

REPORT AMENDED BY STAFF 7-13-89
CITY PLANNING COMMISSION

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

APPLICANT The Spink Corporation - 1215 G Street, Sacramento, CA 95814
OWNER Bannon Investors Ltd. - 7919 Folsom Blvd. #150, Sacramento, CA 95826
PLANS BY Foothill Design Group - 1215 G Street, Sacramento, CA 95814
FILING DATE 3-24-89 ENVIR. DET. Negative Declaration REPORT BY BW:sg
ASSESSOR'S PCL. NO. 274-0410-012

- APPLICATION:**
- A. Negative Declaration
 - B. Schematic Plan Amendment to the Creekside Oaks PUD to modify the approved site plan/building configuration
 - C. Tentative Map to divide 11.1+ vacant acres into three lots in the Creekside Oaks PUD-Office Building (OB(PUD)) zone
 - D. Special Permit to develop two, two-story office buildings totaling 120,600 square feet on 7.3+ acres in the OB(PUD) zone
 - E. Variance to locate 19 off-site parking spaces for the office development

LOCATION: Southwest corner of Millcreek Drive and Truxel Road

PROPOSAL: The applicant is requesting the necessary entitlements to construct two office buildings of 62,700 and 57,900 square foot each in an existing office park development.

PROJECT INFORMATION:

General Plan Designation:	Regional Commercial and Office
South Natomas Community	
Plan Designation:	Office/Office Park
Existing Zoning of Site:	OB(PUD)
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Vacant; R-2B(PUD)	Front:	50'	Varies
South: American River; ARP-F	Side(Int):	25'	Varies
East: Multi-Family &	Side(St):	50'	Varies
Child Care; R-2A(PUD)	Rear:	25'	Varies
West: Offices; OB(PUD)			

Parking Required:	483 (1:250 ratio/62,700 sq. ft. = 251 spaces)
	57,900 sq. ft. = 232 spaces
Parking Provided:	464 on-site/19 off-site;
Property Dimensions:	Irregular
Property Area:	11.0+ acres
Square Footage of Building:	Bldg. D = 62,700 sq. ft.; Bldg. E = 57,900 sq. ft.
	Total: 120,600 sq. ft.
Height of Building:	2-story
Topography:	Flat
Street Improvements:	Existing

Utilities:	Existing
Exterior Building Materials:	Concrete tilt-up & tinted reflective glass
Roof Material:	Flat roof w/metal screen & built-up roofing
Estimated Number of Employees:	700
Hours of Operation:	8:00 a.m. to 5:00 p.m.

BACKGROUND INFORMATION: The subject site is within the Creekside Oaks Planned Unit Development PUD. A total of 430,000 square feet of office space was approved by the City Council on December 18, 1984. The proposal will consist of 120,600 square feet of office on 7.3+ acres and the remaining 3.7+ acres will be developed at a later date. The proposal is the second phase of development in the PUD.

In 1987, the Planning Commission approved a special permit to develop three, two-story office buildings totaling 140,054 square feet on 25.1+ acres in the Creekside Oaks PUD (P87-237). This development was phase I (see attached site Plan). These buildings have been constructed. The requested 120,600 square feet of office in phase II leaves a total of 169,346 square feet of future office development.

SUBDIVISION REVIEW COMMITTEE: On June 7, 1989, by a vote of 6 ayes, 0 noes and 3 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;

A. Land Use and Zoning

The subject site consists of three parcels totaling 11.1+ vacant acres in the Office Building (Planned Unit Development) (OB(PUD)) zone. The General Plan and the South Natomas Community Plan designates the site for Regional Commercial and Office; and Office/Office Park respectively. Surrounding land uses and zoning include a vacant lot to the north, zoned R-2B(PUD); the American River to the south, zoned ARP-F; Multi-family to the east, zoned R-2A(PUD) and new office buildings to the west, zoned OB(PUD). The proposed development is consistent with the current zoning on the subject site.

B. Applicant's Proposal

The applicant is requesting a special permit to develop two, two-story office buildings as phase II in the Creekside Oaks Planned Unit Development. Buildings A and B are existing and building C was previously approved as indicated on the attached exhibit. The proposal includes buildings D and E on 3.4+ acres and a vacant lot on 3.9+ acres respectively. The applicant is also requesting a tentative map to divide the property into three lots and a Schematic Plan Amendment to the Creekside Oaks PUD in order to modify the site plan and building configuration. Parcel 3 on the subject site will remain vacant until an application, for development on the property, has been submitted.

C. Schematic Plan Amendment

The originally approved schematic plan was revised in 1987 (P87-237) allowing a total of 289,946 square feet of office on the subject site (see exhibit A). Total square footage of the two office buildings on parcels 1 and 2 proposed will be 120,600 square feet. The foot prints of each office building proposed is, however, oriented different than the original schematic plan.

The applicant proposes to develop an office building on parcels 1 and 2 and plans to develop on the remaining parcel 3 at a later date. Staff is not opposed to the schematic plan amendment since the Creekside Oaks Development Guidelines provide flexibility to the approved PUD schematic plan. The building square footage, heights, parking and lot coverage complies with the standards and guidelines established in the Creekside PUD Guidelines.

Both buildings proposed exceeds the minimum required building size (40,000) in the Office Building zone. Each office building will be 32 feet in height. The maximum height limit is 65 feet.

The proposed buildings D and E will be constructed in phase II in the Creekside Oaks PUD. Both buildings D and E will be two-story structures containing 62,700 square feet and 57,900 square feet respectively.

D. Tentative Map

The applicant proposes to divide 11.1+ vacant acres into three lots for development. Parcel 1 will contain 3.4 acres, parcel 2 is 3.9 acres and parcel 3 will consist of 3.7 acres. The applicant has indicated to staff that there will be no development at this time on parcel 3. Tentative map conditions are attached.

E. Site Plan/Building Design

The submitted site plan indicates various building setbacks ranging from 40 feet to 160 feet. Parcel 1 on the site plan indicates two trash enclosures, 8 bicycle lockers and 9 bicycle racks. A two-story office building will be developed on this lot (parcel 1). Parcel 2 will be developed with a two-story office building. A trash enclosure is indicated on the site plan at the rear and front of the building. A total of 8 bicycle lockers and 8 racks are shown on the plan. All trash enclosures shall comply with the City's Trash Enclosure Ordinance and the PUD Guidelines.

A landscaping plan was submitted. The plan indicates 15 foot wide attractive landscaping strips along Garden Highway and Truxel Road. Staff recommends that landscaping material (trees/plants) proposed on the site comply with an approved plant list established for the Creekside Oaks PUD. Landscaping shall be approved by the Director of Community Services and the Planning Director (Section VI.B 3 & 11). The applicant shall provide a mixture of one and five gallon shrubs and five and fifteen gallon and 24 inch box trees. A total of 83, 830 square feet of tree shading is provided.

Planning staff and the Design Review Coordinator have reviewed the submitted site plan and elevations. The office buildings design and material is compatible with the existing office buildings in the PUD. Building materials consist of a tinted reflective glass with concrete. Exterior building colors are light grey, medium blue and blue tinted glazing. The proposed building colors are harmonious and compatible with the colors of other buildings in the development and with the Natural surroundings. Staff has no objections to the proposed building design.

F. Parking and Circulation

Parking requirements for the office buildings are one space per 250 square feet of gross floor area. The proposed on-site and off-site parking (483 spaces, 464 on-site/19 off-site) meet this requirement. A reciprocal parking agreement has been made between the adjacent property owners allowing the remaining 19 spaces off-site. Currently there are no carpools or vanpools indicated on the site plan. Carpooling and vanpooling is encouraged for each building.

G. Lighting

The applicant has provided staff with a lighting plan. Sufficient lighting is shown on the diagram throughout the parking lot areas. The lighting plan indicates 250 w high pressure sodium sharp lights on 14 foot poles. The lighting fixtures will be similar and compatible throughout the development.

H. Signage

No signage is proposed on the site. Staff recommends that a sign program (for the entire project) be submitted for review and approval by the Planning Director prior to issuance of sign permits. All signage shall comply with the Sign Guidelines of the Office Parks PUD.

I. Agency Comments

SMUD

Dedicate a 12.5 foot public utility easement for overhead electrical facilities and appurtenances adjacent to Truxel Road.

Engineering Division

1. On-site drainage and grading shall be approved by Public Works prior to issuance of building permits.
2. Reciprocal ingress, egress and parking easements will be required.
3. Private water and sewer easements may be required to serve parcels 1 and 2.
4. Meet tentative map conditions, PUD Guidelines.

Advanced Planning

1. The project will be subject to Facilities Benefit Assessment District.
2. This project is potentially inconsistent with proposed flood control policy restrictions.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project will not have a significant adverse impact on the environment and has filed a negative declaration with the following mitigation measures.

- A. All tenants of the project development shall join other South Natomas employers in working with the Sacramento County Air Pollution Control District to develop a mitigation program consisting of new traffic and air quality mitigation measures not already identified in the SNCP and EIR.
- B. Pay the cost (connection fees) of providing water to the site.
- C. Implement standard water conservation measures into the site design.
- D. The owners and other principals of development in the PUD shall have and assume the obligation to acquire information reasonably available to the public relevant to the development which is sufficient to inform subsequent purchasers of the existing level of flood protection and the applicable floor elevations in the possession of the Army Corps of Engineers, whether or not such information has been adopted as part of an official FEMA flood map or the City's flood plain management ordinance, and to pass on such information to subsequent purchasers and tenants of the development. The City shall provide to owners any requested public information it possesses relating thereto. The City Manager is authorized to develop and implement procedures and requirements to carry out the intent of this paragraph, including defining the meaning of "other principals" of the development to include lenders and others related to the project.

As a condition to any future discretionary land use entitlement, the developer shall execute and record in the County Recorder's Office, in favor of the City of Sacramento in a form satisfactory to the City Attorney, hold harmless waivers exculpation and assumption of risk clauses for all new development which is not built at an elevation consistent with an elevation that is one foot above the flood data currently being prepared by the Army Corps of Engineers.

The aforementioned recorded documents shall include a provision that these obligations shall cease upon substantial completion of 100 year flood control protection.

- E. The individual projects shall, to the extent possible, use native vegetation in project landscaping in accordance with the approved plant list for the PUD.

in the 1988 South Natomas Community Plan. Upon adoption of the TSM Implementation Program by the City, this participation may include, but is not limited to, provisions of trip reduction facilities, a framework for trip reduction services and funds for monitoring and enforcement.

Submit for review and approval (in accordance with the guidelines set forth in the City's TSM Ordinance) with each special permit application a Preliminary Transportation Systems Management Program designed to achieve the trip reduction level specified in the South Natomas Community Plan or the City's current TSM Ordinance in effect at the time of special permit application, whichever requirement achieves the greater reduction. A draft of the Transportation Management Plan (TMP) shall be submitted at least 60 days prior to issuance of the building permit. A building permit shall not be issued until the TMP has been reviewed and approved by the City's Transportation Division and Planning Division.

Incorporate the final approved TMP in the Covenants, Conditions, and Restrictions (C.C. & R's) for the project and bind all subsequent owners of the site to all previously agreed upon TSM provisions.

- G. Participate in a Facilities Benefit Assessment (FBA) District or other fair and appropriate financing mechanisms to be formed to finance needed public infrastructure and community facilities in South Natomas. The exact amount of dollar participation by the Facilities Benefit Assessment District for each of the improvements will be specified at the time that the district is formed.
- H. Submit with each special permit application a letter from Regional Transit verifying that Regional Transit has been consulted with in regard to the impacts of the development design on transit efficiency and effectiveness in serving the site.
- I. Dedicate the easements and construct the improvements necessary to complete the bikeways outlined in the Sacramento Bikeway Master Plan and the 1988 South Natomas Community Plan. All easements, final design and alignments shall be to the satisfaction of the Traffic Engineer.
- J. No credit shall be made against FBA contributions for construction of frontage improvements adjacent to proposed park.
- K. The schematic site plan and development guidelines shall incorporate lighting, addressing and security measures as recommended by the Police Department.
- L. Pay the one-time assessment to Reclamation District 1000.
- M. Implement SMUD's Conservation Load Management Measures.
- N. Cease construction if at any time during construction artifacts are discovered, until a qualified archaeologist can examine the find and recommend preservation or possible mitigation if the find is significant.

RECOMMENDATION: Staff recommends the following action:

- A. Ratify the negative declaration;
- B. Recommend approval of the schematic plan amendment to the Creekside Oaks Planned Unit Development to modify the approved site plan/building configuration;
- C. Recommend approval of the tentative map subject to conditions which follow:
- D. Approve the special permit to construct 120,600 square feet of office in two buildings subject to conditions and based upon findings of fact which follow;
and
- E. Approve the variance to locate 19 off-site parking spaces for the office development. (staff added)

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. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments.
- 2. 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.
- 3. Meet all County Sanitation District requirements and coordinate.
- 4. Dedicate a standard 12.5-foot public utility easement for underground electrical and public facilities and appurtenances adjacent to all public ways and provide a public utility easement for service to proposed Building D.
- 5. Must obtain approval from Reclamation District No. 1000 and pay necessary fees. RD 1000 easement shall not be encroached upon with landscaping or structures to allow for development of future off-street bike trail.
- 6. Place flood hazard warning note on final map. Note will be prepared by Department of Public Works.
- 7. Show reciprocal access easements on final map.
- 8. Show reciprocal ingress, egress and parking easements on final map.

11. A 15 foot water easement may be required along the southern portions of parcels 1 and 2 to the satisfaction of the Water Division. Location of the easement shall meet the requirements of the American River Flood Control District and Reclamation District 1000 (informational only).
12. Prior to issuance of any building permit, the applicant shall enter into an agreement to participate in a Facilities Benefit Assessment (FBA) District or other fair and appropriate financing mechanism to be formed to finance needed public infrastructure and community facilities in South Natomas. The exact amount of dollar participation by the FBA District for each of the improvements will be specified at the time that the district is formed.

If the FBA District has not yet been approved, the Council shall determine the contribution to the FBA. Credit shall be granted against any FBA subsequently levied for any payment made pursuant to this paragraph. The fee amounts shall be adjusted annually. The method of adjustment shall be specified when the district is formed.

13. Approval subject to the following notice: The property on which construction is authorized by this permit may be subject to flooding. It is the applicant's and property owner's responsibility to ascertain whether and to what extent such flooding may occur, and to review the applicable base flood elevations for the proposed project which are contained in the effective Flood Insurance Rate Map; the Department of the Sacramento District Corps of Engineers, Sacramento, California. Flood Insurance Study for the Sacramento City and County of California. FBFM and FIRM work map, dated January 1989; and, all preliminary flood maps available at the City of Sacramento's Planning Division. The Federal Emergency Management Agency and the U.S. Army Corps of Engineers ("Corps") are studying portions of the City of Sacramento to determine what improvements and measures may be needed in order to deem the areas under study adequately protected from a 100 year flood. Until the needed improvements and measures are in place, the areas under study may be subject to flooding by a 100 year or lesser flood. (A "100 year flood" refers to the area subject to inundation by flooding once during any given 100 year cycle; however, such flooding could occur in any given year.) The applicant and property owners should check with the local Corps to ascertain the status of its ongoing study and the projected completion date of any flood control project which might affect the proposed development. Flood insurance may be mandatory in all areas not protected from a 100 year flood, and the City of Sacramento recommends obtaining such insurance whether it is mandated or not. If the investigation of the nature of the flood hazard indicates that the

property is at risk, it is the applicant and property owner's responsibility to ensure that all persons holding a record title interest in the property, and all subsequent owners, tenants, occupants, and other interested parties receive notice, as required under applicable law, of the flooding risk to which the property may be subject. This notice is intended to ensure that those persons choosing to develop property in an area subject to flooding have knowledge and the means of acquiring knowledge of the particular risks involved in such development. This notice shall not create liability on the part of the City of Sacramento, or any of its officers, agents, or employees for any damages to persons or property caused by flooding.

14. Dedicate a 12.5-foot public utility easement for overhead electrical facilities and appurtenances adjacent to Truxel Road.
15. On-site drainage and grading shall be approved by Public Works prior to issuance of building permits.
16. Reciprocal ingress, egress and parking easements will be required.
17. Private water and sewer easements shall be required to serve parcels 1 and 2.

Conditions - Special Permit

1. All trash enclosures shall comply with the City's Trash Enclosure Ordinance and the Creekside Oaks PUD Guidelines.
2. Landscaping material (trees/plants) proposed on the site shall comply with an approved plant list established for the Creekside Oaks PUD. Landscaping shall be approved by the Director of Community Services and Planning Director (Section VI.B.3 and 11).
3. The applicant shall provide a mixture of 1 and 5 gallon shrubs and 5 and 15 gallon and 24 inch box trees.
4. On-site drainage and grading shall be approved by Public Works prior to issuance of building permits.
5. The applicant shall provide a minimum of 33 bicycle storage spaces as shown on the submitted site plans. Sixteen bicycle lockers and 17 racks.
6. The applicant shall submit a signage program for the entire project for review and approval by the Planning Director prior to issuance of sign permits. All signage shall comply with the sign guidelines of the Office Parks PUD.
7. All tenants of the project development shall join other South Natomas employers in working with the Sacramento County Air Pollution Control District to develop a mitigation program consisting of new traffic and

9. Implement standard water conservation measures into the site design.
10. The owners and other principals of development in the PUD shall have and assume the obligation to acquire information reasonably available to the public relevant to the development which is sufficient to inform subsequent purchasers of the existing level of flood protection and the applicable floor elevations in the possession of the Army Corps of Engineers, whether or not such information has been adopted as part of an official FEMA flood map or the City's flood plain management ordinance, and to pass on such information to subsequent purchasers and tenants of the development. The City shall provide to owners any requested public information it possesses relating thereto. The City Manager is authorized to develop and implement procedures and requirements to carry out the intent of this paragraph, including defining the meaning of "other principals" of the development to include lenders and others related to the project.

As a condition to any future discretionary land use entitlement, the developer shall execute and record in the County Recorder's Office, in favor of the City of Sacramento in a form satisfactory to the City Attorney, hold harmless waivers exculpation and assumption of risk clauses for all new development which is not built at an elevation consistent with an elevation that is one foot above the flood data currently being prepared by the Army Corps of Engineers.

The aforementioned recorded documents shall include a provision that these obligations shall cease upon substantial completion of 100 year flood control protection.

11. The individual projects shall, to the extent possible, use native vegetation in project landscaping in accordance with the approved plant list for the PUD.
12. Participate in the Transportation Systems Management Programs (TSM) referenced in the 1988 South Natomas Community Plan. Upon adoption of the TSM Implementation Program by the City, this participation may include, but is not limited to, provisions of trip reduction facilities, a framework for trip reduction services and funds for monitoring and enforcement.

Submit for review and approval (in accordance with the guidelines set forth in the City's TSM Ordinance) with each special permit application a Preliminary Transportation Systems Management Program designed to achieve the trip reduction level specified in the South Natomas Community Plan or the City's current TSM Ordinance in effect at the time of special

minimize the greater reduction.
A draft of the Transportation Management Plan (TMP) shall be submitted at least 60 days prior to issuance of the building permit. A building permit shall not be issued until the TMP has been reviewed and approved by the City's Transportation Division and Planning Division.

Incorporate the final approved TMP in the Covenants, Conditions, and Restrictions (C.C. & R's) for the project and bind all subsequent owners of the site to all previously agreed upon TSM provisions.

13. Participate in a Facilities Benefit Assessment (FBA) District or other fair and appropriate financing mechanisms to be formed to finance needed public infrastructure and community facilities in South Natomas. The exact amount of dollar participation by the Facilities Benefit Assessment District for each of the improvements will be specified at the time that the district is formed.
14. Submit with each special permit application a letter from Regional Transit verifying that Regional Transit has been consulted with in regard to the impacts of the development design on transit efficiency and effectiveness in serving the site.
15. Dedicate the easements and construct the improvements necessary to complete the bikeways outlined in the Sacramento Bikeway Master Plan and the 1988 South Natomas Community Plan. All easements, final design and alignments shall be to the satisfaction of the Traffic Engineer.
16. No credit shall be made against FBA contributions for construction of frontage improvements adjacent to proposed park.
17. The schematic site plan and development guidelines shall incorporate lighting, addressing and security measures as recommended by the Police Department.
18. Pay the one-time assessment to Reclamation District 1000.
19. Implement SMUD's Conservation Load Management Measures.
20. Cease construction if at any time during construction artifacts are discovered, until a qualified archaeologist can examine the find and recommend preservation or possible mitigation if the find is significant.

Findings of Fact - Special Permit

1. The special permit, as conditioned, is based upon sound principles of land use in that the project complies with the South Natomas Office Park PUD Development Guidelines and is compatible with surrounding land uses.
2. 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

Findings of Fact - Variance (added by staff)

1. Granting the variance is not granting a use variance in that the parking spaces are allowed in the OB(PUD) zone.
2. Granting the variance will not be injurious to the public health, safety or welfare nor create a nuisance in that:
 - a. the additional 19 off-site spaces will function as independent parking spaces on the adjacent site; and
 - b. surplus parking is available on the adjacent site, therefore parking congestion or a shortage will not be created.
3. Granting the variance does not constitute a special privilege in that:
 - a. the additional 19 off-site spaces will function as independent parking spaces on the adjacent site; and
 - b. a variance would be granted to any other property owner facing similar circumstances.
4. Granting the variance is consistent with the General Plan and South natomas Community Plan which designates the site for Regional Commercial and Office and Office/Office Park respectively.

that the project provides adequate on-site parking, landscaping and building setbacks and other planned unit development requirements.

3. The project is consistent with the 1988 General Plan, the 1988 South Natomas Community Plan and the Creekside Oaks Schematic Plan which designate the site for Regional Commercial and Office.

Findings of Fact - Variance (added by staff)

1. Granting the variance is not granting a use variance in that the parking spaces are allowed in the OB(PUD) zone.
2. Granting the variance will not be injurious to the public health, safety or welfare nor create a nuisance in that:
 - a. the additional 19 off-site spaces will function as independent parking spaces on the adjacent site; and
 - b. surplus parking is available on the adjacent site, therefore parking congestion or a shortage will not be created.
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 - b. a variance would be granted to any other property owner facing similar circumstances.
4. Granting the variance is consistent with the General Plan and South Natomas Community Plan which designates the site for Regional Commercial and Office and Office/Office Park respectively.



VICINITY - LAND USE - ZONING

P89-162

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7-13-89 24

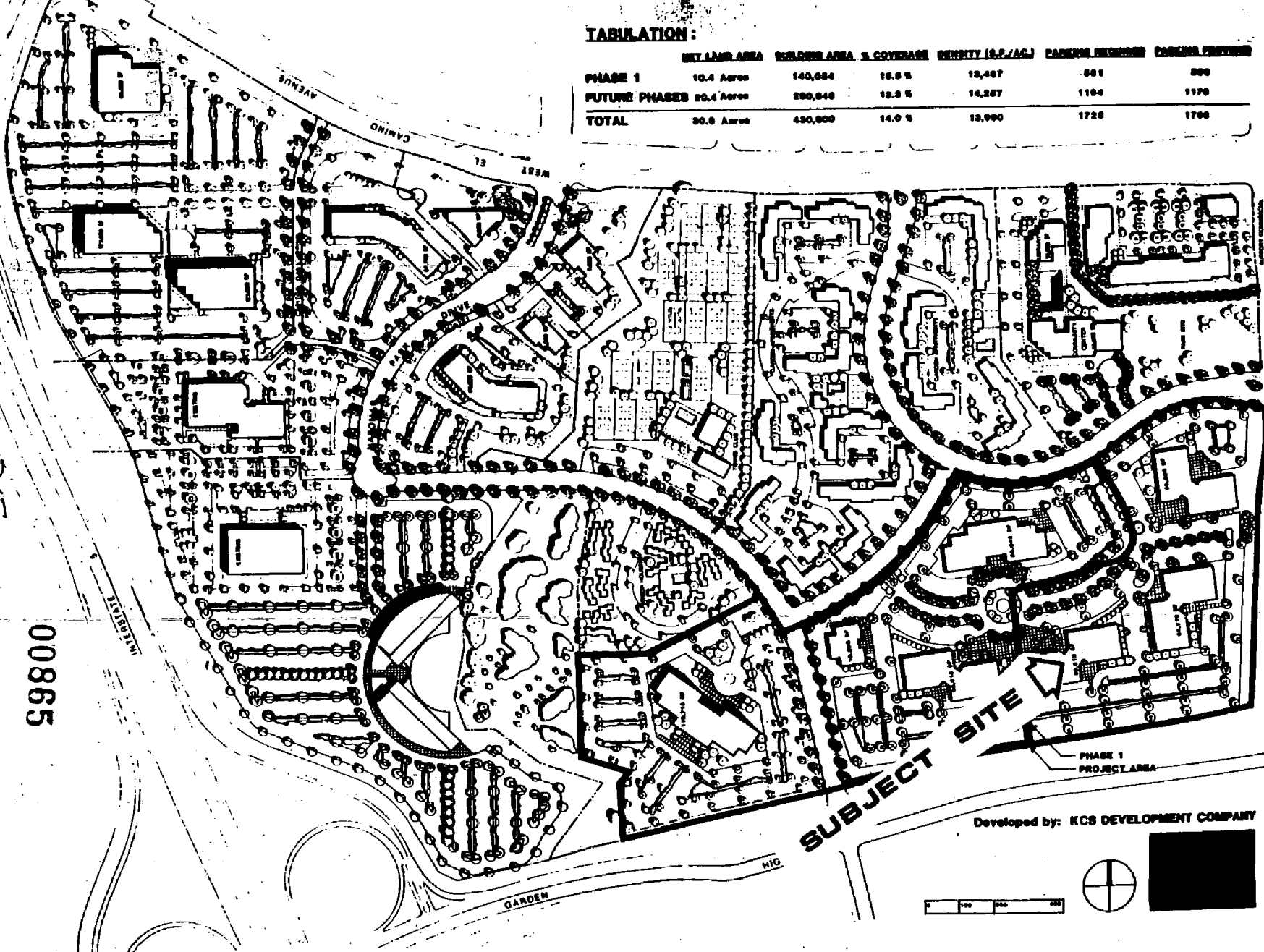
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N #9

NATOMAS CORPORATE CENTER, SACRAMENTO, CALIFORNIA

TABULATION:

	NET LAND AREA	BUILDING AREA	% COVERAGE	DENSITY (S.F./AC.)	PARKING REQUIRED	PARKING PROVIDED
PHASE 1	10.4 Acres	140,084	16.8 %	13,487	581	599
FUTURE PHASES	20.4 Acres	290,848	19.2 %	14,287	1184	1170
TOTAL	30.8 Acres	430,932	14.0 %	12,990	1725	1769



Developed by: KCS DEVELOPMENT COMPANY

1" = 100' 200' 400'



EXHIBIT A

P89-162

25
7-13-89
6-22-89

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#9

P89-162

6-22-89
7-13-89

246
NATOMAS PARK DR.

PROJECT DATA

	Site Area	Build. Area	Parking required	Parking Provided
PHASE ONE				
Blg. A	4.4 ac	60,772 sf	240	250
Blg. B	1.8 ac	17,360 sf	85	70
Blg. C	4.2 ac	62,712 sf	251	254
PHASE TWO				
Blg. D	3.4 ac	60,712 sf	251	230
Blg. E	3.9 ac	57,912 sf	232	234
Total	1.96			1,050

CAPITAL

PARK DRIVE

BUILDING A
(PREVIOUSLY APPROVED)

BUILDING B
EXISTING

BUILDING C
EXISTING

PROPOSED BUILDING D

PHASE ONE
PHASE TWO

PROPOSED
BUILDING E

8 BICYCLE LOCKERS
8 BICYCLE RACKS
TRASH ENCLOSURE

TRASH ENCLOSURE

TRASH ENCLOSURE
8 BICYCLE LOCKERS
8 BICYCLE RACKS

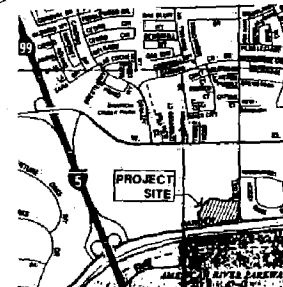
RD 1000 EASEMENT

GARDEN

HIGHWAY

MILL CREEK DRIVE

TRUYEL ROAD



LOCATION MAP

NOT TO SCALE

CREEKSIDE OAKS

AN OFFICE PARK BY KCS DEVELOPMENT

Foothill Design Group

Approval

Consultant

SITE PLAN

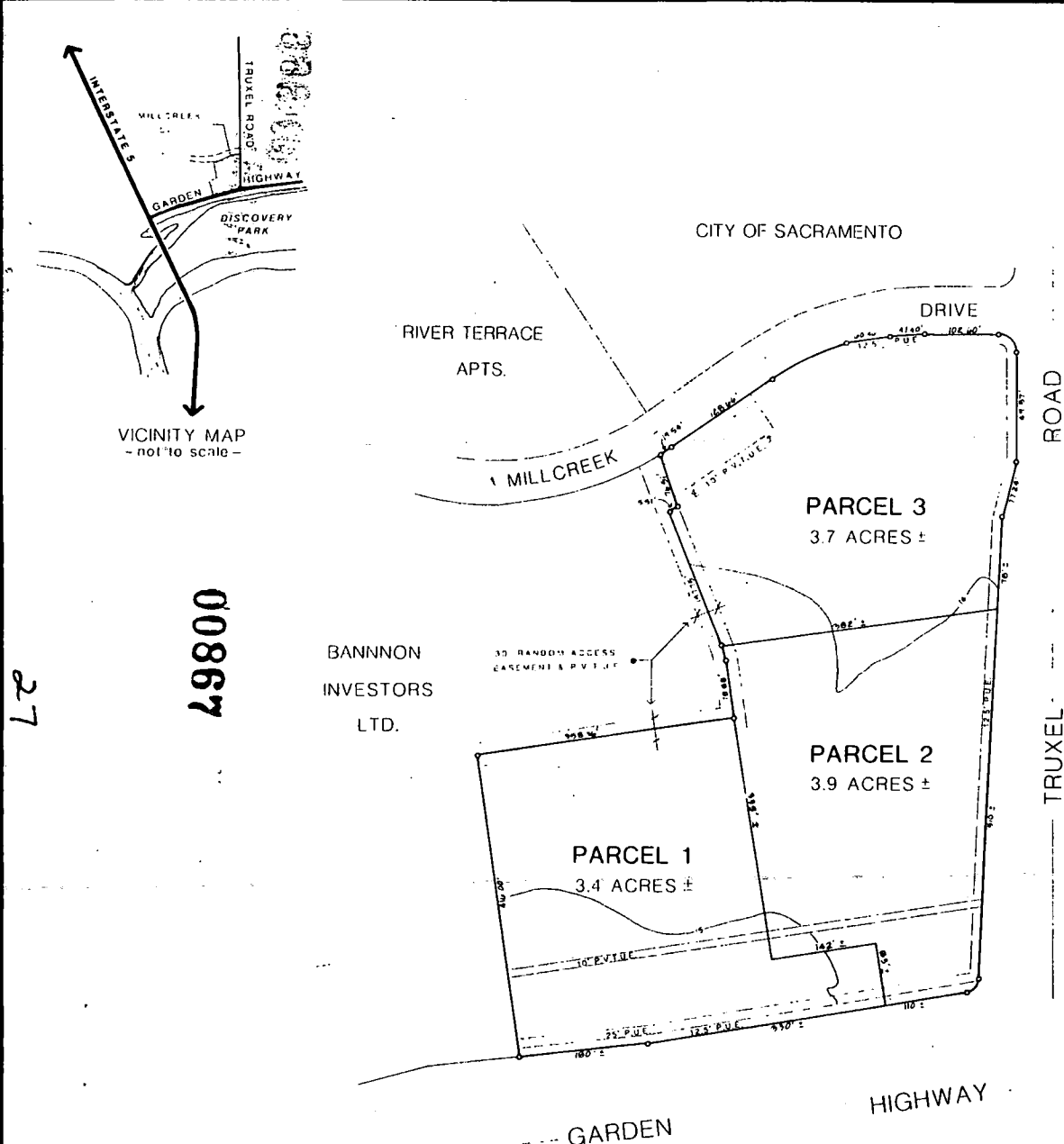
BUILDING	Job No.	Date	Drawn	Check

EXISTING
SITE PLAN

P89-162

6-22-89 7-13-89

#19



00867

BANNON INVESTORS LTD.

PARKSIDE

TENTATIVE MAP of
**LOT D of
CREEKSIDE OAKS PUD**
City of Sacramento, California

RECORD MAP & INSTRUMENT:
BANK OF AMERICA, N.A.
2000 SUTTER STREET, SUITE 150
SACRAMENTO, CA 95826

ENGINEER:
THE SPINK CORPORATION
2000 SUTTER STREET, SUITE 150
SACRAMENTO, CALIFORNIA 95826

EXHIBIT:
TENTATIVE MAP OF LOT D
1215 G STREET
SACRAMENTO, CA 95811

APPLICANT:
BANNON INVESTORS LTD.

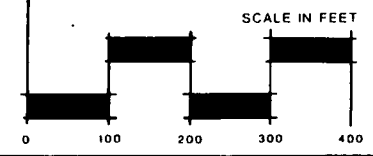
EXISTING USE AND ZONE:
SALANT, R. 2000

PROPOSED USE AND ZONE:
RESIDENTIAL, R. 2000

REMARKS:
SEE MAP SHEET

BOUNDARY IMPROVEMENTS: CITY OF SACRAMENTO STANDARD
NEEDS: CITY OF SACRAMENTO
WATERS: CITY OF SACRAMENTO
DRAINAGE: CITY OF SACRAMENTO
ELECTRICITY: CITY OF SACRAMENTO
PHONE: SACRAMENTO
NATURAL GAS: SACRAMENTO

DELTA POINT WEST



MARCH, 1989

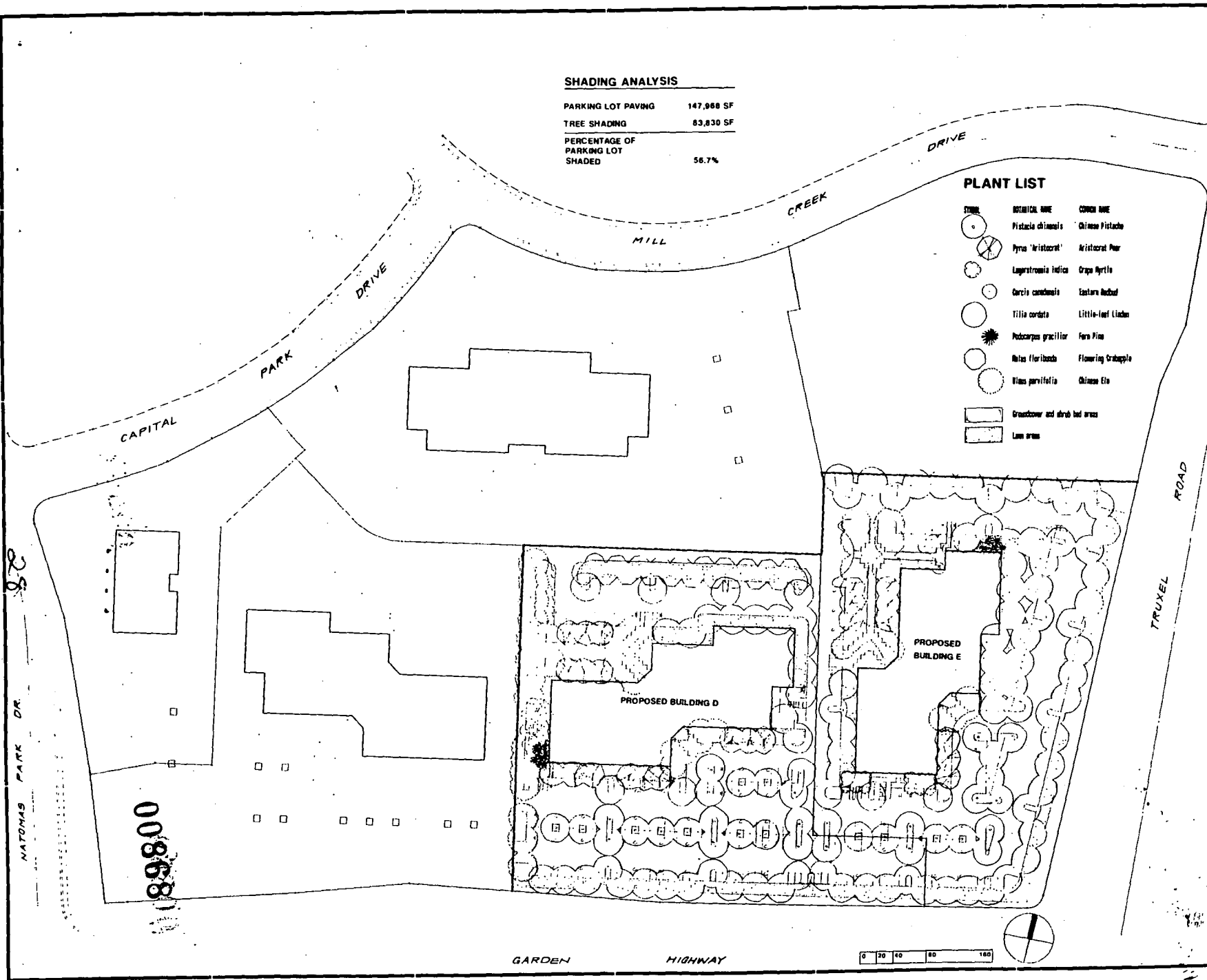
Spink
THE SPINK CORPORATION
2000 SUTTER STREET, SUITE 150
SACRAMENTO, CALIFORNIA 95826

EXHIBIT C

189-162

62289-7-13-89

#9



SHADING ANALYSIS

PARKING LOT PAVING	147,968 SF
TREE SHADING	83,830 SF
PERCENTAGE OF PARKING LOT SHADED	56.7%

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME
	<i>Pistacia chinensis</i>	Chinese Pistache
	<i>Pyrus 'Aristocrat'</i>	Aristocrat Pear
	<i>Lagerstromia indica</i>	Crape Myrtle
	<i>Cercis canadensis</i>	Eastern Redbud
	<i>Tilia cordata</i>	Little-leaf Linden
	<i>Podocarpus gracillior</i>	Fern Pine
	<i>Malus floribunda</i>	Flowering Crabapple
	<i>Ulmus parvifolia</i>	Chinese Elm
	Grasscover and shrub bed areas	
	Lawn areas	

CREEKSIDE OAKS

AN OFFICE PARK BY KCS DEVELOPMENT

Foothill Design Group

Approvals

Consultant

PLAI

BUILD

Job No.

Date

Drawn

Check

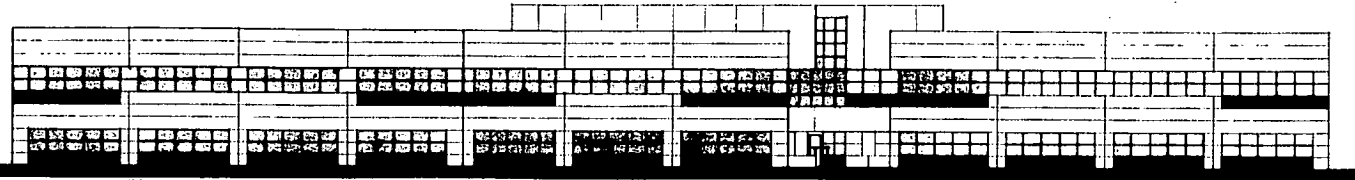
EXHIBIT D
LANDSCAPING

P89-162

6-22-89 7-13-89

#9

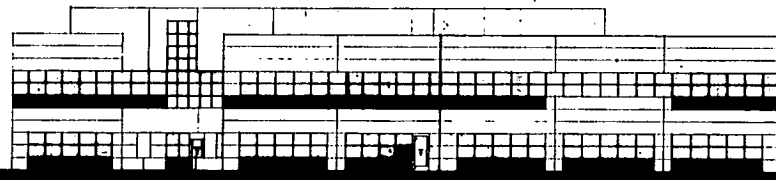
NORTH ELEVATION



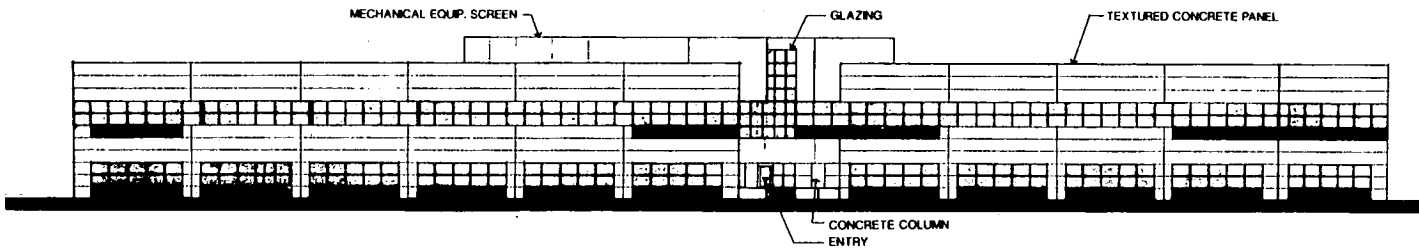
WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION



00872

0 8 24 50

CREEKSIDE OAKS

AN OFFICE PARK BY KCS DEVELOPMENT

Foothill Design Group

Approvals

Consultant

EXTERIOR
ELEVATIONS

BUILDING	D
Job No	Sheet No
Date	
Drawn	
Check	of Sheets

EXHIBIT E

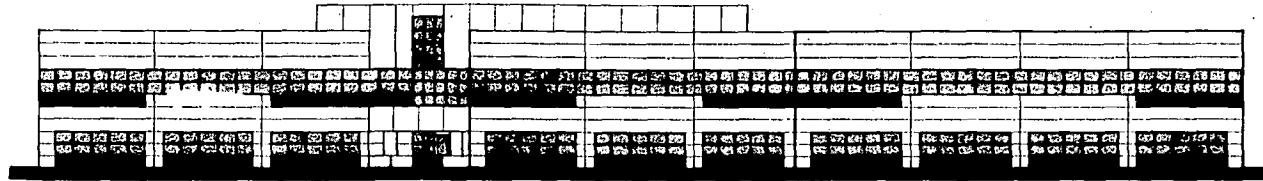
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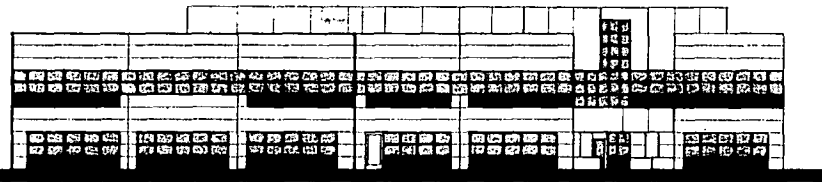
30

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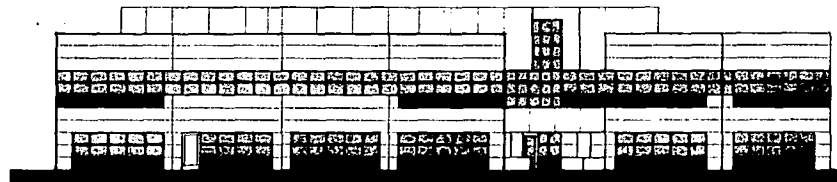
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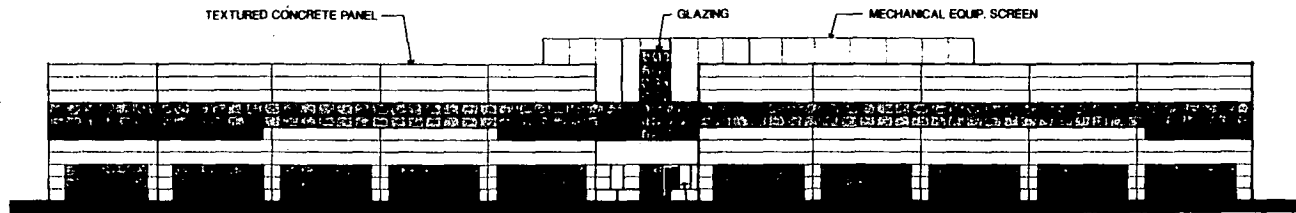
EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION

TEXTURED CONCRETE PANEL

GLAZING

MECHANICAL EQUIP. SCREEN

ENTRY

CONCRETE COLUMN

0 8 24 50

CREEKSIDE OAKS

AN OFFICE PARK BY KCS DEVELOPMENT

Foothill Design Group

Approvals:

Consultant:

EXTERIOR ELEVATIONS

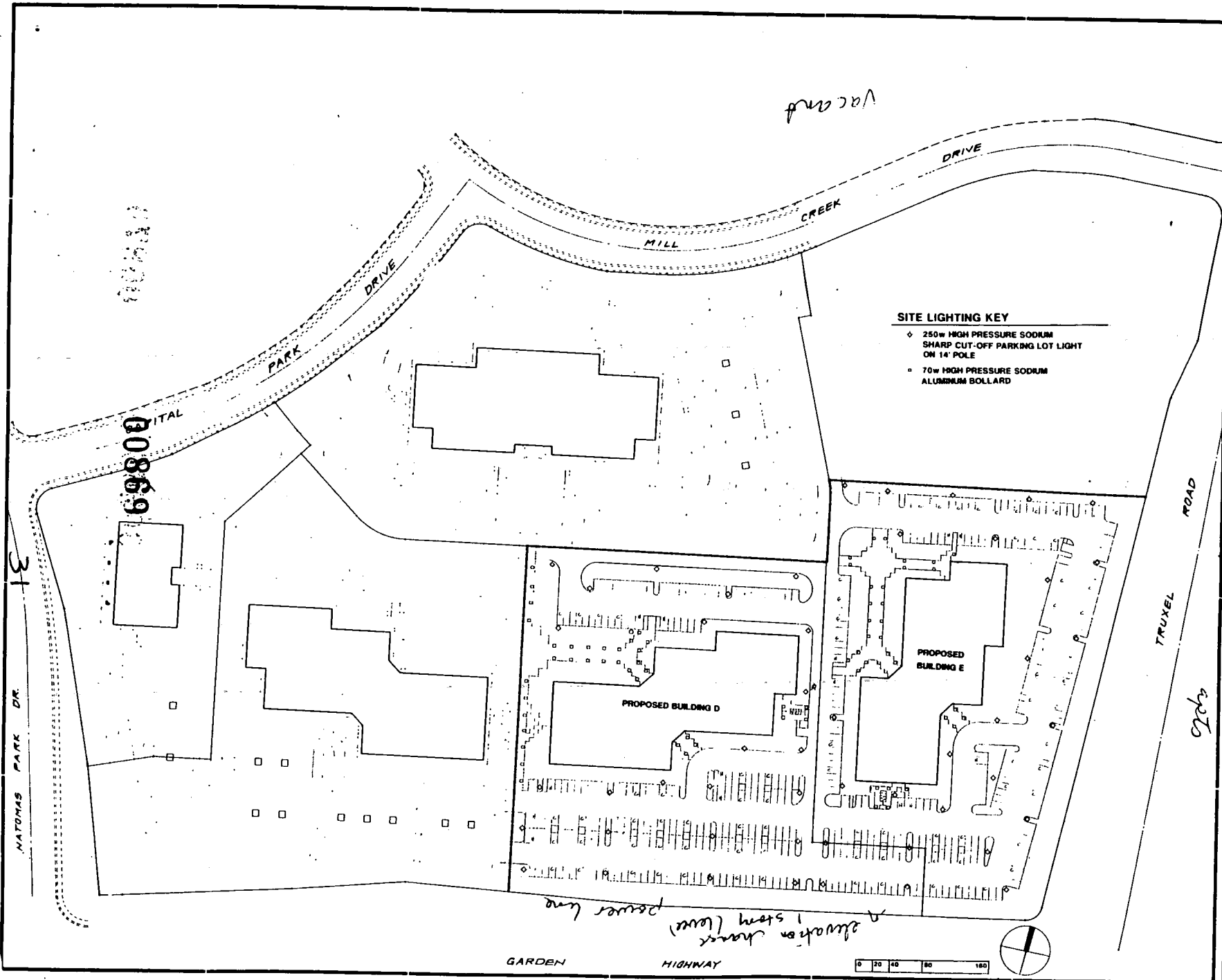
BUILDING	E
Job No.	Sheet No.
Date:	
Drawn:	
Check:	of Sheets

EXHIBIT F

P89-163

6-22-89 7-13-89

#19



CREEKSIDE OAKS

AN OFFICE PARK BY KCS DEVELOPMENT

Foothill Design Group

Approvals
Consultant

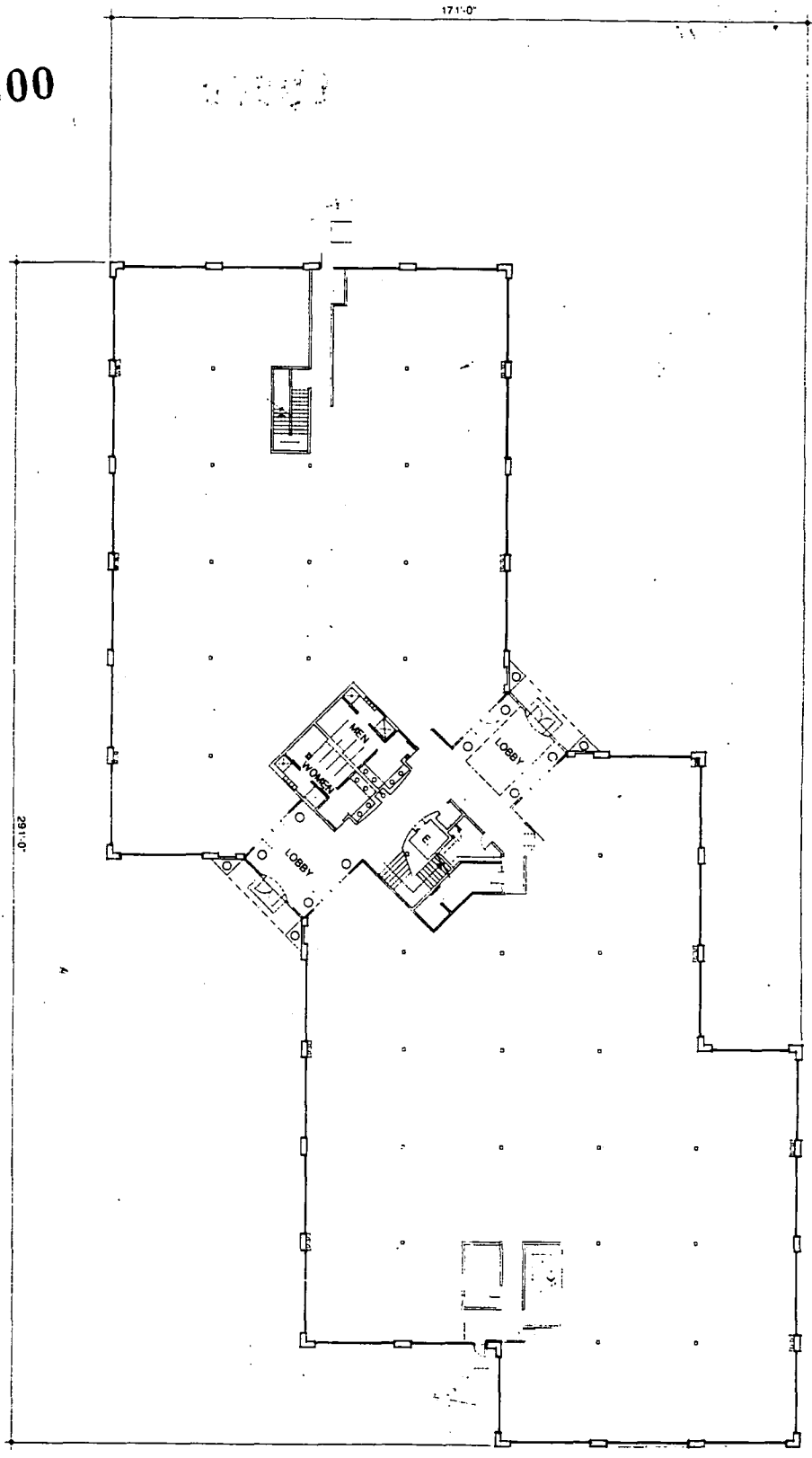
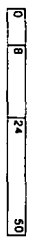
BUILDING	
Job No.	Sheet No.
Date	
Drawn	
Check	of Sheets

EXHIBIT G

00870

FIRST FLOOR

31,190 S.F. FIRST FLOOR
29,722 S.F. SECOND FLOOR



CREEKSIDE OAKS
AN OFFICE PARK BY KCS DEVELOPMENT

FOOTHILL DESIGN GROUP

APPROVED: _____
CONSULTANT: _____

FLOOR PLAN
BLDG. NO. D
SHEET NO. _____
DATE: _____
DRAWN BY: _____
CHECKED BY: _____

089-162

68-89 7-13-89

#9

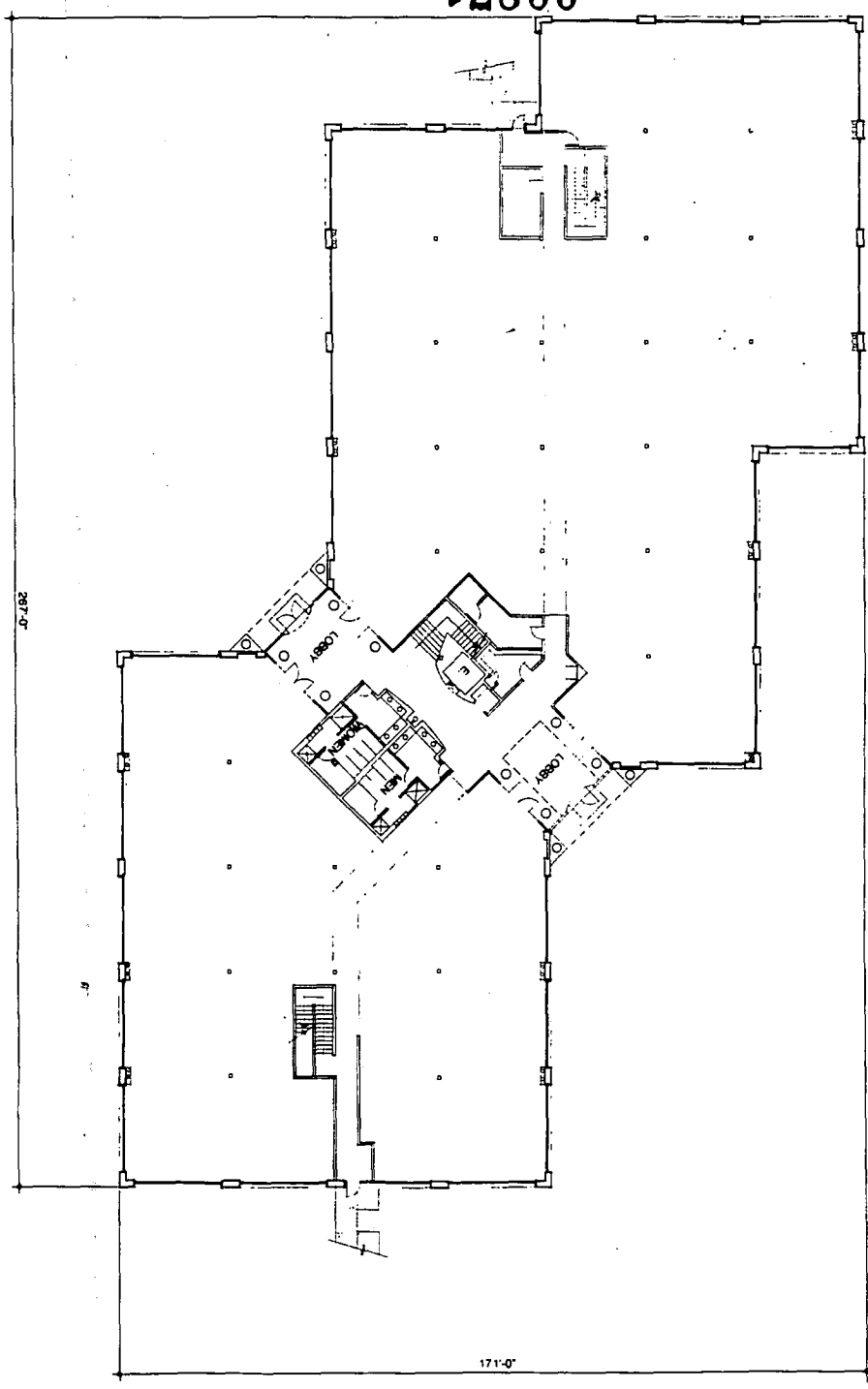
33

12800

FIRST FLOOR

28,886 SF. FIRST FLOOR
27,346 SF. SECOND FLOOR

0 8 24 50



FLOOR PLAN		FLOOR NO. E		SHEET NO.	
APPROVALS		JOB NO.		DATE	
DESIGNER		DRAWN		CHECKED	
FEDERHILL DESIGN GROUP		AN OFFICE PARK BY KCS DEVELOPMENT		EXHIBIT I	