

RESOLUTION NO. 2008-169

Adopted by the Sacramento City Council

March 18, 2008

ADOPTING FINDINGS OF FACT AND APPROVING THE PARK RIVIERA PLACE RESIDENTIAL SUBDIVISION PROJECT (P06-116) (APN: 030-0152-006)

BACKGROUND

- A. On August 23, 2007 the City Planning Commission conducted a public hearing on, and forwarded to the City Council a recommendation to deny the Park Riviera Place Residential Subdivision project.
- B. On March 18, 2008 the City Council conducted a public hearing, for which notice was given pursuant to Sacramento City Code Section 16.24.097, 17.204.020(C), 17.212.035, and 17.200.010(C)(2)(a), (b), and (c) (publication, posting, and mailing (500')) and received and considered evidence concerning the Park Riviera Place Subdivision.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

- Section 1. Based on the verbal and documentary evidence received at the hearing on the Park Riviera Place, the City Council approves the Project entitlements based on the findings of fact and subject to the conditions of approval as set forth below.
- Section 2. The City Council approves the Project entitlements based on the following findings of fact:
 - A. Tentative Map: The Tentative Map to subdivide 1.34± gross acres into 12 lots for residential development and two common area lots is approved based on the following findings of fact:
 - 1. None of the conditions described in Government Code Section 66474, subsection (a) through (g), inclusive, exist with respect to the proposed subdivision as follows:
 - a. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City's General Plan, all applicable community and specific plans, and Title 16 of the City Code, which is a specific plan of the City;
 - b. The site is physically suitable for the type of development proposed and suited for the proposed density;

- c. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife their habitat;
- d. The design of the subdivision and the type of improvements are not likely to cause serious public health problems;
- e. The design of the subdivision and the type of improvements will not conflict with easements, acquired by the public at large, for access through or use, of, property within the proposed subdivision.

- 2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, the Pocket Area Community Plan and Title 16 Subdivisions of the City Code, which is a specific plan of the City (Gov. Code §66473.5).
- 3. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in a violation of the applicable waste discharge requirements prescribed by the California Regional Water Quality Board, Central Valley Region, in that existing treatment plants have a design capacity adequate to service the proposed subdivision (Gov. code §66474.6).
- 4. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities (Gov. Code §66473.1).
- 5. The City Council has considered the effect of the approval of this tentative subdivision map on the housing needs of the region and has balanced these needs against the public service needs of its residents and available fiscal and environmental resources (Gov. Code §66412.3).

B. Special Permit: The Special Permit for alternative housing to construct 12 single-family homes in the Multi-Family (R-2A) zone is approved based on the following Findings of Fact:

- 1. The project is based on sound principles of land use in that the proposed project has been designed to develop an underutilized infill site and will provide alternative single-family ownership opportunities. The proposed project constitutes a sound land use in that the proposed single-family homes are consistent with the surrounding land uses which consist of single-family and multi-family residential units.
- 2. The project will not be detrimental to the public health, safety and welfare nor result in the creation of a public nuisance in that the proposed single family

homes are compatible with the surrounding land uses. The circulation and access pattern is appropriate for the subject site. Though the proposed lots are smaller than the typical single-family lot, staff has found that the lots provide adequate private yards and open space.

3. The project is consistent with the General Plan and the Pocket Area Community Plan policies in that it preserves neighborhood character by providing housing consistent with the adjacent residential uses. The proposed project also develops residential land uses in a manner that is efficient and makes use of existing infrastructure.

Section 3. The City Council approves the Project entitlements subject to the following conditions of approval:

- A. Tentative Map: The Tentative Map to subdivide 1.34± gross acres into 12 lots for residential development and two common area lots is approved subject to the following conditions of approval:

NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map approved for this project (P06-116). The design of any improvement not covered by these conditions shall be to City standard.

The applicant shall satisfy each of the following conditions prior to filing the Final Map unless a different time for compliance is specifically stated in these conditions. Any condition requiring an improvement that has already been designed and secured under a City approved improvement agreement may be considered satisfied:

GENERAL: All Projects

- A1. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments.
- A2. Pursuant to City Code Section 16.40.190, 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 Development Engineering Division after consultation with the U.S. Postal Service.
- A3. Private reciprocal ingress, egress, maneuvering and parking easements are required for future development of the area covered by this Tentative Map. The applicant shall enter into and record an Agreement For Conveyance of Easements with the City stating that a private reciprocal ingress/egress, maneuvering, and parking easement shall be conveyed to and reserved from Parcels 1, 2, 3, 4, 5, 6, 7, 8 and Lot A, and from Parcels 9, 10, 11, 12 and Lot B, at no cost, at the time of sale or other conveyance of the parcels.
- A4. Show all continuing and proposed/required easements on the Final Map.
- A5. 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 any archaeological impact to a less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition.

Development Engineering: Streets

- A6. Construct standard subdivision improvements as noted in these conditions pursuant to section 16.48.110 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Development Engineering Division. Improvements required shall be determined by the city. Any public improvement not specifically noted in these conditions or on the Tentative Map shall be designed and constructed to City standards. This shall include street lighting and the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk per City standards to the satisfaction of the Development Engineering Division.
- A7. The design and placement of walls, fences, signs and Landscaping near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited to 3.5' in height. The area of exclusion shall be determined by the Development Engineering Division.
- A8. Construct A.D.A. compliant ramps at the north-east corner of the intersection of Park Riviera way and Pocket Road.
- A9. The applicant shall make provisions for bus stops, shelters, transit centers, etc. to the satisfaction of Regional Transit.

Development Engineering: Private Streets

- A10. Design private streets to meet the City standards regarding the structural section. Private streets shall be inspected to the satisfaction of the Development Engineering Division.
- A11. Provide a standard driveway at the entrance to each private street.

PUBLIC/PRIVATE UTILITIES

- A12. Dedicate a standard 12.5 foot public utility easement (PUE) for underground facilities and appurtenances adjacent to all public street right of ways.
- A13. Dedicate any private drives and 5-feet adjacent thereto as a public utility easement for underground facilities and appurtenances.
- A14. Dedicate a 10-foot x 10-foot public utility easement for underground facilities and appurtenances adjacent to the private drives. The locations to be determined by

SMUD's facilities coordinator.

CITY UTILITIES

- A15. Water, drainage, and sanitary sewer facilities located within the private lane (Lots A & B) shall be private facilities maintained by the HOA. Private easements shall be dedicated for these facilities.
- A16. The onsite water, sewer and storm drain systems shall be private systems maintained by the association. Prior to the initiation of any sanitary sewer or storm drainage services to the subdivision, an ownership association shall be formed and C.C. & R.s shall be approved by the City and recorded assuring maintenance of sanitary sewer and storm drainage facilities within the subdivision. The C.C.&R.s shall authorize the association to contract on behalf of all owners within the subdivision for sanitary sewer and storm drainage services for the subdivision, common area(s) and all other areas within the subdivision.
- A17. Any new domestic water services shall be metered. Only one water domestic water service is allowed per parcel. Excess services shall be abandoned to the satisfaction of the Department of Utilities.
- A18. Residential water taps and meters shall be sized per the City's Building Department on-site plumbing requirements (water taps and meters may need to be larger than 1-inch depending on the length of the house service, number of fixture units, etc.).
- A19. Traffic rated meter boxes are required if water meters are located within the access road to lots 2-7 and lots 10-11.
- A20. Per City Code 13.80.190, each parcel shall have separate sanitary sewer services. The applicant/developer shall design and construct a common sanitary sewer system in the proposed private lane (20' minimum street section) to public standards to the satisfaction of the Department of Utilities. Point of sewer service shall be at the right-of-way of the 20' section.
- A21. The applicant shall enter into and record an Agreement for Conveyance of Easements with the City, in a form acceptable to the City Attorney, stating that each parcel shall convey to the remaining parcels, as needed, private easements for storm drainage, water, and sanitary sewer at no cost at the time of sale or other conveyance of any parcel. A note stating the following shall be placed on the Final Map: "THE PARCELS CREATED BY THIS MAP SHALL BE DEVELOPED IN ACCORDANCE WITH RECORDED AGREEMENT FOR CONVEYANCE OF EASEMENTS # (BOOK , PAGE)."
- A22. Per City Code, the Subdivider may not develop the project in anyway that obstructs, impedes, or interferes with the natural flow of existing off-site drainage that crosses the property. The project shall construct the required public and/or private infrastructure to handle off-site runoff to the satisfaction of the DOU. If private infrastructure is constructed to handle off-site runoff, the applicant shall dedicate the

required private easements and/or, at the discretion of the DOU, the applicant shall enter into and record an Agreement for Maintenance of Drainage with the City, in a form acceptable to the City Attorney.

- A23. Lot pad elevations shall be a minimum of 1.5 feet above the controlling overland release elevation and a minimum of 1.2 feet above the highest adjoining back of sidewalk elevation. Finished lot pad elevations shall be accepted by the Department of Utilities.
- A24. All lots shall be graded to drain towards lots A & B or to Park Riviera way to the satisfaction of the Department Of Utilities.
- A25. A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. No grading shall occur until the grading plan has been reviewed and approved by the Department of Utilities.
- A26. This project will disturb greater than 1 acre of property, therefore the project is required to comply with the State "NPDES General Permit for Stormwater Discharges Associated with Construction Activity" (State Permit). To comply with the State Permit, the applicant will need to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) and prepare a Stormwater Pollution Prevention Plan (SWPPP) prior to construction. A copy of the State Permit and NOI may be obtained at www.swrcb.ca.gov/stormwtr/construction.html. The SWPPP will be reviewed by the Department of Utilities prior to issuing a grading permit or acceptance of improvement plans to assure that the following items are included: 1) vicinity map, 2) site map, 3) list of potential pollutant sources, 4) type and location of erosion and sediment BMPs, 5) name and phone number of person responsible for SWPPP and 6) signed certification page by property owner or authorized representative.
- A27. Post construction, stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Only source control measures are required for this project. This will not affect site design. Storm drain message is required at all drain inlets. Improvement plans must include the source controls measures selected for the site. Refer to the latest copy of the "Guidance Manual for On-Site Stormwater Quality Control Measures" for appropriate source control measures.

PPDD: Parks

- A28. Payment of In-lieu Park Fee: Pursuant to Sacramento City Code Chapter 16.64 (Parkland Dedication) the applicant shall pay to City an in-lieu park fee in the amount determined under SCC §§16.64.040 and 16.64.050 equal to the value of land prescribed for dedication under 16.64.030 and not satisfied by dedication. (See Advisory Note).
- A29. Maintenance District: The applicant shall initiate and complete the formation of a

parks maintenance district (assessment or Mello-Roos special tax district), or annex the project into an existing parks maintenance district. The applicant shall pay all city fees for formation of or annexation to a parks maintenance district. (Contact Development Services Department, Special Districts, Project Manager. In assessment districts, the cost of neighborhood park maintenance is equitably spread on the basis of special benefit. In special tax districts, the cost of neighborhood park maintenance is spread based upon the hearing report, which specifies the tax rate and method of apportionment.).

MISCELLANEOUS

- A30. Roads used for Fire Department access shall have an unobstructed width of not less than 20' and unobstructed vertical clearance of 13'6" or more. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus. CFC 902.2.2.2; (FIRE)
- A31. Provide on-site fire hydrants in accordance with CFC 903.4.2 and Appendix III-B, Section 5.
- A32. Form a Homeowner's Association. CC&R's shall be approved by the City and recorded assuring maintenance of private drives (Lot A & Lot B). The Homeowner's Association shall maintain all private drives, lights, common areas and common landscaping.
- A33. Pay Pocket Bridge fees.

The following advisory notes are informational in nature and are not a requirement of this Tentative Map:

- A34. As per City Code, the applicant will be responsible to meet his/her obligations regarding:
 - a) Title 16, 16.64 Park Dedication / In Lieu (Quimby) Fees, due prior to approval of the final map. The Quimby fee due for this project is estimated at \$80,460. This is based on 12 units of single family residential and an average land value of \$375,000 per acre for the Pocket Planning Area, plus an additional 20% for off-site park infrastructure improvements, less acres in land dedication. Any change in these factors will change the amount of the Quimby fee due. The final fee is calculated using factors at the time of payment.
 - b) Title 18, 18.44 Park Development Impact Fee, due at the time of issuance of building permit. The Park Development Impact Fee due for this project is estimated at \$58,116. This is based on 12 units at the single-family rate of \$4,843 per unit. Any change in these factors will change the amount of the PIF due. The fee is calculated using factors at the time that the project is submitted for building permit.
 - c) Community Facilities District 2002-02, Neighborhood Park Maintenance CFD

Annexation

- A35. Developing this property will require the payment of sewer impact fees. Applicant should contact the Fee Quotes desk at (916) 876-6100 for sewer impact fee information.
- A36. Prior to design of the subject project, the Department of Utilities suggests that the applicant request a water supply test to determine what pressure and flows the surrounding public water distribution system can provide to the site. This information can then be used to assist the engineers in the design of the fire suppression systems.
- A37. Per Sacramento City Code, water meters shall be located at the point of service which is the back of curb for separated sidewalks or the back of walk for connected sidewalks. Water meters shall be located to the satisfaction of the Department of Utilities.
- A38. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to show erosion and sediment control methods on the subdivision improvement plans. These plans shall also show the methods to control urban runoff pollution from the project site during construction.
- A39. The proposed project is located in the Flood zone designated as **Shaded X** zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) that have been revised by a Letter of Map Revision effective February 18, 2005. Within the Shaded X zone, there are no requirements to elevate or flood proof.
 - B. Special Permit: The Special Permit for alternative housing to construct 12 single-family homes in the Multi-Family (R-2A) zone is approved subject to the following conditions of approval:

Planning

- B1. The design and construction materials of the single family residences shall be consistent with the attached elevations. Modifications/Plan substitution will require additional planning review and may require the approval of additional entitlements prior to the issuance of building permits.
- B2. Identical plans with identical elevations shall not be permitted side-by-side.
- B3. Roofing material shall be a concrete tile or equivalent architectural material.
- B4. The applicant shall obtain all necessary building permits prior to construction.
- B5. The applicant shall plant Italian Cypress trees adjacent to all property boundaries shared with existing residential properties.

- B6. At Lots 1, 2, 5, 6, 10 11, and 12, all second floor windows at the rear elevation shall have a minimum sill height of 6 feet above the finished floor as noted on the attached plans.
- B7. At Lot 3, all second floor bedroom windows at the rear elevation shall have a minimum sill height of 6 feet, and all bathroom windows at the rear elevation shall be privacy glass as noted on the attached plans. Any future replacement of the bathroom windows shall be with privacy glass equivalent to the original construction.
- B8. At lot 4, all windows above the first floor shall be privacy glass at the left elevation, and all second floor windows at the rear elevation shall have a minimum sill height of 6 feet above the finished floor as noted on the attached plans. Any future replacement of the bathroom windows shall be with privacy glass equivalent to the original construction.
- B9. Final landscaping plans shall be submitted to the Building Division – Site Conditions Unit for review and approval. The scope of the review shall include plant species selection, landscape materials, and irrigation system. The irrigation system and landscaping shall be maintained in good condition during the life of the project.

Development Engineering

- B10. Construct standard improvements as noted in these conditions pursuant to section 16.48.110 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Development Engineering Division. Improvements required shall be determined by the city. Any public improvement not specifically noted in these conditions or on the Tentative Map shall be designed and constructed to City standards. This shall include street lighting and the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk per City standards to the satisfaction of the Development Engineering Division.
- B11. Construct A.D.A. compliant ramps at the north-east corner of the intersection of Park Riviera way and Pocket Road.
- B12. Design private streets to meet the City standards regarding the structural section. Private streets shall be inspected to the satisfaction of the Development Engineering Division.
- B13. Provide a standard driveway at the entrance to each private street to the satisfaction of the Development Engineering Division.
- B14. Form a Homeowner's Association. CC&R's shall be approved by the City and recorded assuring maintenance of private drives (Lot A & Lot B). The Homeowner's Association shall maintain all private drives, lights, common areas and common landscaping.
- B15. The design and placement of walls, fences, signs and Landscaping near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind

the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height. The area of exclusion shall be determined by the Development Engineering Division.

- B16. The site plan shall conform to A.D.A. requirements in all respects.
- B17. The applicant shall record the Final Map, which creates the lot pattern shown on the proposed site plan prior to obtaining any Building Permits.

Table of Contents:

- Exhibit A – Tentative Map/Site Plan
- Exhibit B – Plan 1 Floor Plan
- Exhibit C – Plan 1 Craftsman Elevation
- Exhibit D – Plan 1 French Elevation
- Exhibit E – Plan 1 Spanish elevation
- Exhibit F – Plan 2 Floor Plan
- Exhibit G – Plan 2 Craftsman Elevations
- Exhibit H – Plan 2 French Elevations
- Exhibit I - Plan 2 Spanish Elevations
- Exhibit J - Plan 3 Floor Plan
- Exhibit K – Plan 3 French Elevation
- Exhibit L – Plan 3 Spanish Elevation
- Exhibit M - Streetscape/Rear Yard Elevations

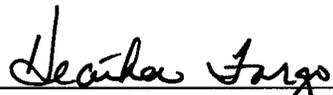
Adopted by the City of Sacramento City Council on March 18, 2008 by the following vote:

Ayes: Councilmembers Cohn, Fong, Hammond, McCarty, Pannell, Sheedy, Tretheway, Waters, and Mayor Fargo.

Noes: None.

Abstain: None.

Absent: None.



Mayor Heather Fargo

Attest:

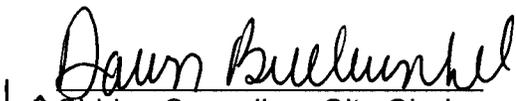

for Shirley Concolino, City Clerk

Exhibit A – Tentative Map/Site Plan

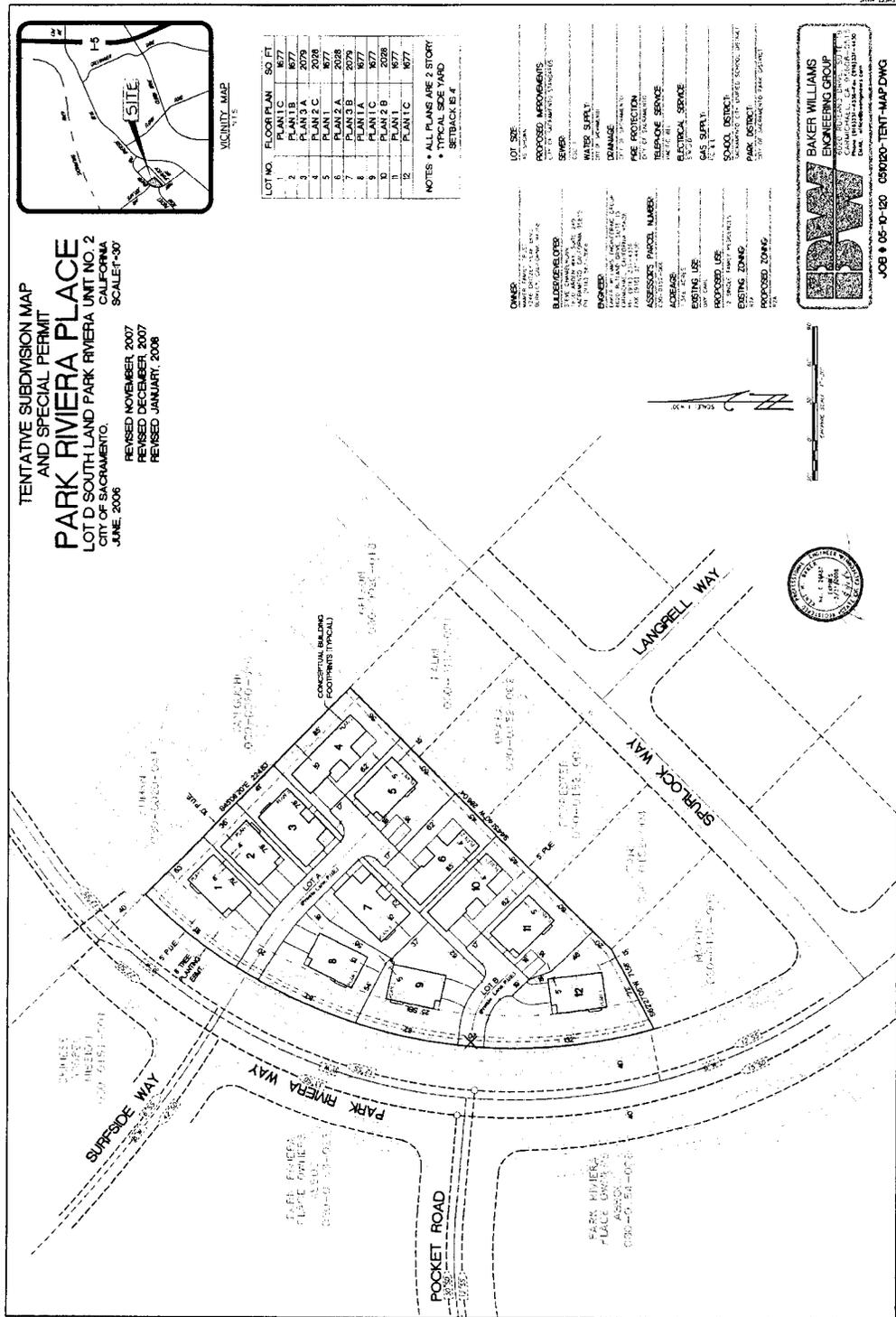
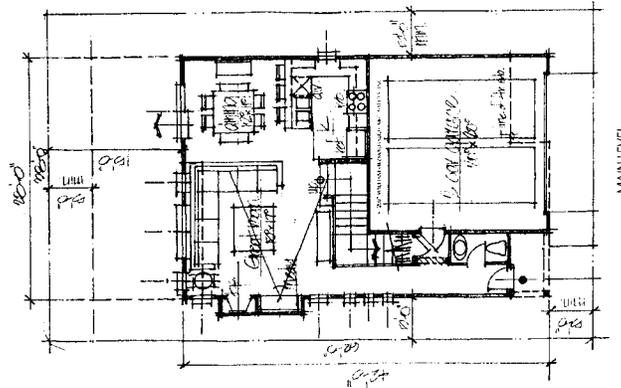
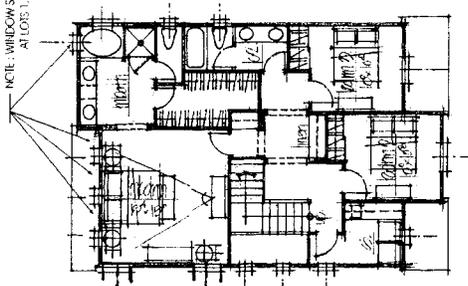


Exhibit B – Plan 1 Floorplan



NOTE: WINDOW SILLS @ 6' AFF
AT LOTS 1, 2, 5, 11, AND 12



1677 SF
FLOOR PLAN 1
3 BED/2.5 BATH
GREAT ROOM/DINING
2 CAR GARAGE

CONCEPTUAL

SCALE: 1/8" = 1'-0"
DATE: 3/18/08
A1.0

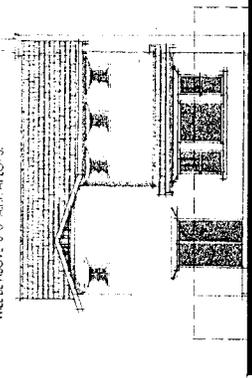
VI
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WWW.VIARCHITECTS.COM

6655 Park Riviera Way
Sacramento, California
Chamberlain Real Estate

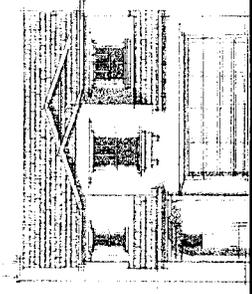


Exhibit C – Plan 1 Craftsman Elevation

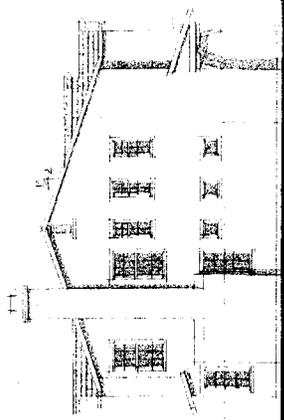
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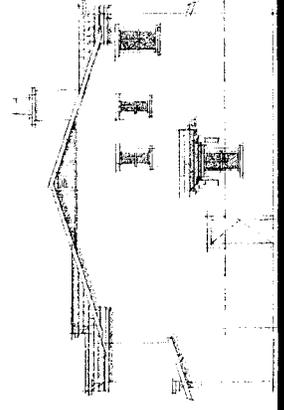
Rear Elevation



Front Elevation



Left Elevation



Right Elevation



PLAN 1 - CRAFTSMAN
CONCEPTUAL ELEVATION

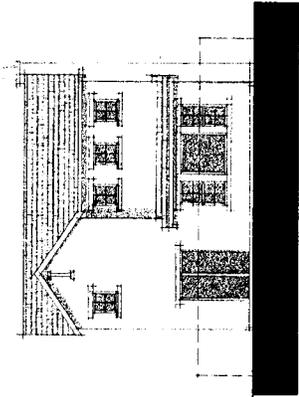
6655 Park Riviera Way
Sacramento, California
Chamberlain Real Estate



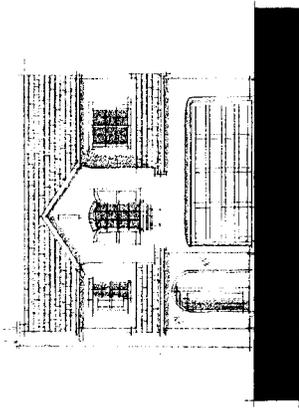
DATE: 03/18/08
DRAWN BY: [Name]
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2008 (REV.)

Exhibit D – Plan 1 French Elevation

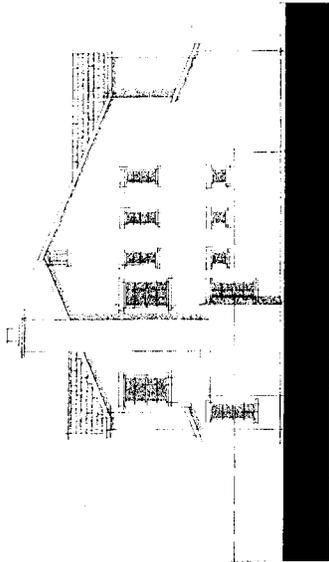
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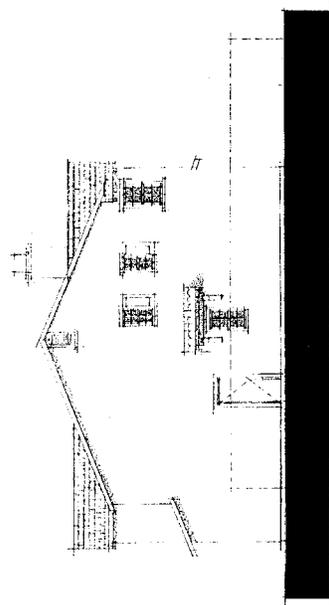
Rear Elevation



Front Elevation



Left Elevation



Right Elevation

PLAN 1 - FRENCH COTTAGE
CONCEPTUAL ELEVATION



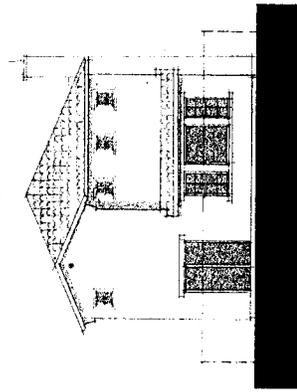
6655 Park Riviera Way
Sacramento, California
Chamberlain Real Estate



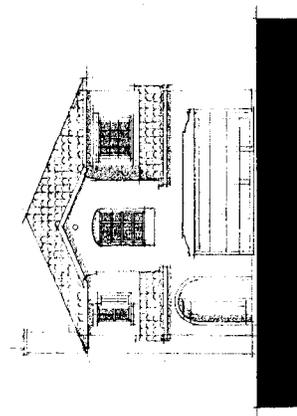
PROJECT NO. 08-00000000
DATE: 08/08
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Exhibit E - Plan 1 Spanish Elevation

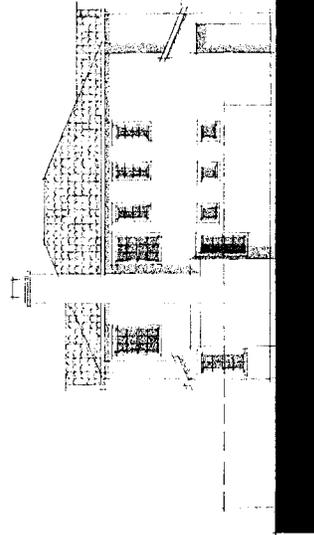
NOTE - ALL SILLS OF SECOND FLOOR WINDOWS ON THE REAR ELEVATION WILL BE ABOVE 6'-0" A.F.F. AT LOT 11.



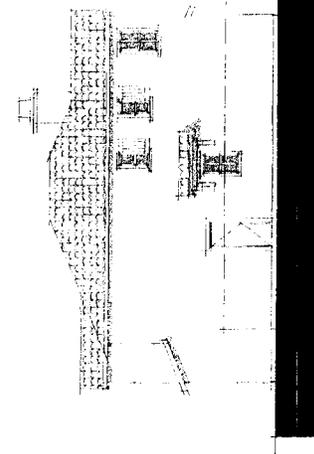
Rear Elevation



Front Elevation



Left Elevation



Right Elevation

PLAN 1 - SPANISH COLONIAL
CONCEPTUAL ELEVATION

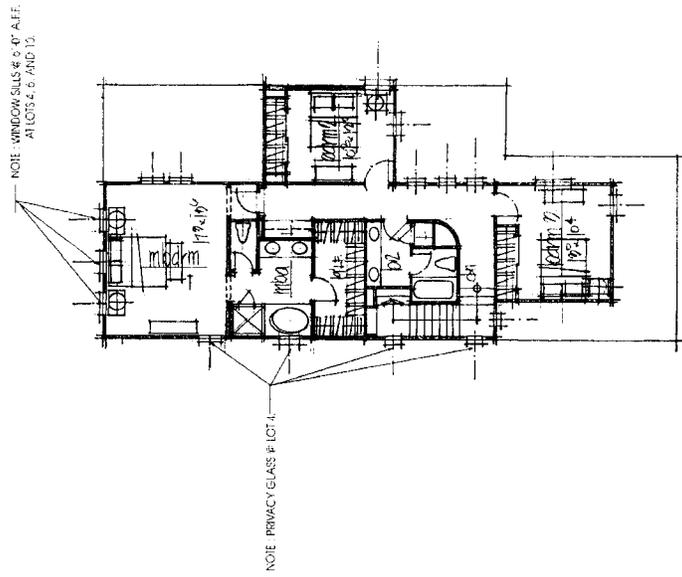
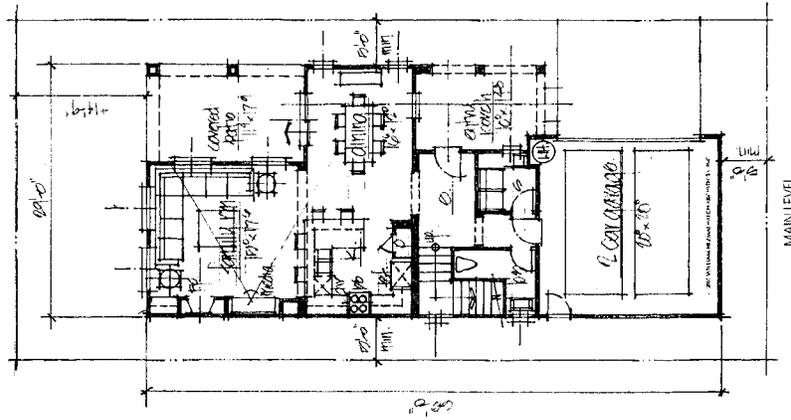


6655 Park Riviera Way
Sacramento, California
Chamberlain Real Estate



DATE: 03/11/08
PROJECT: 08011200
SHEET: A1.1
2008.03.11

Exhibit F – Plan 2 Floorplan



2028 SF
 FLOOR PLAN 2
 3 BDRM/2.5 BATH
 FAMILY/DINING/MBQ BALCONY
 2 CAR GARAGE

CONCEPTUAL

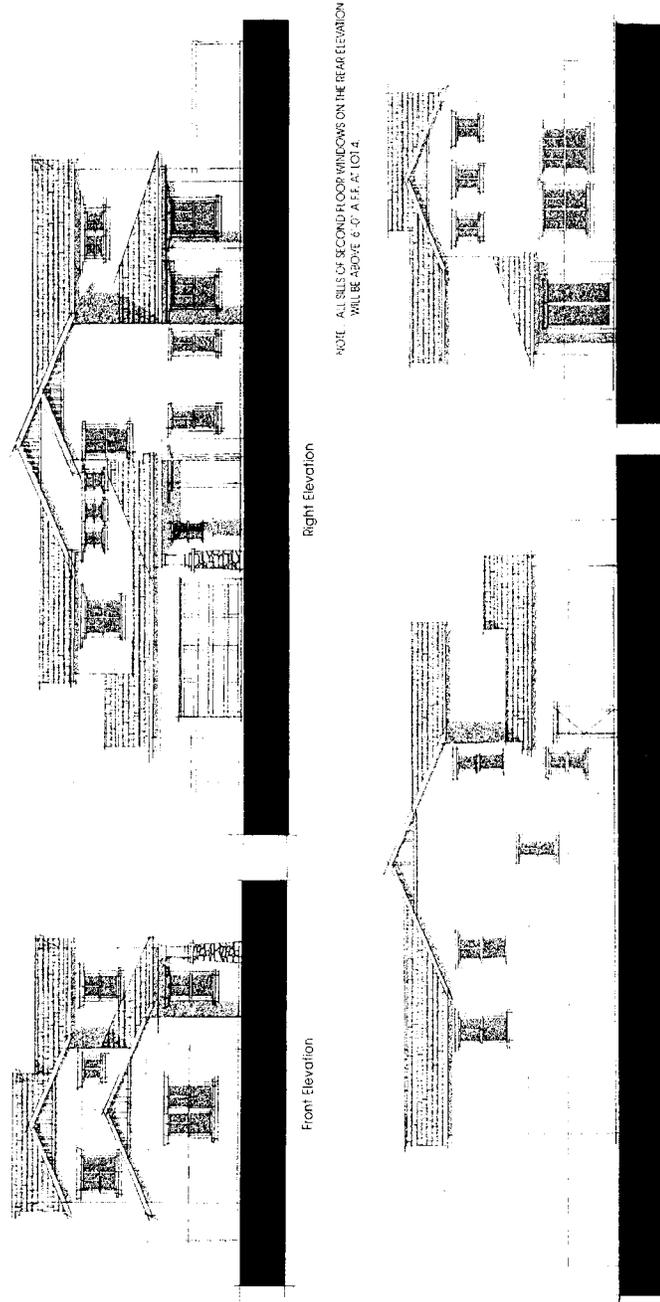
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WILLIAM MERRILL
 ARCHITECTS
 1000 MARKET STREET
 SACRAMENTO, CA 95811

6655 Park Riviera Way
 Sacramento, California
 Chamberlain Reef Estate



Exhibit G – Plan 2 Craftsman Elevation



PLAN 2 - CRAFTSMAN
CONCEPTUAL ELEVATIONS

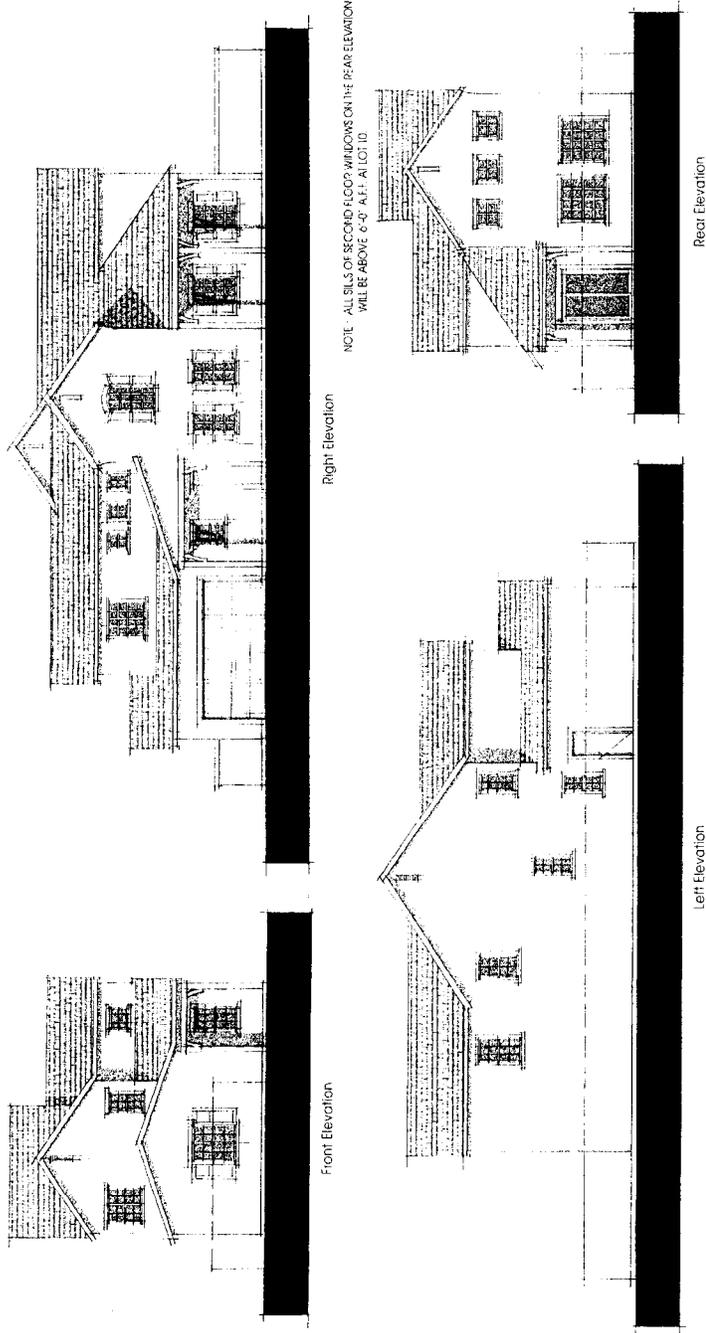
6655 Park Riviera Way
Sacramento, California
Chamberlain Real Estate

WILLIAM HERRMANN
ARCHITECTURE
1000 J STREET, SUITE 100
SACRAMENTO, CA 95811
TEL: 916.442.1111
WWW.WHARCHITECT.COM

DATE: 03/12/08
A2.3



Exhibit H – Plan 2 French Elevation



PLAN 2 - FRENCH COTTAGE
CONCEPTUAL ELEVATIONS

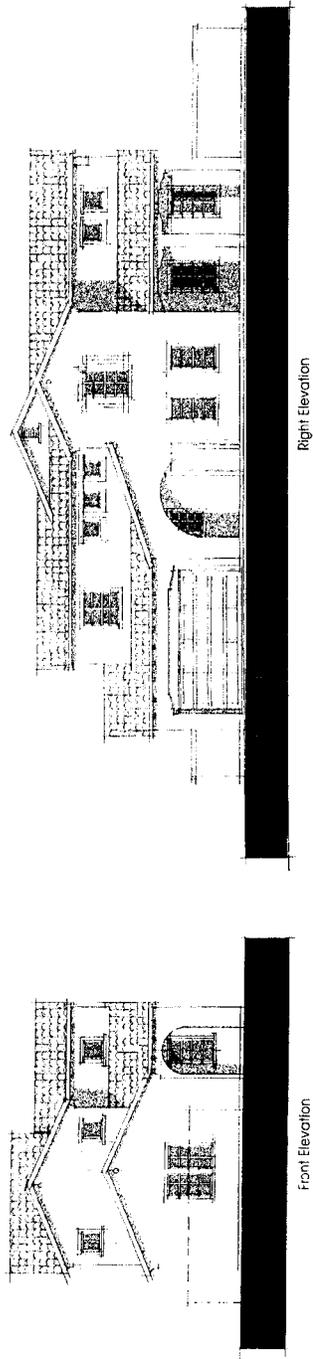
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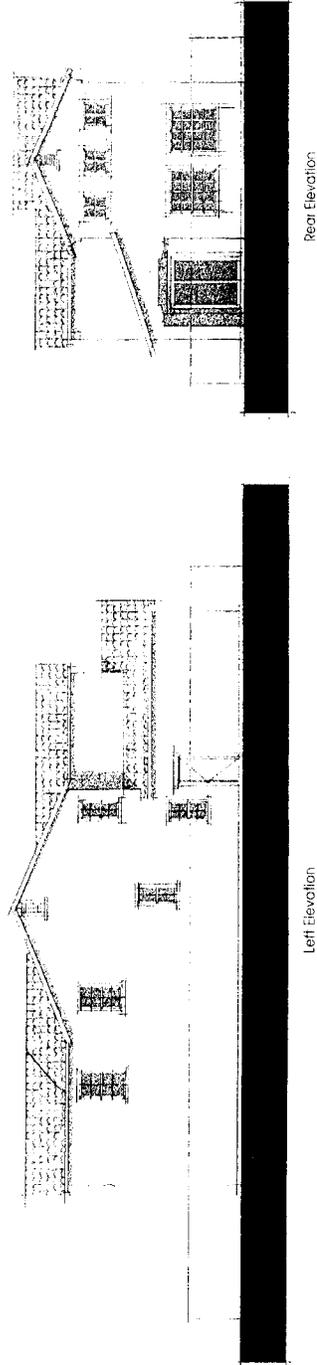
W
 WILLIAM PERMALASCH
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 SACRAMENTO, CALIFORNIA 95811
 (916) 442-1111

DATE: 03/07/08
 PROJECT: 080101
 SHEET: A2.2
 TOTAL SHEETS: 03

Exhibit I – Plan 2 Spanish Elevation



NOTE: ALL SILLS OF SECOND-FLOOR WINDOWS ON THE REAR ELEVATION WILL BE ABOVE 6'-0" A.F.F. AT LOT 6



PLAN 2 - SPANISH-COLONIAL
CONCEPTUAL ELEVATIONS

6655 Park Riviera Way
Sacramento, California
Chamberlain Real Estate

DATE: 03/18/08
A2.1

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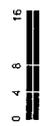
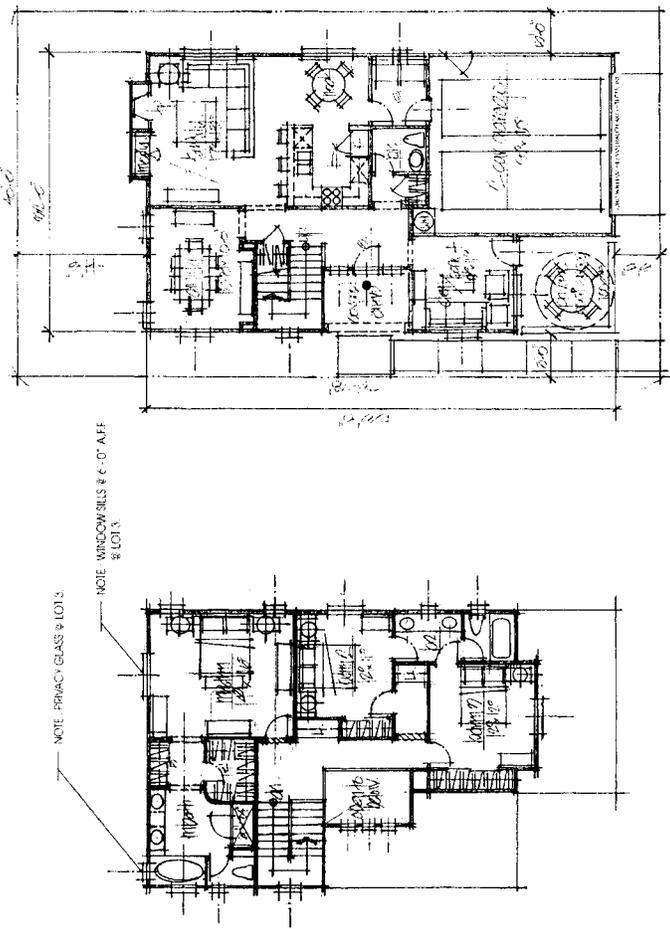


Exhibit J - Plan 3 Floorplan



2079 S.F.
 FLOOR PLAN 3
 3 BDRM/2.75 BATH W/OPT RETREAT
 FAMILY/DINING/DEN/OPT BDRM 4
 2 CAR GARAGE

CONCEPTUAL

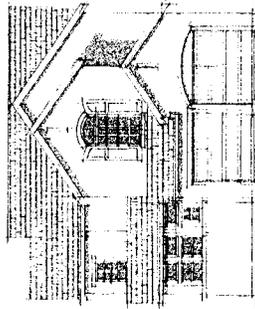
6655 Park Riviera Way
 Sacramento, California
 Chantel Ann Reef Estate

May 23, 2007
 A3.0
 2079 S.F.

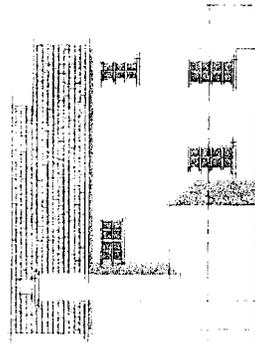
WILLIAM HERRMANN
 ARCHITECT
 2000 W. 10TH ST., SUITE 200
 SACRAMENTO, CA 95811



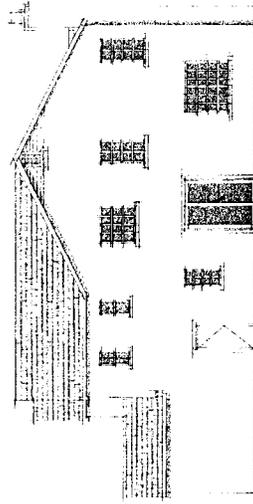
Exhibit K – Plan 3 French Elevation



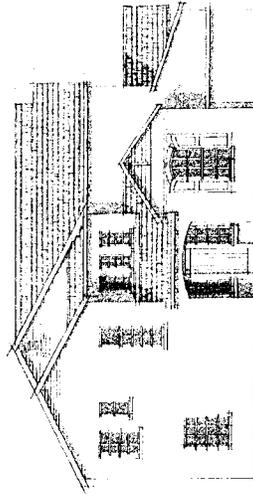
Front Elevation
French Cottage



Rear Elevation
French Cottage



Right Elevation
French Cottage



Left Elevation
French Cottage

PLAN 3 - FRENCH COTTAGE
CONCEPTUAL ELEVATIONS

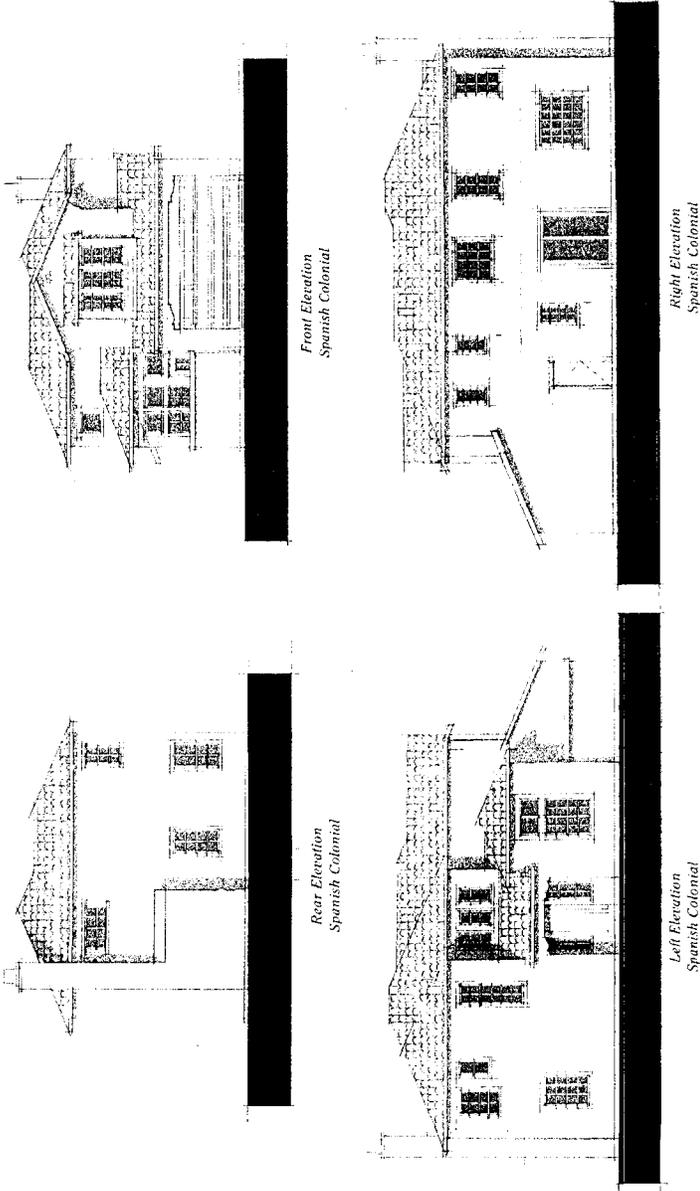
6655 Park Riviera Way
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A3.2

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Exhibit L – Plan 3 Spanish Elevation



PLAN 3 - SPANISH COLONIAL
CONCEPTUAL ELEVATIONS

6655 Park Riviera Way
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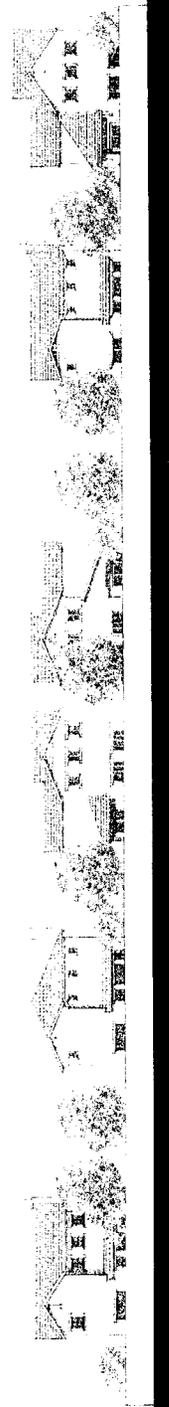


A3.1
2008.03.06

Exhibit M – Streetscape/Rear Yard



PARK RIVIERA WAY STREETScape
(LOOKING INTO COURT A)



CONCEPTUAL REAR YARDScape
(ALONG S.E. BOUNDARY)

Map: 2008-08-01
 10/15/08
 CSS
 226-8577

VI
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