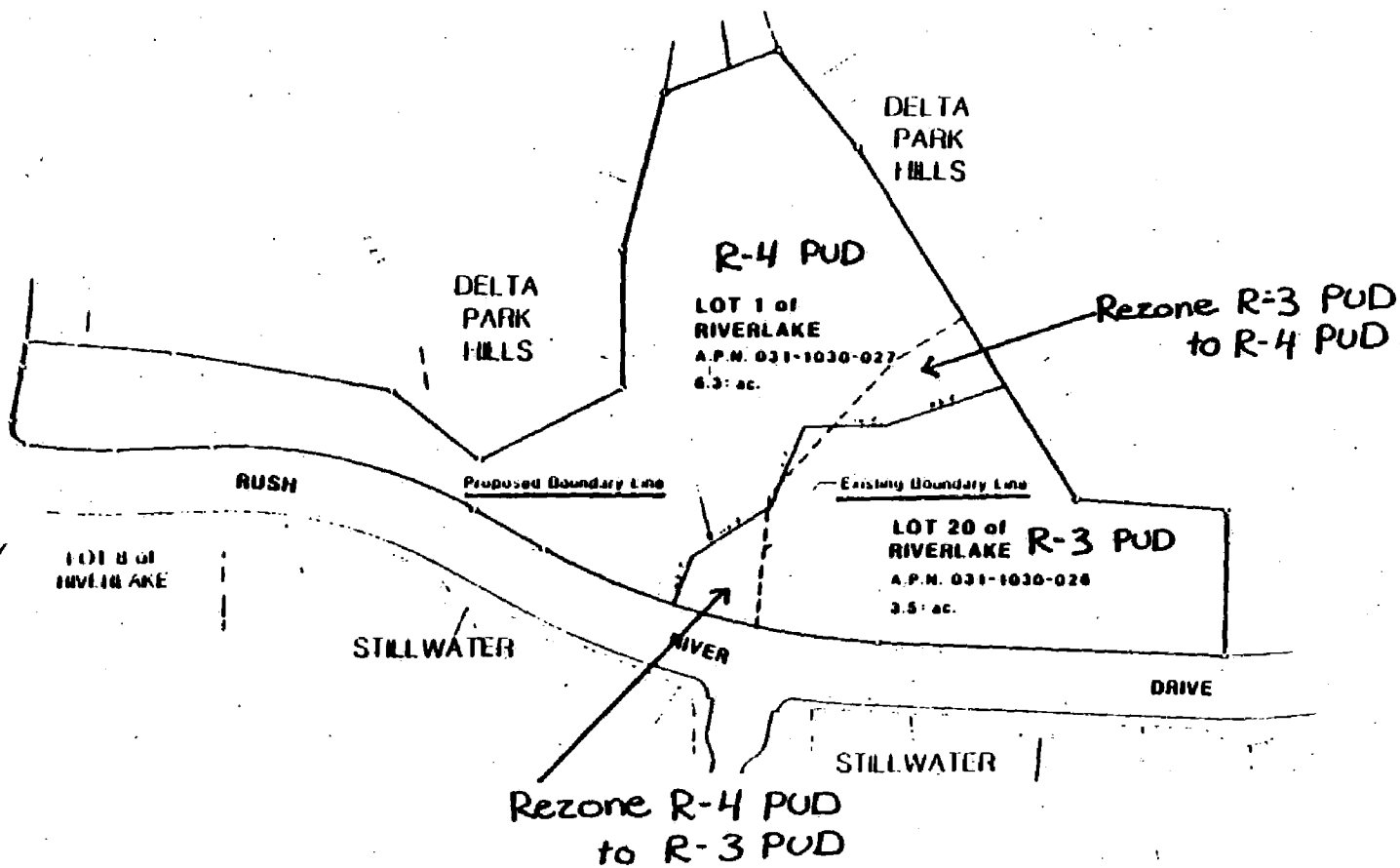
Beginning at the Southeast corner of said Lot 20; thence from said point of beginning along the Southerly boundary of said Lot 20 the following two (2) courses: (1) curving to the right on an arc of 760.00 feet radius, said arc being subtended by a chord bearing South  $39^{\circ} 33' 13''$  West 19.03 feet and (2) North  $39^{\circ} 43' 45''$  West 422.15 feet; thence along the Southerly boundary of said Lots 1 and 20 curving to the right on an arc of 960.00 feet radius, said arc being subtended by a chord bearing North  $31^{\circ} 53' 31''$  West 261.81 feet; thence North  $15^{\circ} 56' 43''$  East 65.00 feet; thence North  $55^{\circ} 27' 29''$  East 117.53 feet; thence North  $19^{\circ} 22' 13''$  East 107.25 feet; thence North  $86^{\circ} 23' 45''$  East 107.52 feet; thence North  $69^{\circ} 49' 52''$  East 155.37 feet to a point located on the Easterly boundary of said Lot 20; thence along said Easterly boundary the following three (3) courses: (1) South  $34^{\circ} 41' 00''$  East 170.00 feet, (2) South  $38^{\circ} 10' 00''$  East 132.55 feet and (3) South  $02^{\circ} 26' 00''$  East 183.63 feet to the point of beginning; containing 3.515 acres, more or less.

~~117-21~~

LOT LINE ADJUSTMENT EXHIBIT for  
**LOTS 1 & 20 OF RIVERLAKE**

City of Sacramento, California

**EXHIBIT B**  
Lot Line Adjustment  
and  
Rezoning Exhibit



PS9-094

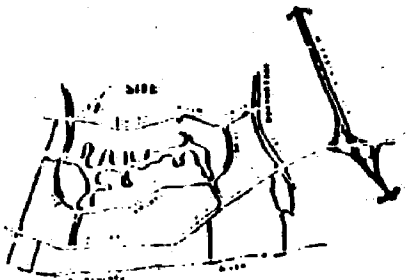
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# Spink  
25



PS9-094

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3-23-89



# Single Family Lots To Be Zoned R-1 PUD And Corner Lots To Be Zoned R-1A PUD At Time Of Recordation Of Final Map

## TENTATIVE SUBDIVISION MAP NORTHSHORE at RIVERLAKE

City of Sacramento, California

LEGEND

R-4 Zone (PUD)  
Elderly Care  
or  
Townhouse/SF Alternative  
at R-1A Density  
PARK HILLS

DELTA  
PARK  
HILLS

LOT A  
PRIVATE ROAD  
0.8 AC.

IN-1A

LOT 10 of  
RIVERLAKE  
0.5 AC.

DELTA WIND DRIVE

25  
1.4 AC.

RUSH

THE COMMONS

LAKE FRONT DRIVE

LOT 11 of  
RIVERLAKE

STILLWATER

TYP PRIVATE  
GATED ENTRY  
RIVER

LOT 20 of  
RIVERLAKE  
3.5 AC.

DRIVE

STILLWATER

R-3 Zone (PUD)  
Elderly Housing  
or  
Multiple Family  
at R-2B Density

THE CITY OF SACRAMENTO, CALIFORNIA, HAS REVIEWED THIS TENTATIVE SUBDIVISION MAP AND HAS DETERMINED THAT IT CONFORMS TO THE SUBDIVISION MAP ACT AND THE ZONING ORDINANCE.

APPROVED AND AUTHORIZED FOR RECORDATION:

DATE: 7-11-91

BY: [Signature]

PLANNING DEPARTMENT

1000 J STREET, SACRAMENTO, CALIFORNIA 95833

TELEPHONE: (916) 491-2300

FAX: (916) 491-2300

PROJECT: NORTHSHORE AT RIVERLAKE

PREPARED BY: SPINK & ASSOCIATES, INC.

DATE: 7-11-91

SCALE: AS SHOWN

DATE: 7-11-91

BY: [Signature]

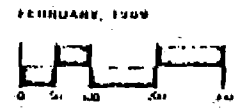
PROJECT: NORTHSHORE AT RIVERLAKE

PREPARED BY: SPINK & ASSOCIATES, INC.

DATE: 7-11-91

1. THE CITY OF SACRAMENTO, CALIFORNIA, HAS REVIEWED THIS TENTATIVE SUBDIVISION MAP AND HAS DETERMINED THAT IT CONFORMS TO THE SUBDIVISION MAP ACT AND THE ZONING ORDINANCE.
2. THE CITY OF SACRAMENTO, CALIFORNIA, HAS REVIEWED THIS TENTATIVE SUBDIVISION MAP AND HAS DETERMINED THAT IT CONFORMS TO THE SUBDIVISION MAP ACT AND THE ZONING ORDINANCE.
3. THE CITY OF SACRAMENTO, CALIFORNIA, HAS REVIEWED THIS TENTATIVE SUBDIVISION MAP AND HAS DETERMINED THAT IT CONFORMS TO THE SUBDIVISION MAP ACT AND THE ZONING ORDINANCE.
4. THE CITY OF SACRAMENTO, CALIFORNIA, HAS REVIEWED THIS TENTATIVE SUBDIVISION MAP AND HAS DETERMINED THAT IT CONFORMS TO THE SUBDIVISION MAP ACT AND THE ZONING ORDINANCE.
5. THE CITY OF SACRAMENTO, CALIFORNIA, HAS REVIEWED THIS TENTATIVE SUBDIVISION MAP AND HAS DETERMINED THAT IT CONFORMS TO THE SUBDIVISION MAP ACT AND THE ZONING ORDINANCE.

Spink & Associates, Inc.



Reszone and Tentative Map Exhibit

EXHIBIT C

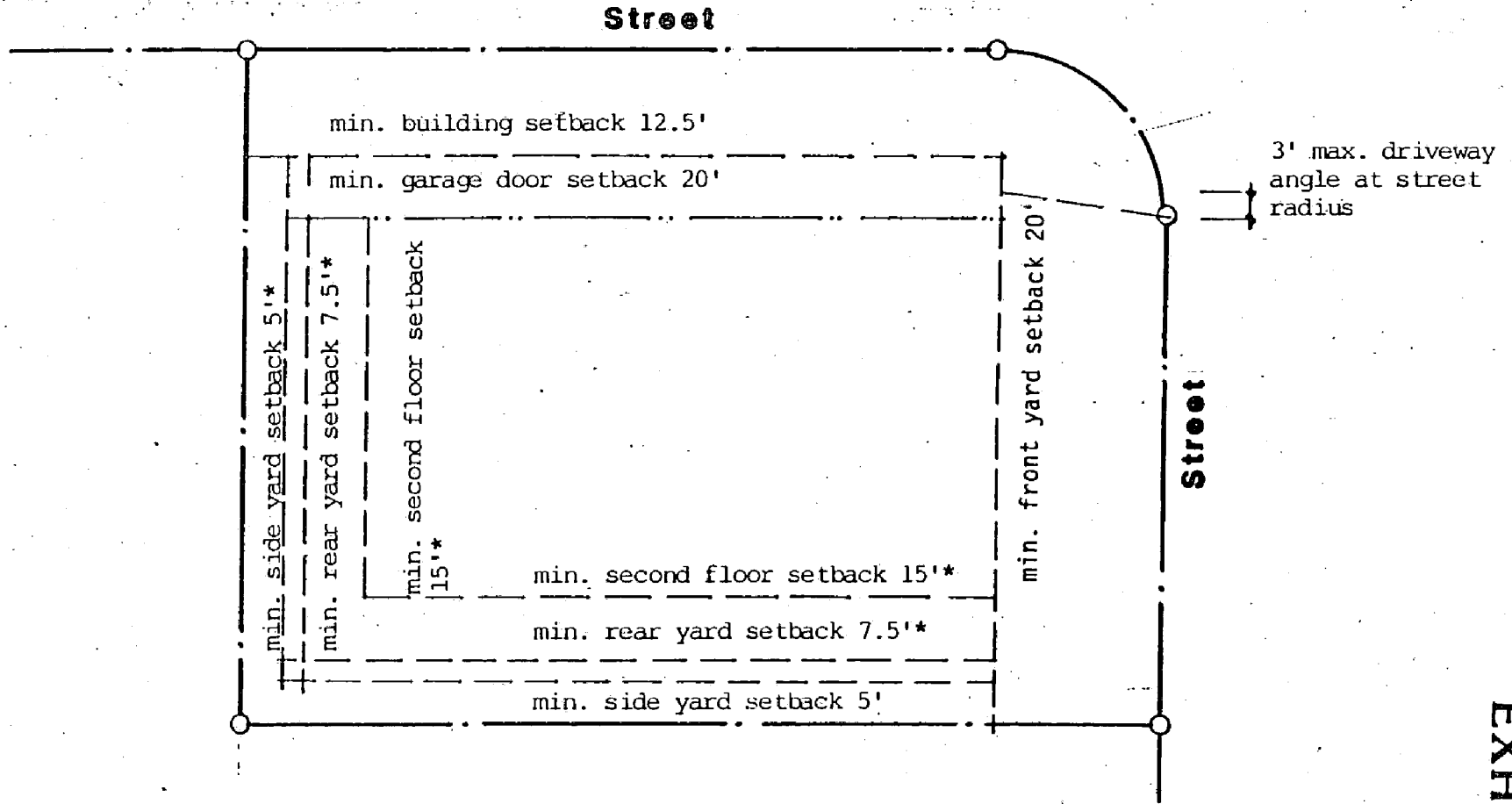
#11 26

PS9-094

# Corner Lot Setbacks

R-1A Zone LP/P/T (Riverlake) PUD

Valid for: Dutra Bend      Riverlake Lot 4      Stillwater  
Cobble Shores      Handover Bend



\* Minimum when the residence faces main indoor living space parallel to property line.

Each property shall maintain (1) outdoor living patio of not less than 140 square feet (open to air) behind its minimum rear yard setback directly adjacent to its main indoor living space. The minimum depth of the outdoor living patio shall be 15' from the property line.

For these corner lots the rear yard shall be defined as the yard between the structure and the property line where the main indoor living space is parallel to the property line.

Maximum lot coverage is 40%

EXHIBIT D

3-23-89

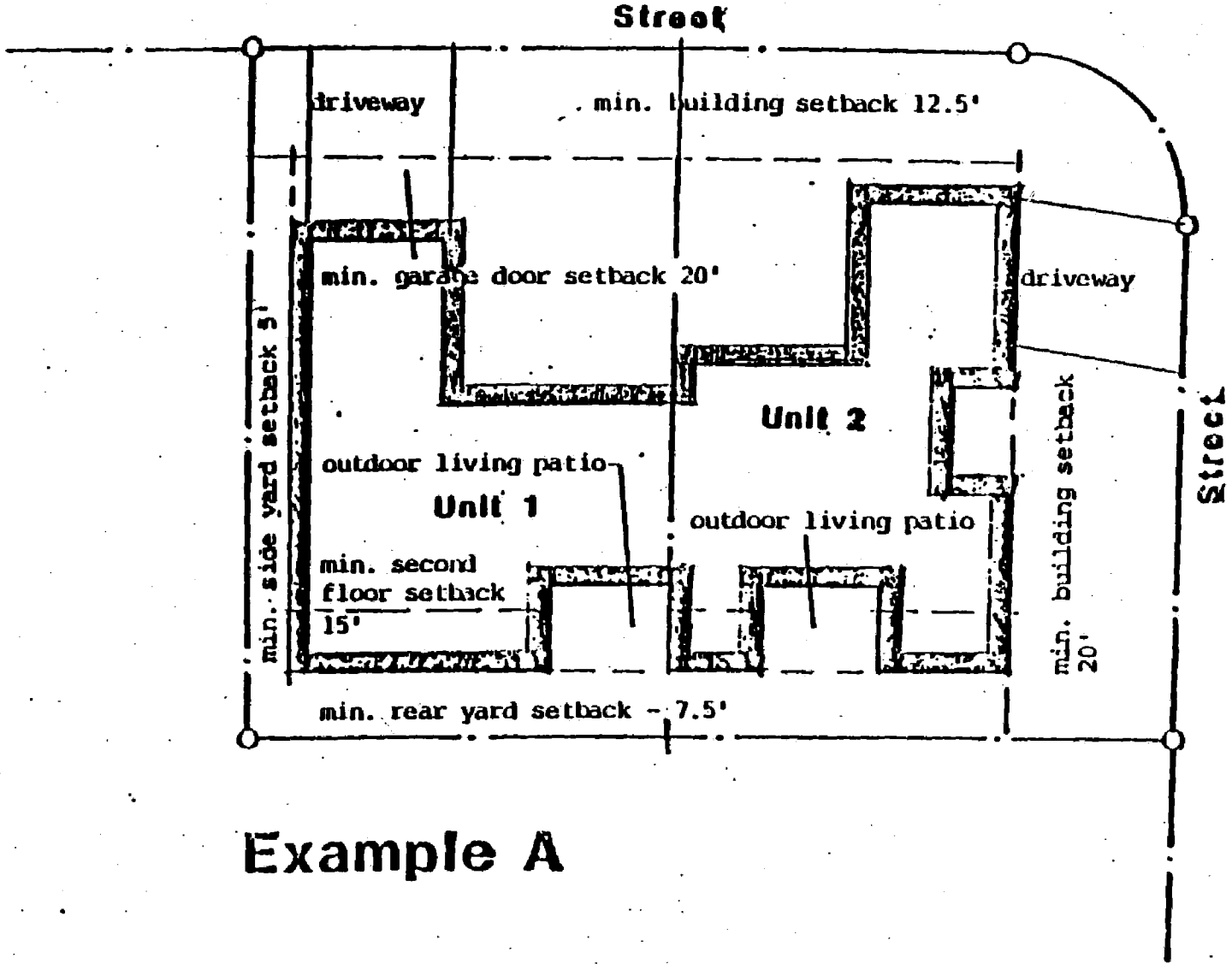
29

#14

PS9-094

~~2-23-89~~  
7-11-91

#11130

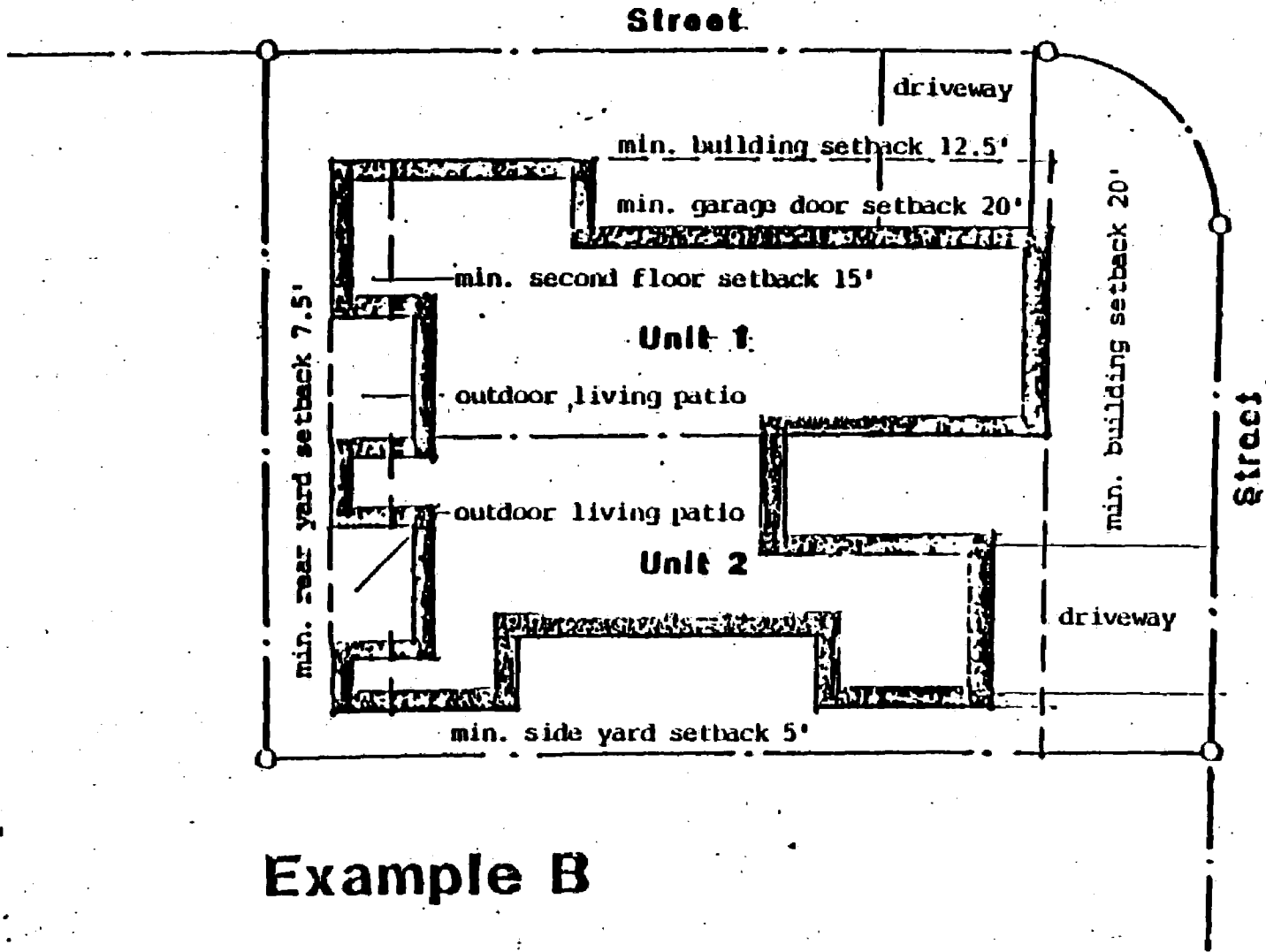


Example A

EXHIBIT E

PS9-094  
460-68d

~~68-11-2~~  
7-11-91



**Example B**

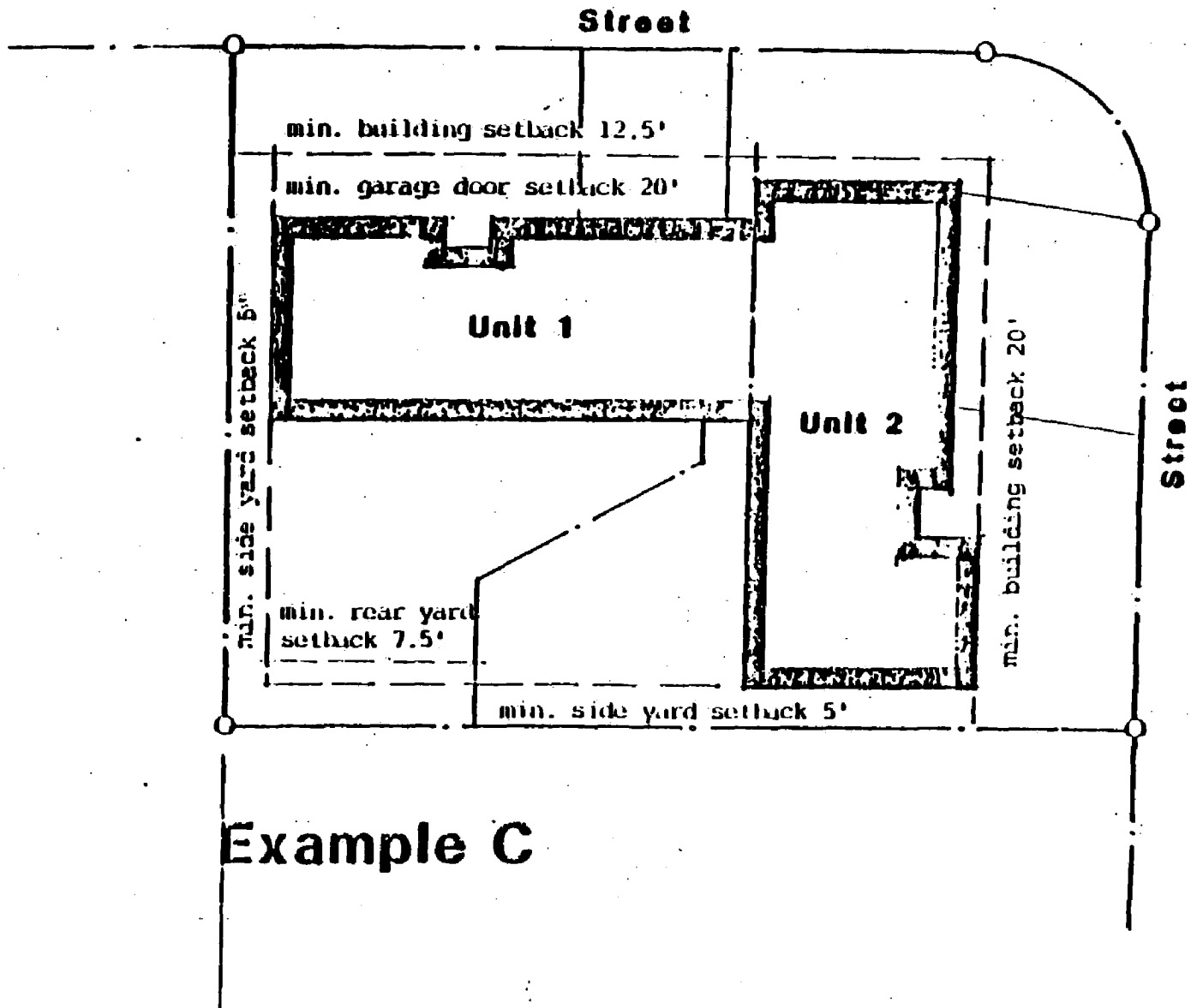
EXHIBIT F

68-11-2



P89-094

~~15-11-41~~



**Example C**

EXHIBIT G