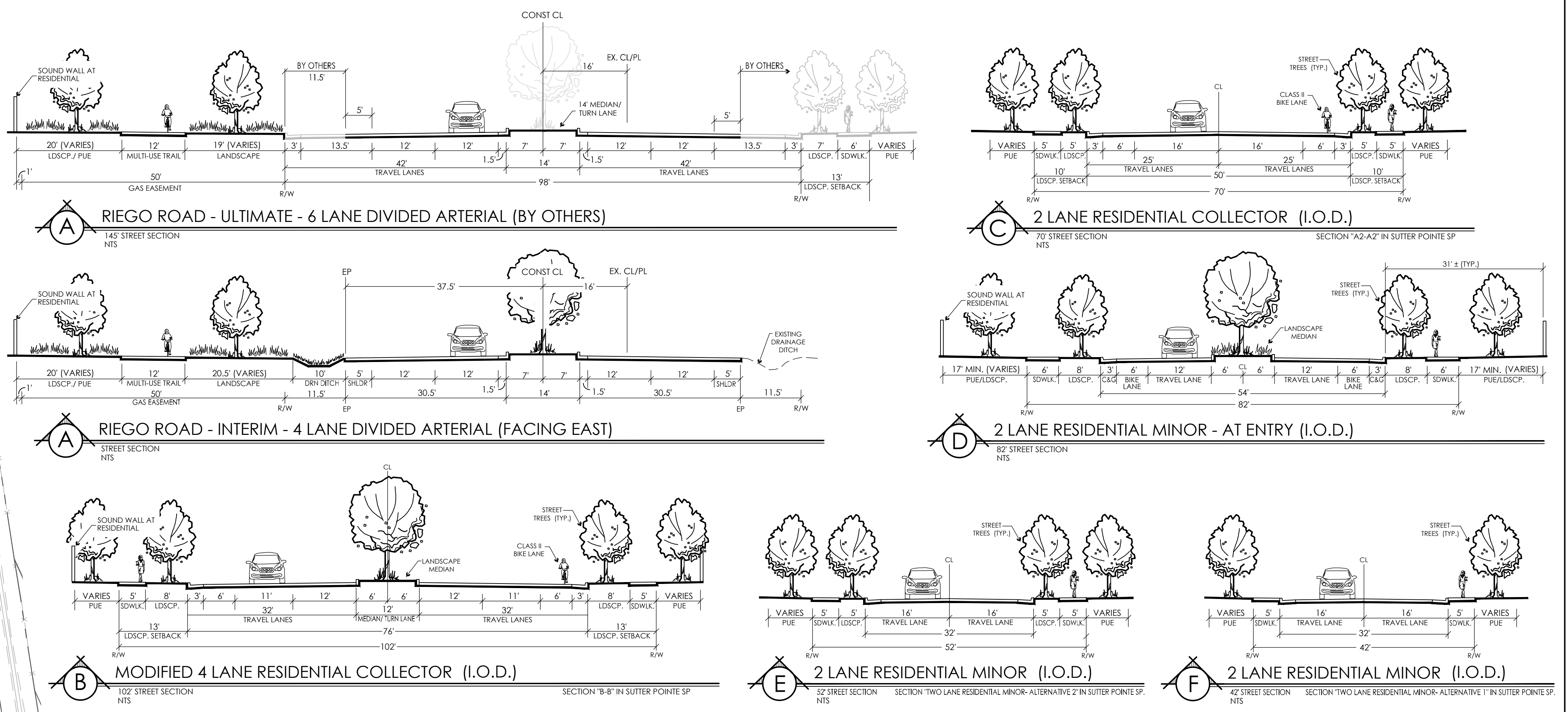
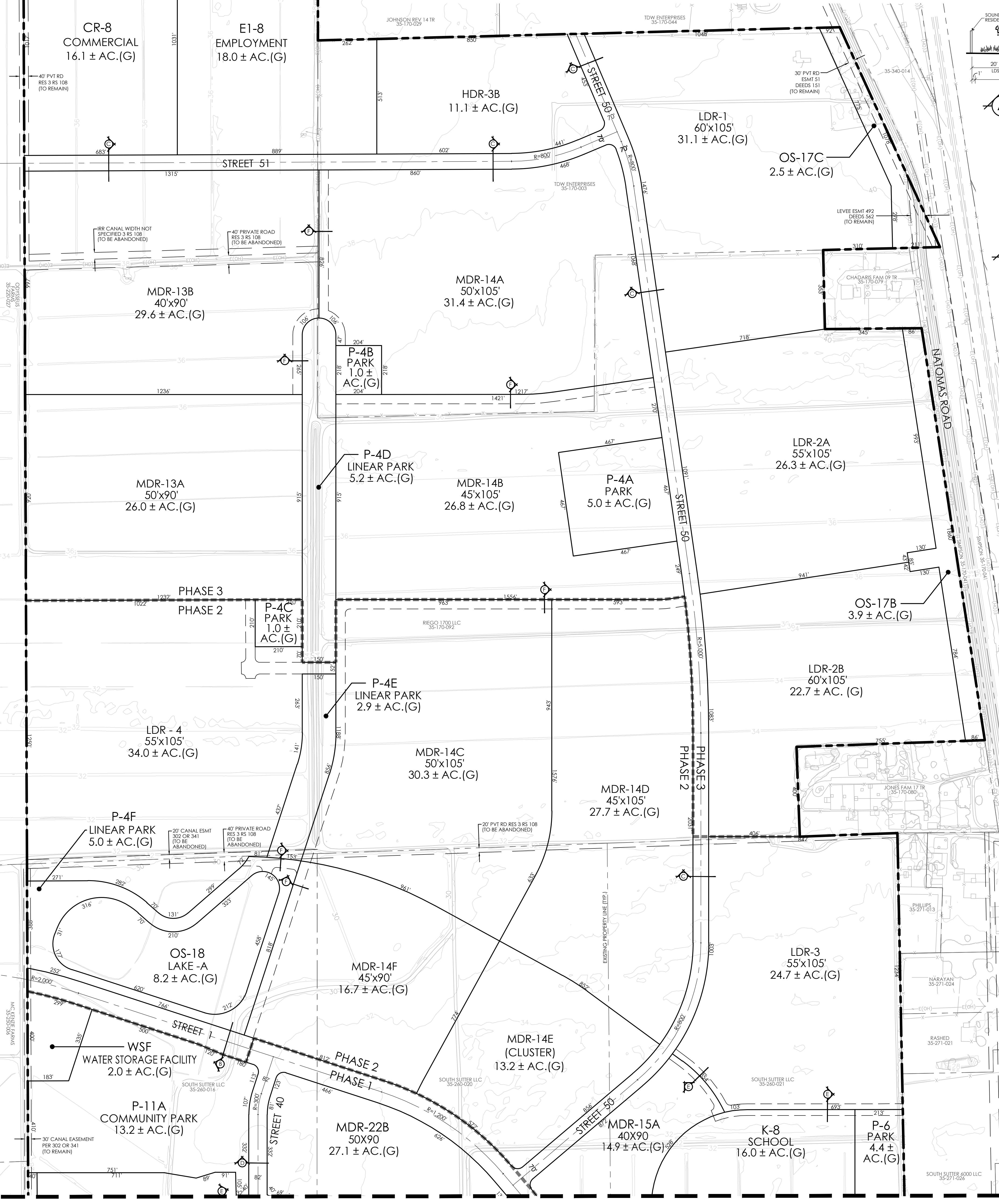


LARGE LOT TENTATIVE MAP
LAKESIDE
 AT SUTTER POINT
 COUNTY OF SUTTER, CALIFORNIA
 OCTOBER 12, 2020
 SHEET 1 OF 4



PROJECT NOTES

OWNERS
 SOUTH SUTTER, LLC AND RIEGO 1700, LLC
 1420 ROCKY RIDGE DRIVE #320
 ROSEVILLE, CA 95661
 C/O: LARRY GUALCO
 (916) 746-5500

NUMBER OF PARCELS
 57 PARCELS

EXISTING USE
 AGRICULTURE

PROPOSED USE
 SEE LAND USE SUMMARY

EXISTING / PROPOSED GENERAL PLAN
 SUTTER POINT SPECIFIC PLAN

EXISTING ZONING
 LDR, MDR, HDR, ET, NC, OS, P & AG

PROPOSED ZONING
 LDR, MDR, HDR, ET, NC, P/QP, OS, & P

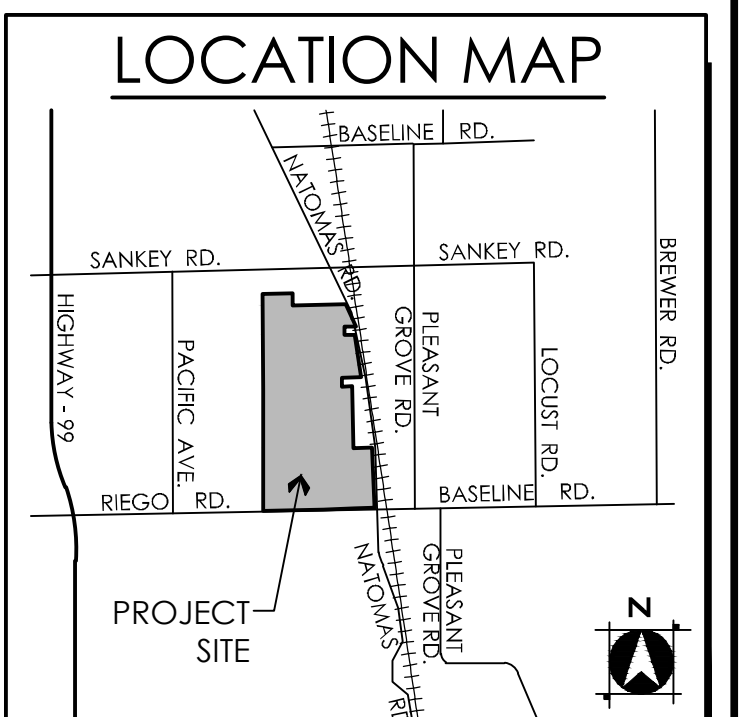
APPLICANT
 SOUTH SUTTER, LLC
 1420 ROCKY RIDGE DRIVE #320
 ROSEVILLE, CA 95661
 C/O: LARRY GUALCO
 (916) 746-5500
 C/O: BOB SHATKUP
 (916) 773-5025

PLANNER/ENGINEER
 WOOD RODGERS INC.
 3301 C ST, BLDG. 100-B
 SACRAMENTO, CA 95816
 CONTACT:
 TIMOTHY DENHAM, AICP
 JEFF CARPENTER, PE 55380
 (916) 341-7760

ASSESSOR'S PARCEL NUMBERS
 35-260-002, -016, -020, -021
 35-178-003, -092

AREA
 873.5 ± ACRES GROSS

NOTE:
 1) SUBDIVIDER(S) RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS PURSUANT TO SECTION 64456.1 OF THE SUBDIVISION MAP ACT.
 2) EXISTING TOPOGRAPHY PROVIDED BY WOOD RODGERS, INC. AND WAS FLOWN IN JANUARY, 2019.
 3) EXISTING WELLS TO BE REMOVED OR TO REMAIN AS NOTED.
 4) THIS EXHIBIT IS FOR TENTATIVE MAP PURPOSES ONLY. ALL SITE CHARACTERISTICS ARE TO BE VERIFIED PRIOR TO FINAL MAP.
 5) PARCEL OS-8 (LAKE) ACCESS TO BE PROVIDED BY EASEMENT ON PARCEL P-22B.
 6) THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT.



LAND USE SUMMARY

PARCEL	LAND USE	LOT SIZE	AC ±
LOW DENSITY RESIDENTIAL (LDR)			
1	LDR	40x105'	31.1
2A	LDR	55x105'	26.3
3	LDR	55x105'	24.7
4	LDR	55x105'	34.0
5A	LDR	55x105'	33.0
5B	LDR	70x110'	38.2
5C	LDR	40x105'	30.9
SUBTOTAL			
MEDIUM DENSITY RESIDENTIAL (MDR)			
13A	MDR	50x90'	26.0
13B	MDR	40x90'	29.6
14A	MDR	50x105'	31.4
14B	MDR	45x105'	26.8
14C	MDR	50x105'	30.3
14D	MDR	45x105'	27.7
14E	MDR	45x90'	13.2
14F	MDR	45x90'	16.7
15A	MDR	40x90'	14.9
15B	MDR	50x90'	23.6
16A	MDR	50x105'	18.8
16B	MDR	45x105'	14.5
16C	MDR	50x90'	23.6
16D	MDR	Cluster	10.2
16E	MDR	50x105'	18.8
22A	MDR	45x105'	24.7
22B	MDR	50x90'	27.1
SUBTOTAL			
360.3			
MULTIFAMILY RESIDENTIAL (HDR)			
3A	HDR	-	10.3
3B	HDR	-	11.1
SUBTOTAL			
21.4			
TOTAL RESIDENTIAL			
622.6			
COMMERCIAL			
CR-9	Commercial	-	8.9
CR-8	Commercial	-	16.1
SUBTOTAL			
25.0			
EMPLOYMENT			
E1-8	Employment	-	26.8
E1-8	Employment	-	18.0
SUBTOTAL			
44.8			
SERVICES			
WSF	Water Storage Facility (WSF)	-	2.0
WWS	Well Station (WS)	-	1.0
SLS	Sanitary Lift Station (SLS)	-	1.4
PG&E	PG&E Substation (PG&E)	-	0.5
IPS	Pump Station (IPS)	-	0.5
SUBTOTAL			
5.2			
SCHOOLS			
K-8	School	-	16.0
SUBTOTAL			
16.0			
OPEN SPACE			
OS-17A	Open Space	-	5.0
OS-17B	Open Space	-	3.9
OS-17C	Open Space	-	2.5
OS-22D	Open Space	-	4.2
OS LAKE A	Open Space	-	8.2
OS LAKE B	Open Space	-	26.4
OS LAKE C	Open Space	-	4.5
SUBTOTAL			
54.8			
PARKS			
P-4A	Park	-	5.0
P-4B	Park	-	1.0
P-4C	Park	-	1.0
P-4D	Park	-	5.2
P-4E	Park	-	2.9
P-4F	Park	-	5.0
P-5	Park	-	4.4
P-7A	Park	-	4.1
P-7B	Park	-	1.5
P-7C	Park	-	2.6
P-7D	Park	-	9.8
P-7E	Park	-	3.4
P-7F	Park	-	13.2
SUBTOTAL			
99.1			
RIGHT-OF-WAY			
MAJOR ROADS	Right-of-Way	-	46.0
SUBTOTAL			
46.0			
TOTAL			
873.5			

