

85 02 -1 1667

Recording requested by and when recorded mail to:

City of Sacramento
City Clerk
915 J. Street Room 203
Sacramento, CA 95814

OFFICIAL RECORDS
SACRAMENTO COUNTY, CALIF.

1985 FEB -1 PM 3:29

James Russell Smith
COUNTY CLERK-RECORDER

NO
FEE
I

ORDINANCE NO. 84-116

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF
DEC 18 1984

AN ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT THE SOUTHWEST QUADRANT OF WEST EL CAMINO AVENUE AND TRUXEL ROAD FROM THE GARDEN APARTMENT R-2A (PUD) AND R-2B (PUD) AND PLACING THE SAME IN OFFICE BUILDING (OB-PUD) AND SHOPPING CENTER (SC-PUD) AND GARDEN APARTMENT (R-2B-PUD) (APN: 274-042-12 AND 274-063-23)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

SECTION 1. The zoning district designation of Garden Apartment (R-2A PUD and R-2B PUD) for the territory described in Exhibit "A" is hereby superseded and replaced by zoning district designation of Garden Apartment (R-2B PUD), Office Building (OB-PUD) and Shopping Center (SC-PUD) as described in Exhibit "B". Exhibits "A" and "B" are part of this ordinance for all purposes. The rezonings are subject to dedication of the necessary right-of-way for completion of traffic signal improvements at the intersection of Truxel Road and West El Camino Avenue. Said dedication shall be recorded within thirty (30) days of the granting of the rezone.

SECTION 2. The City Clerk of the City of Sacramento is hereby directed to amend the maps which are part of said Ordinance No. 2550, Fourth Series, as amended, to conform to the provisions of Section 1.

SECTION 3. Rezoning of the property described in Exhibit "A" by this ordinance conforms in all respects to the procedures for adoption of Planned Unit Developments, Section 8 of said Ordinance No. 2550, Fourth Series, as amended.

PASSED FOR PUBLICATION: NOV 13 1984

ENACTED: DEC 18 1984

EFFECTIVE: JAN 17 1985

ANNE RUDIN

MAYOR

ATTEST:

LORRAINE MAGANA
CITY CLERK

RECEIVED
CITY CLERK'S OFFICE
CITY OF SACRAMENTO
FEB 8 11 30 AM '85

CERTIFIED AS TRUE COPY OF
Ordinance No. 84-116 4th Series

DATE
CERTIFIED FEB 1 1985

James Beaman
Deputy City Clerk, City of Sacramento

DESCRIPTION OF A PORTION OF PROPOSED
CREEKSIDE OAKS TO BE ZONED SC PD

All that portion of Parcel 11, as said parcel is shown on that certain Parcel Map entitled "Lots 119, 121, 123 and a Portion of Lots 125 and 126 of Natomas Eastside Subdivision," recorded in the office of the Recorder of Sacramento County in Book 28 of Parcel Maps, Map No. 15, described as follows:

Beginning at the Northeast corner of said Parcel 11; thence from said point of beginning along the Easterly boundary of said Parcel 11 and the centerline of Truxel Road, a public street, South 00° 09' 00" East 410.24 feet; thence South 89° 08' 45" West 505.00 feet; thence North 42° 51' 51" West 121.40 feet; thence North 00° 51' 15" West 320.00 feet to a point located on the Northerly boundary of said Parcel 11; thence along said Northerly boundary North 89° 08' 45" East 591.30 feet to the point of beginning; containing 5.460 acres, more or less.

City of Sacramento
Ordinance No. _____
DATE
CERTIFIED FEB 1 1985

City of Sacramento

DESCRIPTION OF A PORTION OF PROPOSED

CREEKSIDE OAKS TO BE ZONED R2B

All that portion of Parcels 11 and 12, as said parcels are shown on that certain Parcel Map entitled "Lots 119, 120, 123 and a Portion of Lots 125 and 126 of Natomas Eastside Subdivision," recorded in the office of the Recorder of Sacramento County in Book 28 of Parcel Maps, Map No. 15, described as follows:

Beginning at a point located on the Northerly boundary of said Parcel 11, from which the Northeast corner thereof bears North 89° 08' 45" East 591.30 feet; thence from said point of beginning South 00° 51' 15" East 320.00 feet; thence South 42° 51' 51" East 121.40 feet; thence North 89° 08' 45" East 505.00 feet to a point located on the Easterly boundary of said Parcel 11; thence along said Easterly boundary South 00° 09' 00" East 264.76 feet; thence South 89° 51' 00" West 177.60 feet; thence curving to the left on an arc of 400.00 feet radius, said arc being subtended by a chord bearing South 72° 45' 48" West 235.05 feet; thence South 55° 40' 36" West 165.64 feet; thence curving to the right on an arc of 400.00 feet radius, said arc being subtended by a chord bearing South 86° 15' 26" West 407.00 feet; thence South 26° 50' 16" West 95.09 feet; thence curving to the right on an arc of 700.00 feet radius, said arc being subtended by a chord bearing South 45° 33' 33" West 449.35 feet; thence South 64° 16' 50" West 130.93 feet; thence, Northwesterly, curving to the left on an arc of 750.00 feet radius, said arc being subtended by a chord bearing North 29° 37' 05" West 101.98 feet; thence South 63° 07' 43" West 382.36 feet; thence West 170.00 feet; thence North 86° 10' 30" West 65.45 feet to a point located on the Westerly boundary of said Parcel 12; thence along the boundary of said Parcels 12 and 11 the following nineteen (19) courses and distances: (1) North 48° 30' 00" West 112.00 feet, (2) North 00° 58' 00" East 62.50 feet, (3) North 44° 58' 00" East 81.10 feet, (4) North 25° 54' 00" East 208.30 feet, (5) North 78° 23' 00" West 145.50 feet, (6) North 59° 57' 00" West 141.40 feet, (7) North 00° 22' 00" West 49.50 feet, (8) North 53° 58' 00" East 48.60 feet, (9) South 74° 40' 00" East 156.90 feet, (10) North 45° 59' 00" East 120.00 feet, (11) North 03° 29' 00" East 235.00 feet, (12) North 54° 55' 00" East 222.60 feet, (13) North 28° 06' 00" West 138.10 feet, (14) North 61° 54' 00" East 45.90 feet, (15) North 21° 13' 00" East 73.30 feet, (16) North 28° 18' 00" East 167.92 feet, (17) North 29° 43' 00" East 24.42 feet, (18) South 89° 39' 49" East 445.55 feet and (19) North 89° 08' 45" East 692.72 feet to the point of beginning; containing 41.845 acres, more or less.

DESCRIPTION OF A PORTION OF PROPOSED

CREEKSIDE OAKS TO BE ZONED OB PD

All that portion of Parcels 11 and 12, as said parcels are shown on that certain Parcel Map entitled "Lots 119, 121, 123 and a Portion of Lots 125 and 126 of Natomas Eastside Subdivision," recorded in the office of the Recorder of Sacramento County in Book 28 of Parcel Maps, Map No. 15, described as follows:

Beginning at the Southeast corner of said Parcel 11; thence from said point of beginning along the boundary of said Parcels 11 and 12 the following thirteen (13) courses and distances: (1) South 84° 15' 00" West 861.80 feet, (2) South 75° 10' 00" West 137.59 feet, (3) South 76° 57' 12" West 200.00 feet, (4) South 77° 36' 11" West 595.60 feet, (5) South 78° 32' 12" West 343.81 feet, (6) North 28° 10' 00" East 35.37 feet, (7) North 37° 09' 00" East 232.20 feet, (8) North 71° 24' 00" West 66.00 feet, (9) North 71° 34' 00" West 132.50 feet, (10) North 52° 30' 00" West 161.60 feet, (11) North 19° 48' 00" West 36.00 feet, (12) North 31° 51' 00" East 47.60 feet and (13) North 56° 09' 00" East 234.30 feet; thence South 86° 10' 30" East 65.45 feet; thence East 170.00 feet; thence North 63° 07' 43" East 382.36 feet; thence, Southeasterly, curving to the right on an arc of 750.00 feet radius, said arc being subtended by a chord bearing South 29° 37' 05" East 101.98 feet; thence North 64° 16' 50" East 130.93 feet; thence curving to the left on an arc of 700.00 feet radius, said arc being subtended by a chord bearing North 45° 33' 33" East 449.35 feet; thence North 26° 50' 16" East 95.09 feet; thence, Easterly, curving to the left on an arc of 400.00 feet radius, said arc being subtended by a chord bearing North 86° 15' 26" East 407.00 feet; thence North 55° 40' 36" East 165.64 feet; thence curving to the right on an arc of 400.00 feet radius, said arc being subtended by a chord bearing North 72° 45' 48" East 235.05 feet; thence North 89° 51' 00" East 177.60 feet to a point located on the Easterly boundary of said Parcel 11 and the centerline of Truxel Road a public street; thence along said Easterly boundary and centerline South 00° 09' 00" East 945.67 feet to the point of beginning; containing 34.950 acres, more or less.

RES. R-2B PUD

8. 57. GARDEN APARTMENTS

WEST EL CAMINO

1. SUPPORT COMMERCIAL

5. HEALTH CLUB

SC-PUD

VELOCITY MAP OF OAKS

4. SENIOR HOUSING

SCHEMATIC PLAN SUMMARY

BUILDING AREA (SQUARE FEET)	NET LAND AREA (ACRES)	DENSITY (U.P./AC.)
1. Support Commercial 46,000	4.0 ±	11,500
2. Office - Business 232,000	20.8 ±	15,500
3. Office - Business 158,500	9.5 ±	12,750
TOTAL OFFICE-BUSINESS		
BUILDING AREA (SQUARE FEET) <td>NET LAND AREA (ACRES) <td>DENSITY (U.P./AC.)</td> </td>	NET LAND AREA (ACRES) <td>DENSITY (U.P./AC.)</td>	DENSITY (U.P./AC.)
4. Senior Housing 85	0.9 ±	11.1
5. Health Club 1,500 (Net)	0.0 ±	-
6. Garden Apartments 216	10.2 ±	21.2
7. Garden Apartments 100	0.8 ±	21.2
8. Park 100	0.8 ±	21.2
TOTAL SENIOR HOUSING		
TOTAL GROSS LAND AREA	35.8 ± ACRES	
TOTAL NET LAND AREA	34.8 ± ACRES	

NOTE - CAPACITY ESTIMATED - Per the PUD DESIGN GUIDELINES

- VELOCITY MAP LEGEND
- 1. 1" = 10' 0"
 - 2. 1" = 5' 0"
 - 3. 1" = 2' 0"
 - 4. 1" = 1' 0"
 - 5. 1" = 0' 6"
 - 6. 1" = 0' 4"
 - 7. 1" = 0' 3"
 - 8. 1" = 0' 2"
 - 9. 1" = 0' 1"
 - 10. 1" = 0' 0"
 - 11. 1" = 0' 0"

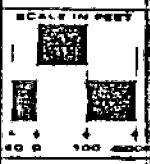
3. OFFICE-BUSINESS

2. OFFICE-BUSINESS

OB-PUD

SCHEMATIC SITE PLAN

CREEKSIDE OAKS
CALIFORNIA
CITY OF SACRAMENTO



EX-B

Recording requested by and
when recorded mail to:

85 02 -1 1663
City Clerk
City of Sacramento
915 I Street Room 203
Sacramento, CA 95814

OFFICIAL RECORDS
SACRAMENTO COUNTY, CALIF.
1985 FEB -1 PM 3:29
Joyce Russell Smith
COUNTY CLERK-RECORDER

RESOLUTION NO. 84-1034

CERTIFIED AS TRUE COPY
of Resolution No. 84-1034

FEB 1 1985

DATE CERTIFIED
Amie Beaman
CITY CLERK, CITY OF SACRAMENTO

Deputy

ADOPTED BY THE SACRAMENTO CITY COUNCIL
ON DATE OF: DEC 18 1984

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF SACRAMENTO RELATING TO THE
APPROVAL OF A TENTATIVE SUBDIVISION MAP
FOR THE CREEKSIDE OAKS DEVELOPMENT.

NO
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WHEREAS, the City Council in a duly noticed public hearing on November 20, 1984 and continued to December 18, 1984, approved the Tentative Subdivision Map known as Creekside Oaks Development; and

WHEREAS, notice of the hearings before the City Council was given as required by the Subdivision Map Act (Government Code §66410, et seq.) and Chapter 40 of the Sacramento City Code (relating to subdivisions); and

WHEREAS, the City Council has made the following findings:

1. The tentative subdivision map together with the provisions for its design and improvement is consistent with the 1974 General Plan;
2. The design and improvement is consistent with the 1978 South Natomas Community Plan, as amended;
3. That the site is physically suitable for the type of development;
4. That the site is physically suitable for the proposed densities of development;
5. That the design of the subdivision and the proposed improvements will not cause substantial environmental damage or substantially or avoidably injure fish or wildlife or their habitat;
6. That the design of the subdivision and the improvement will not cause serious public health problems;
7. That 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.

NOW THEREFORE, BE IT RESOLVED THAT THE COUNCIL OF THE CITY OF SACRAMENTO does hereby approve that certain tentative subdivision map known as Creekside Oaks, subject to conditions of approval, adopted by the City Council, a copy of which

tentative subdivision map and conditions are attached hereto and made part of this Resolution.

DATED: December 18, 1984

ANNE RUDIN
ANNE RUDIN, Mayor

ATTEST:

LORRAINE MAGANA
City Clerk

CONDITIONS OF APPROVAL
TENTATIVE MAP - CREEKSIDE OAKS

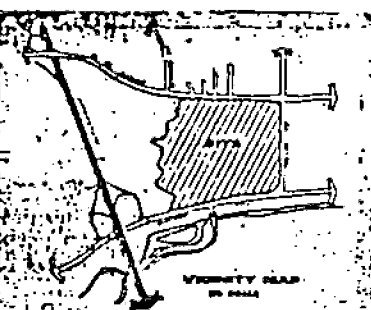
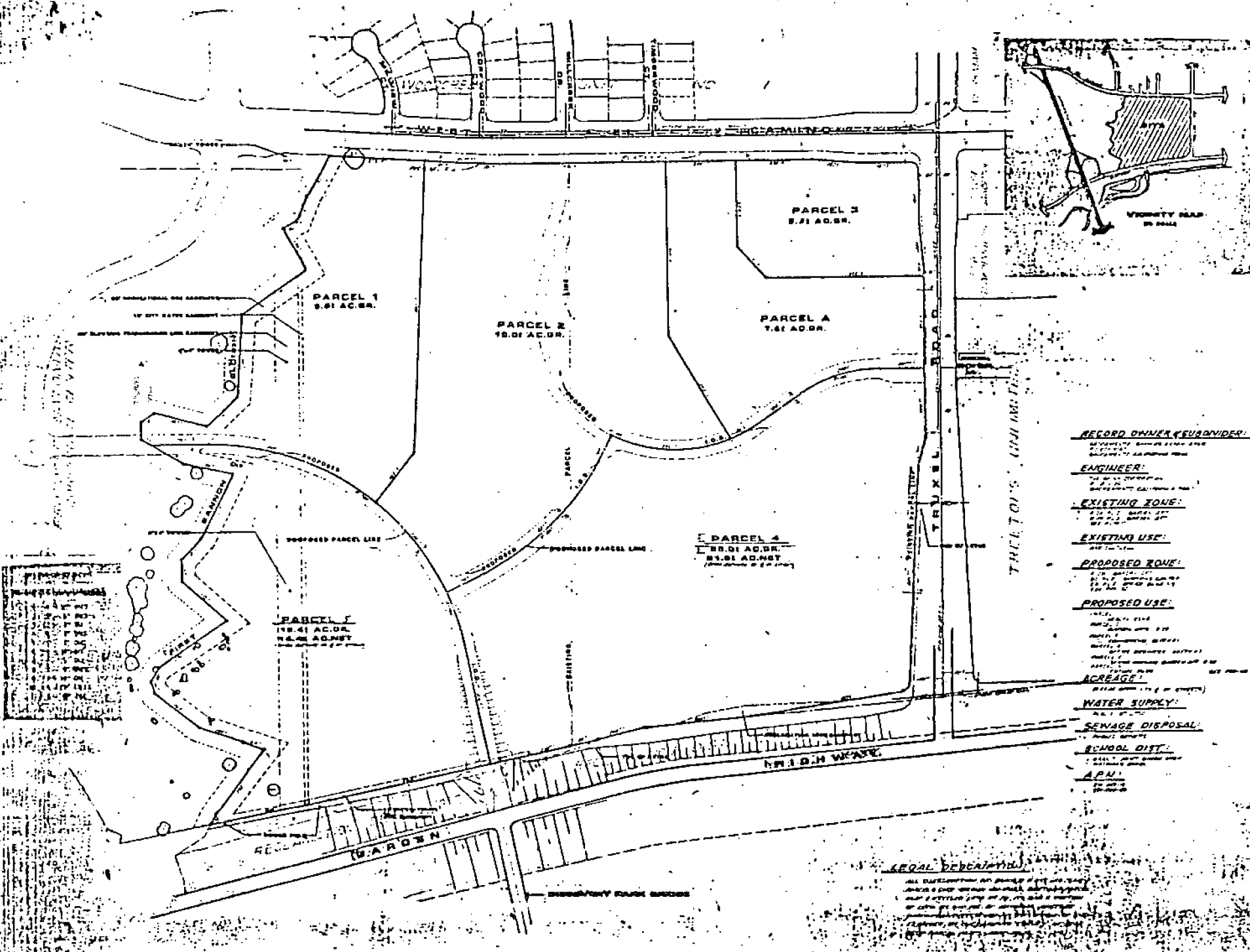
BOOK PAGE
85 02 -1 1665

Prior to filing the final map, the applicant shall:

- o Provide standard subdivision improvements for all existing and proposed roads, pursuant to Section 40.811 of the City Code (IOD's are not acceptable).
- o Prepare a sewer and drainage study for the review and approval of the City Engineer.
- o Place the following note on the final map: Water and sewer service connections do not exist between the main lines and parcels 1, 2, 3, 4, 5 and A.
- o Pay off any existing assessments or file the necessary segregation requests and fees to segregate existing assessments.
- o Contact Reclamation District 1000 and pay fees due to the increased storm drain runoff due to rezoning.
- o Pay appropriate development fees similar to those derived for the adjacent Natomas Developments; coordinate with the City Attorney's office.
- o Label the easement on Parcels 1 and 5 "PGandE right-of-way. Use restricted. Contact PGandE".
- o Full frontage improvements on West El Camino Avenue to a 62 foot half-section.
- o Full frontage improvements on Truxel Road to a 45 foot half-section.
- o Provisions for an expanded intersection at West El Camino Avenue and Truxel Road and all other intersections.
- o Dedicate the necessary right-of-way and contribute the equivalent dollar amount for normal frontage improvements (e.g., curb, gutter, sidewalk, street lights, 25 feet of pavement) along the Garden Highway to the satisfaction of the Director of Public Works.
- o Provide full frontage improvements on all internal streets and develop all internal streets to a 58 foot right-of-way standard.
- o Provide for the installation of a traffic signal at the new collector road and Garden Highway (Attorney Robert Bell indicated that the Developers would be providing this signal in his testimony to the Council on November 20, 1984).
- o A bus turnout shall be constructed on West El Camino near the shopping center/library to the satisfaction of Regional Transit.

INFORMATION ITEM

The applicant shall check with the County Sanitation District and meet all requirements.



- RECORD OWNER (SUBDIVIDER):**
VICINITY MAP SECTION 25E8
- ENGINEER:**
- EXISTING ZONE:**
- EXISTING USE:**
- PROPOSED ZONE:**
- PROPOSED USE:**
- ACREAGE:**
- WATER SUPPLY:**
- SEWAGE DISPOSAL:**
- SCHOOL DIST.:**
- APN:**

LEGAL DESCRIPTION:
ALL DISTRICTS ARE OWNED BY THE STATE OF CALIFORNIA AND ARE SUBJECT TO THE INTERESTS OF THE STATE AND TO THE INTERESTS OF THE PEOPLE THEREOF.
THIS MAP IS SUBJECT TO THE INTERESTS OF THE STATE AND TO THE INTERESTS OF THE PEOPLE THEREOF.
THIS MAP IS SUBJECT TO THE INTERESTS OF THE STATE AND TO THE INTERESTS OF THE PEOPLE THEREOF.

CREEKSIDE OAKS



May
83

Recording requested by and
where recorded mail to:

City Clerk
City of Sacramento
915 I Street Room 203
Sacramento, CA 95814

BOOK PAGE

85 02 -1 1628

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OFFICIAL RECORDS
SACRAMENTO COUNTY, CALIF.

1985 FEB -1 PM 3:29

Jaye Russell Smith
COUNTY CLERK-RECORDER

NO
FEE
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R E S O L U T I O N N O. 84-1032

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF:

DEC 18 1984

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
SACRAMENTO AMENDING THE 1974 GENERAL PLAN AND
THE 1978 SOUTH NATOMAS COMMUNITY PLAN TO SUB-
STITUTE CERTAIN LAND USES AS MORE SPECIFICALLY
DESCRIBED ON EXHIBIT "A"

WHEREAS, the City Council conducted a public hearing on
November 20, 1984 and continued to December 18, 1984 concerning
the proposed amendment of the 1974 General Plan and the 1978 South
Natomas Community Plan; and

WHEREAS, substantial documentary and oral evidence was
submitted during the public hearing which supports the amendment
of the 1974 General Plan and the 1978 South Natomas Community
Plan as described in Exhibit "A":

THE CITY COUNCIL THEREFORE FINDS:

1. The proposed land uses are compatible with the surrounding
land uses.
2. The subject property is suitable and appropriate for office,
commercial, residential, park and library land uses.
3. The proposals are consistent with the goals of the 1974
General Plan in that it:
 - (a) Promotes the distinctive character and
identity of the City in a manner compatible
with the larger metropolitan area of which
it is a part.
 - (b) Will assist in developing a strong, diver-
sified, economic base and provide for an
orderly distribution of employment and
other economic opportunities.
 - (c) Will carry out the desire of the Council
to develop "mixed uses" on major sites.
 - (d) Will secure a central site for a library
in the South Natomas Community.

CERTIFIED AS TRUE COPY
of Resolution No. 84-1032

FEB 1 1985

DATE CERTIFIED
Deputy *Jaye Russell Smith*
CITY CLERK, CITY OF SACRAMENTO

84

-2-

NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO that the 1974 General Plan and the 1978 South Natomas Community Plan are hereby amended as specified in Exhibit "A" and made part of this Resolution.

ANNE RUDIN

Mayor

ATTEST:

LORRAINE MAGANA

City Clerk

25

Residential

Parkway
Corridor

4. SENIOR HOUSING

5. HEALTH CLUB

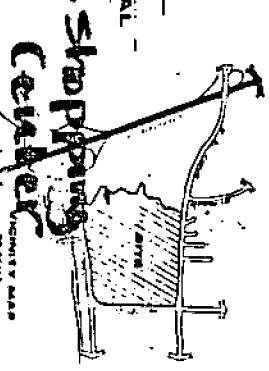
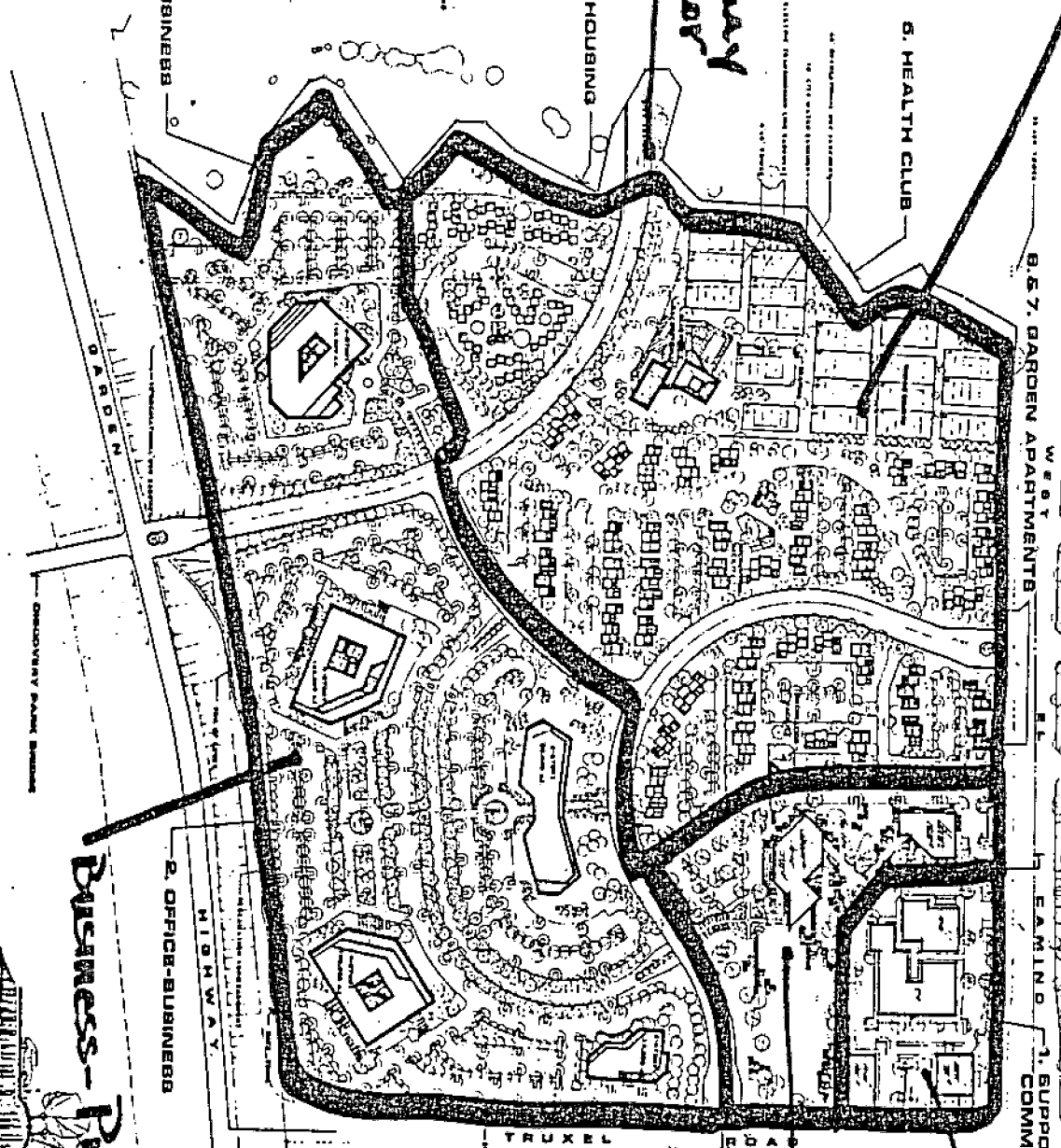
6, 6, 7. GARDEN APARTMENTS

3. SUPPORT COMMERCIAL

3. OFFICE-BUSINESS

2. OFFICE-BUSINESS

Business-Professional Office



Park/Library

SCHEMATIC PLAN SUMMARY

NO.	DESCRIPTION	AREA (SQ. FT.)	AREA (ACRES)	PERCENT
1	Support Commercial	76,000	1.74	11.54%
2	Senior Housing	117,000	2.67	17.32%
3	Health Club	117,000	2.67	17.32%
4	Senior Housing	117,000	2.67	17.32%
5	Senior Housing	117,000	2.67	17.32%
6	Senior Housing	117,000	2.67	17.32%
7	Senior Housing	117,000	2.67	17.32%
8	Senior Housing	117,000	2.67	17.32%
9	Senior Housing	117,000	2.67	17.32%
10	Senior Housing	117,000	2.67	17.32%
11	Senior Housing	117,000	2.67	17.32%
12	Senior Housing	117,000	2.67	17.32%
13	Senior Housing	117,000	2.67	17.32%
14	Senior Housing	117,000	2.67	17.32%
15	Senior Housing	117,000	2.67	17.32%
16	Senior Housing	117,000	2.67	17.32%
17	Senior Housing	117,000	2.67	17.32%
18	Senior Housing	117,000	2.67	17.32%
19	Senior Housing	117,000	2.67	17.32%
20	Senior Housing	117,000	2.67	17.32%
21	Senior Housing	117,000	2.67	17.32%
22	Senior Housing	117,000	2.67	17.32%
23	Senior Housing	117,000	2.67	17.32%
24	Senior Housing	117,000	2.67	17.32%
25	Senior Housing	117,000	2.67	17.32%
26	Senior Housing	117,000	2.67	17.32%
27	Senior Housing	117,000	2.67	17.32%
28	Senior Housing	117,000	2.67	17.32%
29	Senior Housing	117,000	2.67	17.32%
30	Senior Housing	117,000	2.67	17.32%
31	Senior Housing	117,000	2.67	17.32%
32	Senior Housing	117,000	2.67	17.32%
33	Senior Housing	117,000	2.67	17.32%
34	Senior Housing	117,000	2.67	17.32%
35	Senior Housing	117,000	2.67	17.32%
36	Senior Housing	117,000	2.67	17.32%
37	Senior Housing	117,000	2.67	17.32%
38	Senior Housing	117,000	2.67	17.32%
39	Senior Housing	117,000	2.67	17.32%
40	Senior Housing	117,000	2.67	17.32%
41	Senior Housing	117,000	2.67	17.32%
42	Senior Housing	117,000	2.67	17.32%
43	Senior Housing	117,000	2.67	17.32%
44	Senior Housing	117,000	2.67	17.32%
45	Senior Housing	117,000	2.67	17.32%
46	Senior Housing	117,000	2.67	17.32%
47	Senior Housing	117,000	2.67	17.32%
48	Senior Housing	117,000	2.67	17.32%
49	Senior Housing	117,000	2.67	17.32%
50	Senior Housing	117,000	2.67	17.32%

Per the
PUD DESIGN
GUIDELINES



CREEKSIDE OAKS

CITY OF SACRAMENTO CALIFORNIA

SCHEMATIC SITE PLAN



APRIL 83



DESCRIPTION OF A PORTION OF PROPOSED
CREEKSIDE OAKS TO BE ZONED SC PD

All that portion of Parcel 11, as said parcel is shown on that certain Parcel Map entitled "Lots 119, 121, 123 and a Portion of Lots 125 and 126 of Natomas Eastside Subdivision," recorded in the office of the Recorder of Sacramento County in Book 28 of Parcel Maps, Map No. 15, described as follows:

Beginning at the Northeast corner of said Parcel 11; thence from said point of beginning along the Easterly boundary of said Parcel 11 and the centerline of Truxel Road, a public street, South 00° 09' 00" East 410.24 feet; thence South 89° 08' 45" West 505.00 feet; thence North 42° 51' 51" West 121.40 feet; thence North 00° 51' 15" West 320.00 feet to a point located on the Northerly boundary of said Parcel 11; thence along said Northerly boundary North 89° 08' 45" East 591.30 feet to the point of beginning; containing 5.460 acres, more or less.

DESCRIPTION OF A PORTION OF PROPOSED

CREEKSIDE OAKS TO BE ZONED R2B

All that portion of Parcels 11 and 12, as said parcels are shown on that certain Parcel Map entitled "Lots 119, 120, 123 and a Portion of Lots 125 and 126 of Natomas Eastside Subdivision," recorded in the office of the Recorder of Sacramento County in Book 28 of Parcel Maps, Map No. 15, described as follows:

Beginning at a point located on the Northerly boundary of said Parcel 11, from which the Northeast corner thereof bears North 89° 08' 45" East 591.30 feet; thence from said point of beginning South 00° 51' 15" East 320.00 feet; thence South 42° 51' 51" East 121.40 feet; thence North 89° 08' 45" East 505.00 feet to a point located on the Easterly boundary of said Parcel 11; thence along said Easterly boundary South 00° 09' 00" East 264.76 feet; thence South 89° 51' 00" West 177.60 feet; thence curving to the left on an arc of 400.00 feet radius, said arc being subtended by a chord bearing South 72° 45' 48" West 235.05 feet; thence South 55° 40' 36" West 165.64 feet; thence curving to the right on an arc of 400.00 feet radius, said arc being subtended by a chord bearing South 86° 15' 26" West 407.00 feet; thence South 26° 50' 16" West 95.09 feet; thence curving to the right on an arc of 700.00 feet radius, said arc being subtended by a chord bearing South 45° 33' 33" West 449.35 feet; thence South 64° 16' 50" West 130.93 feet; thence, Northwesterly, curving to the left on an arc of 750.00 feet radius, said arc being subtended by a chord bearing North 29° 37' 05" West 101.98 feet; thence South 63° 07' 43" West 382.36 feet; thence West 170.00 feet; thence North 86° 10' 30" West 65.45 feet to a point located on the Westerly boundary of said Parcel 12; thence along the boundary of said Parcels 12 and 11 the following nineteen (19) courses and distances: (1) North 48° 30' 00" West 172.00 feet, (2) North 00° 58' 00" East 62.50 feet, (3) North 44° 58' 00" East 81.10 feet, (4) North 25° 54' 00" East 208.30 feet, (5) North 78° 23' 00" West 145.50 feet, (6) North 59° 57' 00" West 141.40 feet, (7) North 00° 22' 00" West 49.50 feet, (8) North 53° 58' 00" East 48.60 feet, (9) South 74° 40' 00" East 156.90 feet, (10) North 45° 59' 00" East 120.00 feet, (11) North 03° 29' 00" East 235.00 feet, (12) North 54° 55' 00" East 222.60 feet, (13) North 28° 06' 00" West 138.10 feet, (14) North 61° 54' 00" East 45.90 feet, (15) North 21° 13' 00" East 73.30 feet, (16) North 28° 18' 00" East 167.92 feet, (17) North 29° 43' 00" East 24.42 feet, (18) South 89° 39' 49" East 445.55 feet and (19) North 89° 08' 45" East 692.72 feet to the point of beginning; containing 41.845 acres, more or less.

BOOK PAGE

85 02 -1 1631

DESCRIPTION OF A PORTION OF PROPOSED

CREEKSIDE OAKS TO BE ZONED OB PD

All that portion of Parcels 11 and 12, as said parcels are shown on that certain Parcel Map entitled "Lots 119, 121, 123 and a Portion of Lots 125 and 126 of Natomas Eastside Subdivision," recorded in the office of the Recorder of Sacramento County in Book 28 of Parcel Maps, Map No. 15, described as follows:

Beginning at the Southeast corner of said Parcel 11; thence from said point of beginning along the boundary of said Parcels 11 and 12 the following thirteen (13) courses and distances: (1) South $84^{\circ} 15' 00''$ West 861.80 feet, (2) South $75^{\circ} 10' 00''$ West 137.59 feet, (3) South $76^{\circ} 57' 12''$ West 200.00 feet, (4) South $77^{\circ} 36' 11''$ West 595.60 feet, (5) South $78^{\circ} 32' 12''$ West 343.81 feet, (6) North $28^{\circ} 10' 00''$ East 35.37 feet, (7) North $37^{\circ} 09' 00''$ East 232.20 feet, (8) North $71^{\circ} 24' 00''$ West 66.00 feet, (9) North $71^{\circ} 34' 00''$ West 132.50 feet, (10) North $52^{\circ} 30' 00''$ West 161.60 feet, (11) North $19^{\circ} 48' 00''$ West 36.00 feet, (12) North $31^{\circ} 51' 00''$ East 47.60 feet and (13) North $56^{\circ} 09' 00''$ East 234.30 feet; thence South $86^{\circ} 10' 30''$ East 65.45 feet; thence East 170.00 feet; thence North $63^{\circ} 07' 43''$ East 382.36 feet; thence, Southeasterly, curving to the right on an arc of 750.00 feet radius, said arc being subtended by a chord bearing South $29^{\circ} 37' 05''$ East 101.98 feet; thence North $64^{\circ} 16' 50''$ East 130.93 feet; thence curving to the left on an arc of 700.00 feet radius, said arc being subtended by a chord bearing North $45^{\circ} 33' 33''$ East 449.35 feet; thence North $26^{\circ} 50' 16''$ East 95.09 feet; thence, Easterly, curving to the left on an arc of 400.00 feet radius, said arc being subtended by a chord bearing North $86^{\circ} 15' 26''$ East 407.00 feet; thence North $55^{\circ} 40' 36''$ East 165.64 feet; thence curving to the right on an arc of 400.00 feet radius, said arc being subtended by a chord bearing North $72^{\circ} 45' 48''$ East 235.05 feet; thence North $89^{\circ} 51' 00''$ East 177.60 feet to a point located on the Easterly boundary of said Parcel 11 and the centerline of Truxel Road a public street; thence along said Easterly boundary and centerline South $00^{\circ} 09' 00''$ East 945.67 feet to the point of beginning; containing 34.950 acres, more or less.

Recording requested by and
when recorded mail to:

BOOK PAGE

85 02 1 1633

017300

OFFICIAL RECORDS
SACRAMENTO COUNTY, CALIF.

1985 FEB -1 PM 3:29

Jay Russell Smith
COUNTY CLERK-RECORDER

CERTIFIED AS TRUE COPY
of Resolution No. 84-1033

RESOLUTION NO. 84-1033

FEB 1 1985

ADOPTED BY THE SACRAMENTO CITY COUNCIL
ON DATE OF _____

DEC 18 1984

DATE CERTIFIED

Amel Beaman
Deputy CITY CLERK, CITY OF SACRAMENTO

NO
FEE
I

RESOLUTION DESIGNATING THAT CERTAIN AREA OF THE
CITY OF SACRAMENTO AS DESCRIBED HEREIN AS
A PLANNED UNIT DEVELOPMENT TO BE KNOWN AS
CREEKSIDE OAKS AND ADOPTING A SCHEMATIC
PLAN, AND DEVELOPMENT GUIDELINES FOR SAID
DEVELOPMENT. (P-83-124)

WHEREAS, the City Council conducted a public hearing
on November 20, 1984, continued to December 18, 1984, and by
resolution approved amendments to the 1974 General Plan and
1978 South Natomas Community Plan; and

WHEREAS, the Planned Unit Development Zoning Designa-
tions of Garden Apartment (R-28 PUD) and office (OB-PUD) and
shopping center (SC-PUD) were adopted by Ordinance of the
Council and applied to the subject property as described in
Exhibit "A".

Based on the documentary and oral evidence submitted
at said public hearing, the City Council hereby finds:

1. That the Planned Unit Development known as
Creekside Oaks, more specifically described herein, conforms
to the 1974 General Plan and the 1978 Natomas Community Plan
as amended.

2. The Planned Unit Development is consistent
with the purposes and special criteria for planned unit
developments as set forth in Section 8 of the City Zoning
Ordinance, in that the Planned Unit Development expressly
conforms to the stated purpose of mixed residential-business
development.

3. The Planned Unit Development will promote the
general welfare and be beneficial to other property in the
vicinity of the development and the South Natomas Community
generally.

4. The Planned Unit Development is in harmony
with the general purposes of the City's Zoning Ordinance by
encouraging the most appropriate use of land.

NOW THEREFORE BE IT RESOLVED by the Council of the
City of Sacramento that pursuant to the City's Zoning Ordinance

No. 2550, Fourth Series, as amended, the property described in the attached Exhibit "A" is hereby designated as a planned unit development to be known as "Creekside Oaks" and shall be subject to the following conditions:

1. This Resolution, until amended or superseded, is binding without limitation as to time upon the owners of the property and all subsequent owners or persons having any interest in the property or any part thereof and their heirs, assigns, successors in the property or any part thereof.

2. The Planned Unit Development consists of the following:

- a. Residential land uses of 16.0 net acres;
- b. Office 29.3 net acres (430,000 square feet);
- c. Shopping center 4.0 net acres (46,000 square feet);
- d. Library and park site of 6.6 net acres;
- e. A health club of 9.0 net acres and senior citizen housing of 4.8 net acres (65± units) on residentially zoned land;
- f. Parkway Corridor 4.1± net acres.

3. The development of the property described in Exhibit "A" shall conform with the Schematic Plan made a part hereof as Exhibit "B" and the Creekside Oaks Development Guidelines described in Exhibit "C" and made a part hereof.

4. As a condition precedent to the development of any office property, developer agrees to contribute to City the amount of Two Dollars (\$2.00) per square foot of office and shopping center building square footage, payable prior to the issuance of a building permit for the shell of any building less any credit against such amount for dedication of land for a park site and/or library site as further set forth herein. As used herein "square foot", shall include all that area within the interior finished surface of exterior structural walls; provided, however, that areas shall be excluded which:

- a. Are commonly used by all structure occupants;
and
- b. Are building amenities; such as:
 - [1] ground or upper floor lobbies; or
 - [2] ground floor entrances to the structure; or
 - [3] atria; or
 - [4] in-lieu vehicular transportation facilities; such as bicycle storage area, locker room and showers.

Examples of common areas which shall not be excluded, include, but are not limited to, restrooms, non-bicycle storage areas, elevators and elevator shafts, stairways, flues, pipe shafts, vertical ducts, dumbwaiters, cafeterias, lunch/coffee break rooms.

5. The monetary contributions, which are paid by developer on or after January 1, 1986, shall be adjusted as follows:

The Consumer Price Index for all Urban Consumers (base year 1967 + 100) for San Francisco-Oakland published by the United States Department of Labor, Bureau of Labor Statistics ("Index"), which is published most immediately preceding January 1, 1986 ("Beginning Index"), shall be compared with the Index published most immediately preceding the date payment is to be made ("Extension Index"). If the Extension Index has increased over the Beginning Index, the amount of payment shall be determined by multiplying the base contribution by a fraction, the numerator of which is the Extension Index and the denominator of which is the Beginning Index, or by application of a multiplier which shall not exceed six percent (6%) per annum, whichever is lesser.

If the Index is changed so that the base year differs from that used as of the date of adoption of the Adopting Ordinance, the Index shall be converted in accordance with the conversion factor published by the United States Department of Labor, Bureau of Labor Statistics. If the Index is discontinued or revised, such other governmental index or computation with which it is replaced, if any, shall be used to obtain substantially the same result as would be obtained if the Index had not been discontinued or revised.

6. Credit shall be allowed developer as an offset against the contribution for development of the office space in an amount equal to the market value as of the date of adoption of this Resolution of the 6.6 acres dedicated for the park and library site. The credit against said contribution shall be reduced, however, by any dedication or cash payment required pursuant to Article XIII, Chapter 40 of the Sacramento City Code relating to the regulation for dedication of land, payment of fees, or both, for park and recreation purposes. The credit allowed developer shall not cause a net credit position in favor of developer.

7. Developer's contributions shall be placed by City in a discrete account to be designated as the South Natomas Capital Improvement Fund. The principal and interest therefrom shall be used by City for capital improvements solely within the South Natomas Community Plan area. Such monies shall be available for use by City to mitigate significant

adverse impacts as determined by City including, but not limited to, traffic impacts. Developer's contributions to the South Natomas Capital Improvement Fund shall be taken equitably into account in connection with the formation of and apportionment of the amount of any assessment levied by any improvement assessment district not formed by petition of the developer after the date set forth below, which includes all or any part of the subject property. In particular, no further assessment or other contribution made by developer on account of the subject property in respect to any of the improvements listed below, except as for those on-site and frontage improvements authorized by a Citywide practice or ordinance in effect on the date below as a prerequisite of development approval:

- a. Extend Arden Way to Garden Highway.
- b. Connect Northgate to Highway 160.
- c. Widen Garden Highway between I-5 and Northgate to four lanes.
- d. I-5 and Garden Highway Interchange.
- e. Northgate and El Camino Intersection.
- f. Truxel and I-880 Interchange.
- g. Truxel and El Camino and Garden Highway Intersection.
- h. Widen Truxel, Northgate, El Camino, San Juan to four lanes.
- i. Construct signals for above intersections; provided however, the foregoing shall not limit the liability of developer pay major street construction taxes.

8. Developer shall designate on the Schematic Plan (Exhibit "B") an area for housing designed for and set aside for the elderly. Developer shall cause, at developer's expense, the property for the elderly to be conveyed, leased or otherwise placed under the control of a non-profit corporation, unincorporated association, or similar organization created expressly to manage the elderly housing area. The articles, bylaws or other similar establishing documentation shall set forth the rules and regulations relating to the use of the elderly housing area. The establishing and regulatory documentation shall be subject to the review of the City attorney and the Director of Planning.

Dated: December 18, 1984.

ANNE RUDIN

ANNE RUDIN, MAYOR

ATTEST:

LORRAINE MAGANA

City Clerk

DESCRIPTION OF A PORTION OF PROPOSED
CREEKSIDE OAKS TO BE ZONED SC PD

All that portion of Parcel 11, as said parcel is shown on that certain Parcel Map entitled "Lots 119, 121, 123 and a Portion of Lots 125 and 126 of Natomas Eastside Subdivision," recorded in the office of the Recorder of Sacramento County in Book 28 of Parcel Maps, Map No. 15, described as follows:

Beginning at the Northeast corner of said Parcel 11; thence from said point of beginning along the Easterly boundary of said Parcel 11 and the centerline of Truxel Road, a public street, South 00° 09' 00" East 410.24 feet; thence South 89° 08' 45" West 505.00 feet; thence North 42° 51' 51" West 121.40 feet; thence North 00° 51' 15" West 320.00 feet to a point located on the Northerly boundary of said Parcel 11; thence along said Northerly boundary North 89° 08' 45" East 591.30 feet to the point of beginning; containing 5.460 acres, more or less.

DESCRIPTION OF A PORTION OF PROPOSED
CREEKSIDE OAKS TO BE ZONED OB PD

All that portion of Parcels 11 and 12, as said parcels are shown on that certain Parcel Map entitled "Lots 119, 121, 123 and a Portion of Lots 125 and 126 of Natomas Eastside Subdivision," recorded in the office of the Recorder of Sacramento County in Book 28 of Parcel Maps, Map No. 15, described as follows:

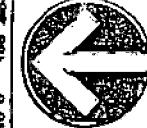
Beginning at the Southeast corner of said Parcel 11; thence from said point of beginning along the boundary of said Parcels 11 and 12 the following thirteen (13) courses and distances: (1) South 84° 15' 00" West 861.80 feet, (2) South 75° 10' 00" West 137.59 feet, (3) South 76° 57' 12" West 200.00 feet, (4) South 77° 36' 11" West 595.60 feet, (5) South 78° 32' 12" West 343.81 feet, (6) North 28° 10' 00" East 35.37 feet, (7) North 37° 09' 00" East 232.20 feet, (8) North 71° 24' 00" West 66.00 feet, (9) North 71° 34' 00" West 132.50 feet, (10) North 52° 30' 00" West 161.60 feet, (11) North 19° 48' 00" West 36.00 feet, (12) North 31° 51' 00" East 47.60 feet and (13) North 56° 09' 00" East 234.30 feet; thence South 86° 10' 30" East 65.45 feet; thence East 170.00 feet; thence North 63° 07' 43" East 382.36 feet; thence, Southeasterly, curving to the right on an arc of 750.00 feet radius, said arc being subtended by a chord bearing South 29° 37' 05" East 101.98 feet; thence North 64° 16' 50" East 130.93 feet; thence curving to the left on an arc of 700.00 feet radius, said arc being subtended by a chord bearing North 45° 33' 33" East 449.35 feet; thence North 26° 50' 16" East 95.09 feet; thence, Easterly, curving to the left on an arc of 400.00 feet radius, said arc being subtended by a chord bearing North 86° 15' 26" East 407.00 feet; thence North 55° 40' 36" East 165.64 feet; thence curving to the right on an arc of 400.00 feet radius, said arc being subtended by a chord bearing North 72° 45' 48" East 235.05 feet; thence North 89° 51' 00" East 177.60 feet to a point located on the Easterly boundary of said Parcel 11 and the centerline of Truxel Road a public street; thence along said Easterly boundary and centerline South 00° 09' 00" East 945.67 feet to the point of beginning; containing 34.950 acres, more or less.

8811 1-85023-1 1639

DESCRIPTION OF A PORTION OF PROPOSED
CREEKSIDE OAKS TO BE ZONED R2B

All that portion of Parcels 11 and 12, as said parcels are shown on that certain Parcel Map entitled "Lots 119, 120, 123 and a Portion of Lots 125 and 126 of Natomas Eastside Subdivision," recorded in the office of the Recorder of Sacramento County in Book 28 of Parcel Maps, Map No. 15, described as follows:

Beginning at a point located on the Northerly boundary of said Parcel 11, from which the Northeast corner thereof bears North 89° 08' 45" East 591.30 feet; thence from said point of beginning South 00° 51' 15" East 320.00 feet; thence South 42° 51' 51" East 121.40 feet; thence North 89° 08' 45" East 505.00 feet to a point located on the Easterly boundary of said Parcel 11; thence along said Easterly boundary South 00° 09' 00" East 264.76 feet; thence South 89° 51' 00" West 177.60 feet; thence curving to the left on an arc of 400.00 feet radius, said arc being subtended by a chord bearing South 72° 45' 48" West 235.05 feet; thence South 55° 40' 36" West 165.64 feet; thence curving to the right on an arc of 400.00 feet radius, said arc being subtended by a chord bearing South 86° 15' 26" West 407.00 feet; thence South 26° 50' 16" West 95.09 feet; thence curving to the right on an arc of 700.00 feet radius, said arc being subtended by a chord bearing South 45° 33' 33" West 449.35 feet; thence South 64° 16' 50" West 130.93 feet; thence, Northwesterly, curving to the left on an arc of 750.00 feet radius, said arc being subtended by a chord bearing North 29° 37' 05" West 101.98 feet; thence South 63° 07' 43" West 382.36 feet; thence West 170.00 feet; thence North 86° 10' 30" West 65.45 feet to a point located on the Westerly boundary of said Parcel 12; thence along the boundary of said Parcels 12 and 11 the following nineteen (19) courses and distances: (1) North 48° 30' 00" West 172.00 feet, (2) North 00° 58' 00" East 62.50 feet, (3) North 44° 58' 00" East 81.10 feet, (4) North 25° 54' 00" East 208.30 feet, (5) North 78° 23' 00" West 145.50 feet, (6) North 59° 57' 00" West 141.40 feet, (7) North 00° 22' 00" West 49.50 feet, (8) North 53° 58' 00" East 48.60 feet, (9) South 74° 40' 00" East 156.90 feet, (10) North 45° 59' 00" East 120.00 feet, (11) North 03° 29' 00" East 235.00 feet, (12) North 54° 55' 00" East 222.60 feet, (13) North 28° 06' 00" West 138.10 feet, (14) North 61° 54' 00" East 45.90 feet, (15) North 21° 13' 00" East 73.30 feet, (16) North 28° 18' 00" East 167.92 feet, (17) North 29° 43' 00" East 24.42 feet, (18) South 89° 39' 49" East 445.55 feet and (19) North 89° 08' 45" East 692.72 feet to the point of beginning; containing 41.845 acres, more or less.



Mr. B

Park/Library

Shopping Center

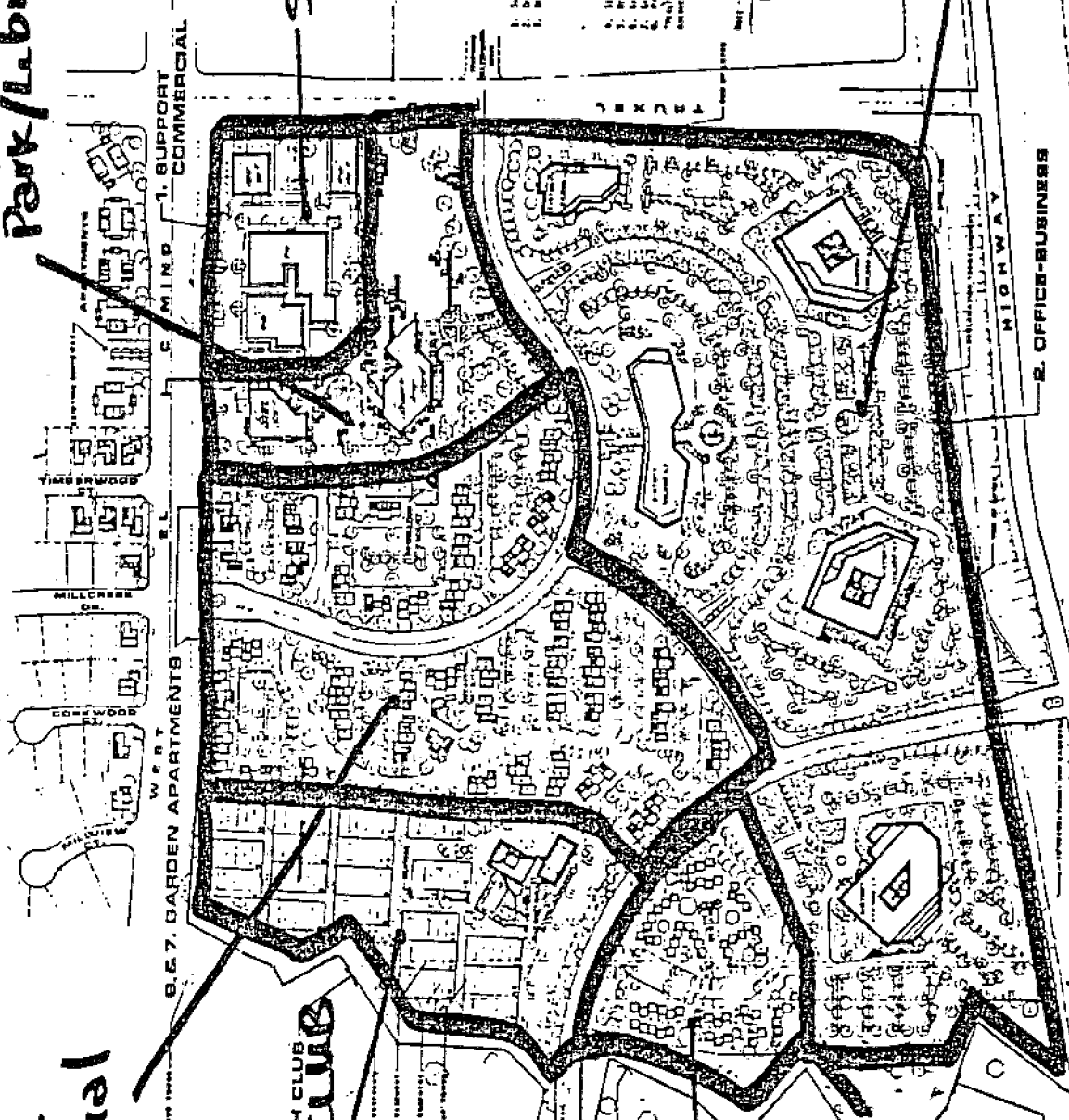
Office Building

Residential

HEALTH CLUB

SENIOR Housing

Parkway Corridor



SCHEMATIC PLAN SUMMARY

TYPE	AREA (SQ. FT.)	AREA (ACRES)	PERCENT
Office Building	11,419	0.26	11.4%
Office-Business	11,400	0.26	11.4%
Senior Housing	11,400	0.26	11.4%
Health Club	11,400	0.26	11.4%
Park/Library	11,400	0.26	11.4%
Residential	11,400	0.26	11.4%
Shopping Center	11,400	0.26	11.4%

Per the
PUD DESIGN
GUIDELINES



DEVELOPMENT GUIDELINES
CREEKSIDE OAKS PLANNED UNIT DEVELOPMENT

DECEMBER 18, 1984

TABLE OF CONTENTS

Section I	Purpose and Intent
Section II	Procedures for Approval
Section III	Permitted Uses in the Office Building Zone
Section IV	Permitted Uses in the Shopping Center Zone
Section V	Permitted Uses - Health Club
Section VI	Environmental Standards
Section VII	Building Standards
Section VIII	Sign Criteria and Regulations
Section IX	Residential Design Criteria
Section X	Issuance of Building Permit
Section IX	Building Occupancy

I. PURPOSE AND INTENT

Creekside Oaks is a planned unit development comprised of office, residential and shopping center land uses. These guidelines, as approved and accepted by the City of Sacramento City Council, shall be adopted and used by the Creekside Oaks Architectural Review Committee. The project developer shall establish and maintain an architectural review committee established by the declarant and providing for successors which shall be set forth in the CC and R's governing the development. The Architectural Review Committees shall adhere to the following objectives in reviewing the development plans:

1. To provide adequate natural light, pure air and safety from fire and other dangers.
2. To minimize congestion due to vehicular and pedestrian circulation within the project area.
3. To preserve and enhance the aesthetic values throughout the project.
4. To promote public health, safety, comfort, convenience and general welfare.

These Development Guidelines shall incorporate the Schematic Plan for Creekside Oaks approved by the Sacramento City Council. These guidelines are intended to act as a supplement to existing City Ordinances and shall prevail when more restrictive than the City Ordinance. Any amendments hereto can only become effective upon approval by the Planning Commission of the City of Sacramento.

II. PROCEDURES FOR APPROVAL

Development of parcels in PUDs are subject to special permit approval by the City Planning Commission. Special permit development plans shall be in conformance with the schematic plan and PUD guidelines approved by the City Council.

A preliminary review of special permit applications may be required when the City determines that such review, by City, County, State and other agencies, is essential to a thorough review.

The following information shall be submitted with a special permit application:

1. Names and address of builder, contractor, developer, and architect.
2. Project site plat with dimensions taken from signed recorded plat.
3. All submissions must include topography showing existing grades and proposed grades at one foot intervals with spot elevations as required to clarify drawings, also show building corner elevations and floor landscaping.

4. Proposed landscaping, including automatic irrigation system.
5. Retaining walls.
6. Locations and details of temporary and permanent signs, including dimensions.
7. Temporary and permanent fences.
8. Front, side, and rear setbacks from building to property lines.
9. Easements and rights-of-way.
10. Pipes, berms, ditches, swales.
11. Driveways, parking areas, pathways, and lighting, existing and proposed.
12. Locations and details of benches and patios.
13. Exterior storage and screening devices for trash, mechanical and communications equipment, and meters.
14. Location of light poles and transformers, with height and type indicated.
15. Sewer alignments and location of manholes and inverts.
16. Mailboxes, if any.
17. Roof projections and/or roof plan and screening treatment.
18. Land use distribution, percent and square footage of site used for the following:
 - o Building pad;
 - o Surface parking and any other paved area;
 - o Landscaping (includes private sidewalks and patios).
19. Building elevations for all sides and height to top plate and top of roof.
20. Location of existing and proposed buildings.
21. Street names and right-of-way widths.
22. Cross sections of structures indicating relationship to adjacent buildings and roadways.
23. Dimensions for typical parking stalls and maneuvering areas, including setbacks of buildings and building separation.

-3-

24. Bar scales on all plans.
25. Written approval of the pertinent Architectural Review Committee.
26. Phasing scheme and proposed timing schedule for buildout.

III. PERMITTED USES IN THE OFFICE BUILDING ZONE

A. Building and Occupancy Standards

1. With the exception of the 25,000 square foot building shown at the Truxel Road entrance to the office park, the minimum building size shall be 40,000 square feet. The minimum individual tenant space utilization shall be 2,500 square feet.
2. A structure less than 40,000 square feet may be allowed by special permit if:
 - a. The structure is part of an overall phased development plan containing 40,000 square feet or more.
 - b. The structure will house a uniquely desirable single tenant.
 - c. After 5 years or 50 percent of the office park's land area has been developed, whichever occurs first.

- B. The office park is intended to house office users seeking a campus-like office park setting. Office uses allowed in the OB zone are permitted.
- C. Food service uses are also permitted within the office buildings when ancillary to the office use (e.g., employee cafeteria). Principal entrance to the food service use shall be from inside the office building only. Signs shall not be visible from the outside.

IV. PERMITTED USES IN THE SHOPPING CENTER ZONE

- A. Shopping Center Zone (4 acres): Uses normally established in the SC zone are permitted, with the exception of those listed below. The shopping center is intended to serve South Natomas as a neighborhood shopping center. Any offices shall be limited to a maximum of 2,500 square feet of gross leasable area per tenant.

Prohibited uses include hotels, motels, offices larger than 2,500 square feet, and business colleges or trade schools.

V. PERMITTED USES - HEALTH CLUB

- A. Health Club (9 acres): The following shall be permitted: 19 tennis courts, a swimming pool, a clubhouse and racquetball court.

- B. Food service uses are permitted within the clubhouse as an ancillary use for members. Principal entrance to the food service use shall be from inside the clubhouse only. Signage shall not be visible from the outside.

VI. ENVIRONMENTAL STANDARDS IN THE OFFICE AND SHOPPING CENTER ZONES AND HEALTH CLUB DESIGNATION

A. General

All buildings, structures, paved areas and building materials, color schemes, and landscape elements shall be designed and constructed so as to create a desirable environment for the intended use and relate harmoniously to other buildings and to adjacent residential communities.

B. Landscaping

1. General: Natural groundcovers with permanent automatic irrigation interspersed with tree plantings will tie together the individual elements throughout the project. All landscaping referred to in this section shall be maintained in a neat and orderly fashion.
2. Minimum Landscaping Coverage per Project: Minimum landscape coverage percentage for property within the PUD and for any project within the PUD shall be 25 percent in the office zone, 20 percent in the health club designation; and 15 percent in the shopping center zone. However, in the case of a single story office structure, the minimum landscaping coverage shall be 20 percent.
3. Planting Types. All trees, shrubs, and groundcover planting types shall conform to the Creekside Oaks approved plant list unless an alternative type is approved by the Director of Community Services or his designee. A plant list for the PUD shall be approved by the Planning Director prior to the submittal of the first special permit application to the planning division.
4. Setbacks Adjacent to Public Right-of-Way and Private Drives. For the purpose of providing screening of parking lots from the roadways, the abutting frontages shall have landscaped undulating berms. The height of the berms shall be determined with each special permit. The berms shall be landscaped with predominantly evergreen trees, shrubs and groundcover.
5. Irrigation. All landscaped areas shall be irrigated with timed permanent automatic underground systems.
6. Surfaced Parking Lots. Trees shall be planted and maintained throughout the surfaced parking lot to insure that within 15 years after the establishment of the parking lot, at least 50 percent of the parking area will be shaded at noon on August 21st.

7. Approval of Landscaped Plans. Project special permit approvals shall be subject to submittal of detailed landscape and irrigation plans for review and approval of staff prior to issuance of a building permit. A tree shading diagram shall be submitted with each building permit application for the review and approval of the Director of Community Services or his designee.
8. Front and Street Side Yard Setback Area. Landscaping in these areas shall consist of an effective combination of trees, groundcover and shrubbery.
9. Side and Rear Yard Setback Area. All unpaved areas not utilized for parking and storage shall be landscaped utilizing groundcover and/or shrubbery and tree material. Undeveloped areas proposed for future expansion shall be maintained in a reasonably weed free condition but need not be landscaped.

Boundary landscaping is required on all interior property lines with a minimum of four feet on each property. Said boundary landscaping areas shall be placed along the entire breadth of these property lines or be of sufficient length to accommodate the required number of trees. In addition to trees, the boundary landscaping areas shall be landscaped with shrubbery and groundcover.

10. Installation of Landscaping. Prior to the issuance of any temporary or final occupancy permits, each project's landscaping, including permanent automatic irrigation system, shall either be installed or security, in a form satisfactory to the City, shall be posted to insure installation as soon as climatically possible after occupancy. Plants shall be varied in size: one and five gallon shrubs and 5 and 15 gallon and 24 inch box trees.
11. The PUD plant list, examples of acceptable design treatment such as berming and screening, and typical street corner treatments shall be approved by the Planning Director prior to submittal of the first special permit application in the PUD.
12. Grading, trenching, cutting, filling, stacking of construction materials, and parking of equipment and vehicles within the dripline of the trees identified in the tree legend be prohibited.

C. Pedestrian Circulation

Primary and secondary walkways shall be designed indicating a relationship with street access, bus stops, parking areas, adjacent structures and abutting properties through the boundary landscaping. Both walkways and bikeways shall be designed with pedestrian health and safety in mind. Pedestrian walkways and bikeways shall be landscaped to provide shade in the summer.

D. Parking Area Standards

1. Adequate off-street parking shall be provided to accommodate all parking needs of the site. The intent is to eliminate the need for any on-street parking.
2. Required off-street parking shall be provided on the site served.
3. Parking Requirements:
 - a. Office (OB Zone)
 - 1) One automobile parking space for each 250 square feet of gross floor area.
 - 2) One bicycle space for every 20 required automobile parking spaces, 50 percent of which shall be Class I facilities and 50 percent of which shall be either Class II or Class III as defined in Section 22.A.6 of the Zoning Ordinance.
 - 3) Of the parking spaces provided, carpool, vanpool and bicycle parking spaces shall be located closest to the employee entrances to the buildings.
 - b. Shopping Center
 - 1) Retail Store. One automobile space for each 250 square feet of gross floor area.
 - 2) Restaurant/Bar. One automobile space for every three seats based upon capacity of the fixed and moveable seating area as determined under the Uniform Building Code.
 - 3) All other commercial uses shall conform to City requirements for each commercial use.
 - 4) One Class II or Class III bicycle space for every 25 required automobile parking spaces as defined in Section 22.A.6 of the Zoning Ordinance.
 - c. Health Club
 - 1) Racquetball and Tennis Courts. Two automobile spaces per court.
 - 2) Swimming Pool. One automobile space per lane.
 - 3) Exercise/Gym Room. Number of automobiles spaces to be determined by applying the following formula:

$$\frac{\text{total square footage of the room}}{50} = x$$

-7-

$\frac{x}{2}$ = number of automobile spaces

- 4) Restaurant/Snack Bar. One automobile space for every three seats based upon capacity of the fixed and moveable seating area as determined under the Uniform Building Code.
 - 5) Meeting Room. One automobile space per 100 square feet of area.
 - 6) One Class II or Class III bicycle space for every 25 required automobile parking spaces as defined in Section 22.A.6 of the Zoning Ordinance.
- d. Carpooling and Vanpooling is encouraged for each building and shall be addressed in the Special Permit application for each development.
- e. Curbs, walls, decorative fences with effective landscaping or similar barrier devices shall be located along the perimeter of parking lots and enclosed storage areas except at entrances and exits indicated on approved parking plans. Such barriers shall be designated and located to prevent parking vehicles from extending beyond property lines of parking lots or into yard spaces where parking is prohibited and to protect public right-of-way and adjoining properties from damaging effects of surface drainage from parking lots.
- Minimum stall dimensions shall correspond to standards provided in the City Zoning Ordinance except that the front two feet of all stalls, the area into which the vehicle bumper overhangs, shall be incorporated into the adjacent landscape or walkway improvements resulting in a net decrease of two feet of the required surfaced depth of the parking stall and a minimum net increase of two feet in width of the landscaped planter. No individual prefabricated wheel stop will be permitted. A continuous six-inch raised concrete curb shall be provided along all landscaped areas abutting parking or drives.
- f. Maximum of 30 percent of all vehicle parking spaces may be compact spaces.
- g. Curbs and drives shall be constructed in accordance with the latest requirements of the City of Sacramento.

E. Exterior Lighting:

1. Lighting shall be designed in such a manner as to provide safety and comfort for occupants of the development and the general public.

- 2. Lighting design shall be such as not to produce hazardous and annoying glare to motorists and building occupants, adjacent residents, or the general public.
- 3. Lighting shall be oriented away from the properties adjacent to the PUD, including the Bannon Slough Parkway. Tennis court lighting shall be oriented away from adjacent residential development.
- 4. Exterior lighting fixtures shall be similar and compatible throughout the PUD.

F. Performance Standards:

- 1. Purpose and Intent. It is the intent of these restrictions to prevent any use of the development which may create dangerous, injurious, noxious or otherwise objectionable conditions.
- 2. Nuisances. No nuisance shall be permitted to exist in the development. The term "nuisance" shall include, but not be limited to, any of the following: any use which:
 - a. Emits dust, sweepings, dirt, fumes, odors, gases, or other substances into the atmosphere which may adversely affect the health, safety or welfare of persons working at the business parks or residing in adjacent neighborhoods.
 - b. Discharges of liquid or solid wastes or other harmful matter into any stream, river or other body of water which may adversely affect the health, safety or welfare of those working at the business parks or residing in adjacent neighborhoods.
 - c. Exceeds permissible noise levels as established by the City of Sacramento.

VI. BUILDING STANDARDS IN THE OFFICE BUILDING AND SHOPPING CENTER ZONES AND HEALTH CLUB DESIGNATION

A. Purpose and Intent

The purpose and intent of this section is 1) to encourage the creative and innovative use of materials and methods of construction, and 2) to prevent indiscriminate and insensitive use of materials and design.

B. Building Setbacks

	<u>Building Setback</u>	<u>Landscaped Setback</u>
West El Camino Avenue, Garden Highway, Truxel Road	50'	50'*
All 58' row streets	50'	25'

	<u>Building Setback</u>	<u>Landscaped Setback</u>
All other public and private streets	25'	25'
Bannon Slough Parkway	20'	-

** A 40' landscaped setback shall apply if the streets are posted with no parking signs.

All setbacks shall be per these guidelines or the Zoning Ordinance whichever is more restrictive.

C. Building Height

The following are maximum building heights.

1. OB Zone - 65 feet.
2. SC Zone and Health Club - 35 feet.

If a mechanical penthouse is provided, an additional 10 feet shall be permitted.

D. Exterior Wall Materials

1. Finished building materials shall be applied to all sides of a building, including trash enclosures and mechanical and communications equipment screens.
2. Tilt-up concrete construction technique shall be allowed, only if full compliance with all of the other conditions of the guidelines is maintained. The intent is not to allow for full tilt-up concrete structures (like a warehouse facility), but only to provide that tilt-up concrete materials may form a portion of the surface area of the structures; (e.g., to provide for sheer walls, decorative forms, etc.) with other construction materials making up the majority of the surface, such as combination of glass and spandrel. See Attachment III for examples.
3. Exposed concrete block shall not be acceptable for exterior surfaces. The intent is not to preclude such concrete block construction as split face block, texture block, slump stone, or other similar material.
4. The effect of exterior wall materials shall be compatible with those used on all other buildings in the development. Examples of acceptable exterior wall materials are stucco, concrete, wood, glass, metals and brick.

E. Colors

1. Building colors shall be harmonious and compatible with the colors of other buildings in the development and with the natural surroundings.
2. The general overall atmosphere of color shall be earth tones, which includes muted shades of gray and muted shades and medium to dark tones of burnt umber, raw umber, raw sienna, burnt sienna, Indian red, English red, yellow ochre, chrome green and terra verts. Redwood, natural stone, brick, dark duranodic aluminum finishes, etc., shall be background colors. If painted surfaces are used, these shall be earth toned. Accent colors shall be used whenever necessary, but shall be subject to review by the Architectural Review Committee and approval of the City Planning Department.

F. Roof Projections and Design

1. All air conditioning units, ventilating equipment, other mechanical equipment and communications equipment shall be completely screened or enclosed with materials compatible with the building siding.
2. Projections shall be painted to match the roof or building.

G. Energy Conservation Standards

1. Purpose and Intent. The purpose of these energy conservation standards is to set forth cost-effective energy saving measures which shall be incorporated into building design at Creekside Oaks.
2. Standards:
 - a. Buildings shall be designed to meet current state and federal energy requirements at the time of construction.
 - b. Landscaping shall be designed to shade structure, walks, streets, drives and parking area so as to minimize surface heat gain and shall at a minimum comply with all current City of Sacramento standards.
 - c. Site design shall take into consideration thermal and glare impact of construction materials on adjacent structures, vegetation and roadways.
 - d. Outdoor lighting should be designed to provide the minimum level of site lighting commensurate with site security.
 - e. Periodic energy-use audits shall be conducted by SMUD to identify wasteful consumption practices and opportunities for energy use reduction.

H. Temporary Structures

1. Temporary structures, including but not limited to trailers, mobile homes and other structures not affixed to the ground, are permitted only during construction and shall be removed promptly upon completion of the permanent building.
2. Such structures shall be as inconspicuous as possible and shall cause no inconvenience to the general public.

I. Loading Areas

Truck loading dock(s) shall be designed as an integral part of the structure(s) and shall not be oriented to any public right-of-way, freeway or adjacent residential or park/library/community center area. The intent is to assure that these facilities are located in the most inconspicuous manner possible.

J. Outside Storage

1. No open-air storage of materials, supplies, equipment, mobile equipment, finished or semi-finished products or articles of any nature shall be allowed. No outside storage of overnight delivery trucks or fleet vehicles shall be permitted. Storage is to be inside structures.

K. Garbage Services/Trash Enclosures

1. These facilities shall not create a nuisance and shall be located in the most inconspicuous manner possible.
2. All exterior garbage and refuse facilities shall be concealed by a screening wall of a material similar to and compatible with the building(s) it serves.
3. Such facilities shall relate appropriately to the building(s) and shall not be obtrusive in any way or detract from the building design theme.
4. Such facilities shall not be located adjacent to residences.

L. Utility Connections, Mechanical Equipment and Communications Equipment

1. Mechanical and communications equipment, utility meters and storage tanks shall not be visible.
2. If concealment within the building is not possible, then such utility elements shall be concealed by screen walls, which shall be appropriately landscaped.
3. All utility lines shall be underground.

4. All mechanical equipment shall be located so as not to cause nuisance or discomfort from noise, fumes, odors, etc.
5. Penthouse and mechanical and communications equipment screening shall be of a design and material similar to and compatible with those used in the related buildings.
6. Mechanical equipment shall not be located adjacent to residences.

M. On-Site Drainage

Each building site owner shall be required to provide adequate drainage facilities in accordance with City of Sacramento standards.

N. Exterior Fire Stairs

Unenclosed exterior fire stairs shall not be permitted.

O. Walkways and Courtyards

Walkway and courtyard materials shall be compatible with the exterior wall materials of adjacent buildings and with walk and path system standards of the PUD. Surfaces shall have a non-skid finish. Layout and design shall provide maximum comfort and safety to pedestrians.

P. Miscellaneous Development Criteria

1. Non-residential structures in the office building and shopping center zones and health club designation located within fifty feet of the Bannon Slough Parkway and any residential units shall not exceed two stories (thirty-five feet) in height.
2. A twenty-five foot wide landscaped buffer shall be installed and maintained between the property line separating residential office, and health club designated land. The entire landscaped buffer shall be located on the office and health club designated property.
3. In lieu of the placement of a wall between the shopping center and the park/library/community center property, the shopping center shall be designed to be compatible with the adjacent park/library/community center uses with regard to vehicular and pedestrian circulation, landscape treatment and building design.

VII. SIGN CRITERIA AND REGULATIONS

- A. The criteria will aid in eliminating excessive and confusing sign displays, preserve and enhance the appearance of the South Natomas Office Parks development, safeguard and enhance property values, and will encourage signage which by good design is integrated with and is harmonious to the buildings and sites that it occupies. These sign regulations are

intended to compliment the City of Sacramento Sign Ordinance No. 2868, Fourth Series. In all cases, except for the maximum area for OB, the more restrictive requirements shall apply.

B. General Requirements

1. A sign program shall be submitted with individual project special permit applications or to the City Planning staff if submitted subsequent to the City Planning Commission special permit hearing. No sign shall be specifically designed or oriented to be viewed from the freeways and/or the American River and Sacramento River Parkways.
2. In no case shall flashing, moving or audible signs be permitted.
3. In no case shall the wording of signs describe the products sold, prices, or any type of advertising except as part of the occupant's trade name or insignia.
4. No signs shall be permitted on canopy roofs or building roofs.
5. No sign or any portion thereof may project above the building or top of the wall upon which it is mounted.
6. No signs perpendicular to the face of the building shall be permitted.
7. No exposed bulb signs are permitted.
8. No off-site signage shall be allowed.

C. Design Requirements

1. The location of signs shall be only as shown on the approved special permit site plan.
2. All electrical signs shall bear the UL label and their installation must comply with all local building and electrical codes.
3. No exposed conduit, tubing, or raceways will be permitted.
4. No exposed neon lighting shall be used on signs, symbols, or decorative elements.
5. All conductors, transformers, and other equipment shall be concealed.
6. All signs, fastenings, bolts, and clips shall be of hot dipped galvanized iron, stainless steel, aluminum, brass or bronze or black iron of any type will be permitted.

7. All exterior letters or signs exposed to the weather shall be mounted at least three fourths inch (3/4") from the building to permit proper dirt and water drainage.
8. Location of all openings for conduit and sleeves in sign panels of building shall be indicated by the sign contractor on drawings submitted to the Architectural Review Committee. Installation shall be in accordance with the approved drawings.
9. No signmakers' labels or other identification will be permitted on the exposed surface of signs, except those required by local ordinance which shall be located in an inconspicuous location.

D. Miscellaneous Requirements

1. Each occupant will be permitted to place upon each entrance to its premises not more than 144 square inches of lettering indicating hours of business, emergency telephone numbers, and proprietorship. No other window signs will be allowed.
2. Each occupant who has a non-consumer door for receiving merchandise may have uniformly applied on said door in a location, as directed by the Architectural Review Committee in two-inch high block letters the occupant's name and address. Where more than one occupant uses the same door, each name and address shall be applied. Color of letters will be selected by the Architectural Review Committee.
3. Occupants may install street address numbers as the U. S. Post Office requires in the exact location stipulated by the Architectural Review Committee. Size, type, and color of the numbers shall be stipulated by the Architectural Review Committee.

E. Special Signing

1. Floor signs, such as inserts into terrazzo, special tile treatment, etc., will be permitted with the occupant's lease line or property line if approved by the Architectural Review Committee.
2. Informational and directional signs relating to pedestrian and vehicular flows within the Creekside Oaks PUD shall conform to the standards of the City of Sacramento Sign Ordinance.
3. One standard sign denoting the name of the project, the marketing agent, the contractor, architect, and engineer shall be permitted on the site upon the commencement of construction. Said sign shall be permitted until such a time as a final City inspection of the building(s) designate said structure(s) fit for occupancy or the tenant is occupying said building, whichever occurs first. These signs must be kept in good repair.
4. A sign advertising the sale or lease of the site or building shall be permitted, but shall not exceed a maximum area of six (6) square feet.

F. Designated Park Project Identification Sign

1. One non-illuminated monument sign as defined by Section 3.520 of the City Sign Ordinance shall be allowed per designated office park.
2. Maximum area of sign: 48 square feet.
3. Maximum height of sign: 12 feet from street or parking lot grade, whichever is lower.
4. Location: to be located at the major entry to the designated PUD. The sign may be placed in the setback area; however, it must be located farther than ten feet from the public right-of-way and from any driveway. No signs shall be allowed in the public right-of-way.

G. OB Office Building Zone

1. One non-illuminated monument sign as defined by Section 3.520 of the City Sign Ordinance allowed per parcel.
2. Maximum area of sign: forty-eight square feet.
3. Maximum height: twelve feet from street grade or parking lot grade whichever is lower.
4. Location: to be located at the major entry/exit to the parcel. May be placed in the setback area; however, the sign must be located farther than ten feet from the public right-of-way and from any driveway.

H. SC Shopping Center Zone

1. Shopping Center Identification Sign. The shopping center site shall be allowed one monument sign not to exceed twelve feet in height and forty-eight square feet in area. Said monument sign shall face on West El Camino Avenue or Truxel Road. Monument signs may be located in the setback area; however, they shall be located farther than ten feet from the public right-of-way and from any driveway.
2. Tenant Occupancy Signs
 - a. One attached sign indicating the name for each occupancy shall be allowed. The color of the face of each sign shall be in keeping with the overall color scheme of the development.
 - b. Sign area shall be determined by the lineal frontage of each individual shop as follows:
 - 1) Width of sign, including logo, shall not exceed 60 percent of shop's width.
 - 2) Total vertical sign height shall not exceed twenty-four inches.

3) Maximum letter height shall be limited to eighteen inches.

I. Health Club

1. One monument sign as defined by Section 3.520 of the City Sign Ordinance allowed per parcel.
2. Maximum area of sign: 48 square feet.
3. Maximum height of sign: twelve feet from street or parking lot grade, whichever is lower.
4. Location: to be located at the major entry/exit to the parcel. May be placed in the setback area; however, the sign must be located farther than ten feet from the public right-of-way and from any driveway.

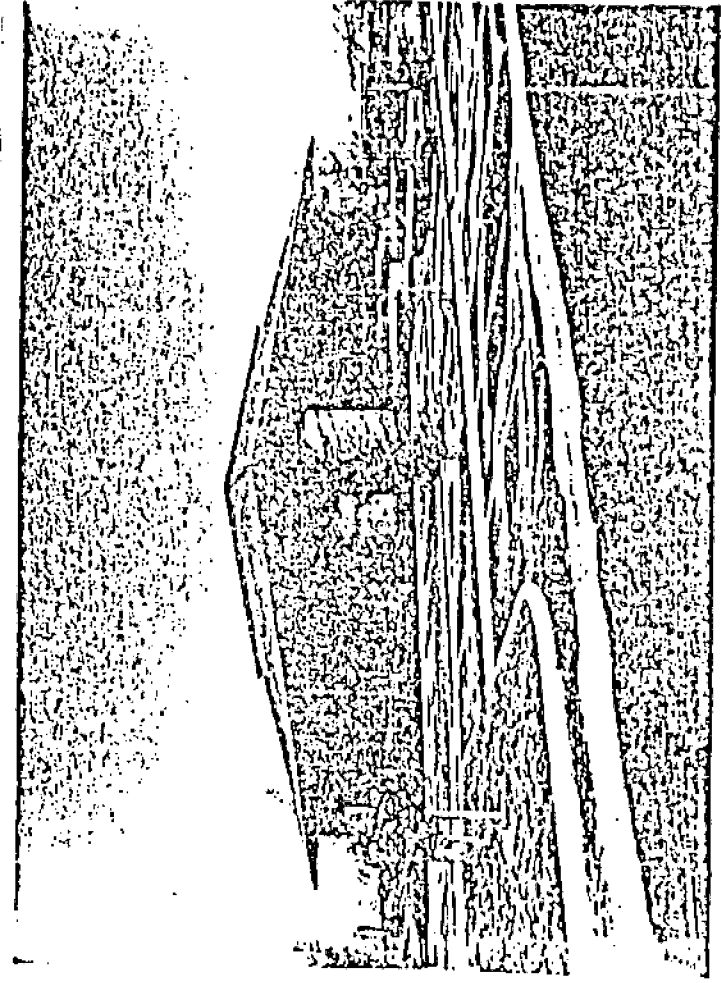
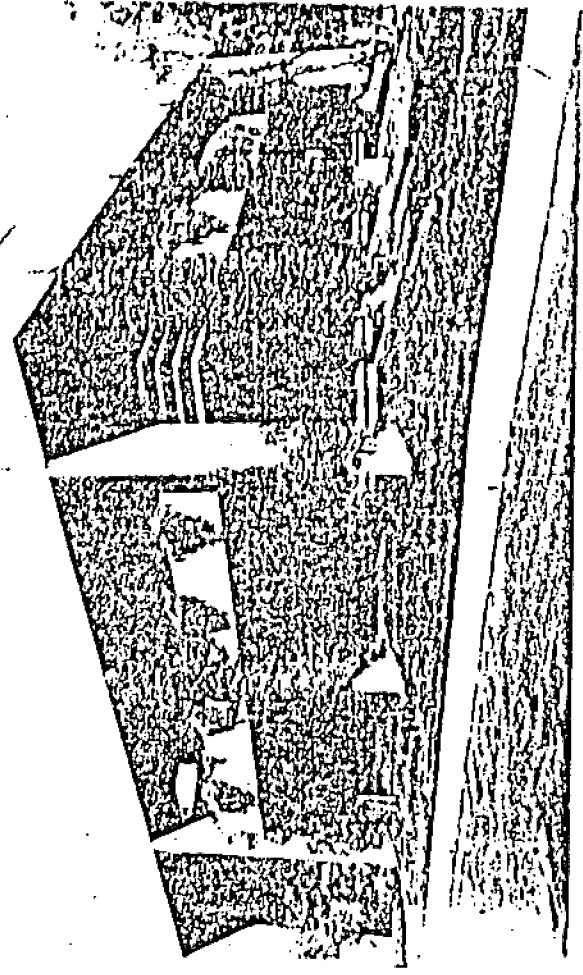
VIII. RESIDENTIAL DESIGN CRITERIA

In addition to the residential design criteria identified in the 1978 South Natomas Community Plan the residential developments shall reflect the design criteria outlined below.

A. Building Design and Orientation

1. Site planning shall take into account maximum solar orientation of structures.
2. The design of the dwelling units shall incorporate passive solar design features as much as feasible. These design features shall include eave overhangs, south facing glazing, double panel windows and added insulation. The use of solar heating and cooling is also encouraged.
3. Site planning shall minimize the incidences of one building shading another.
4. Private garden areas shall be oriented to the south as much as possible.
5. Buildings shall be designed and oriented to reduce overview of private areas as much as possible.
6. All mechanical and communications equipment (including public utility boxes and particularly exterior wall-mounted air conditioning units) shall be attractively screened.
7. Roofing materials shall be wood shake or equivalent aluminum, concrete, or other imitation shakes or tile, subject to special permit approval.

EXAMPLES OF ACCEPTABLE TILT-UP CONSTRUCTION



RESIDENTIAL

HEALTH CLUB

SENIOR HOUSING

PARKWAY CORRIDOR

3. OFFICE-BUSINESS

OFFICE BUILDING

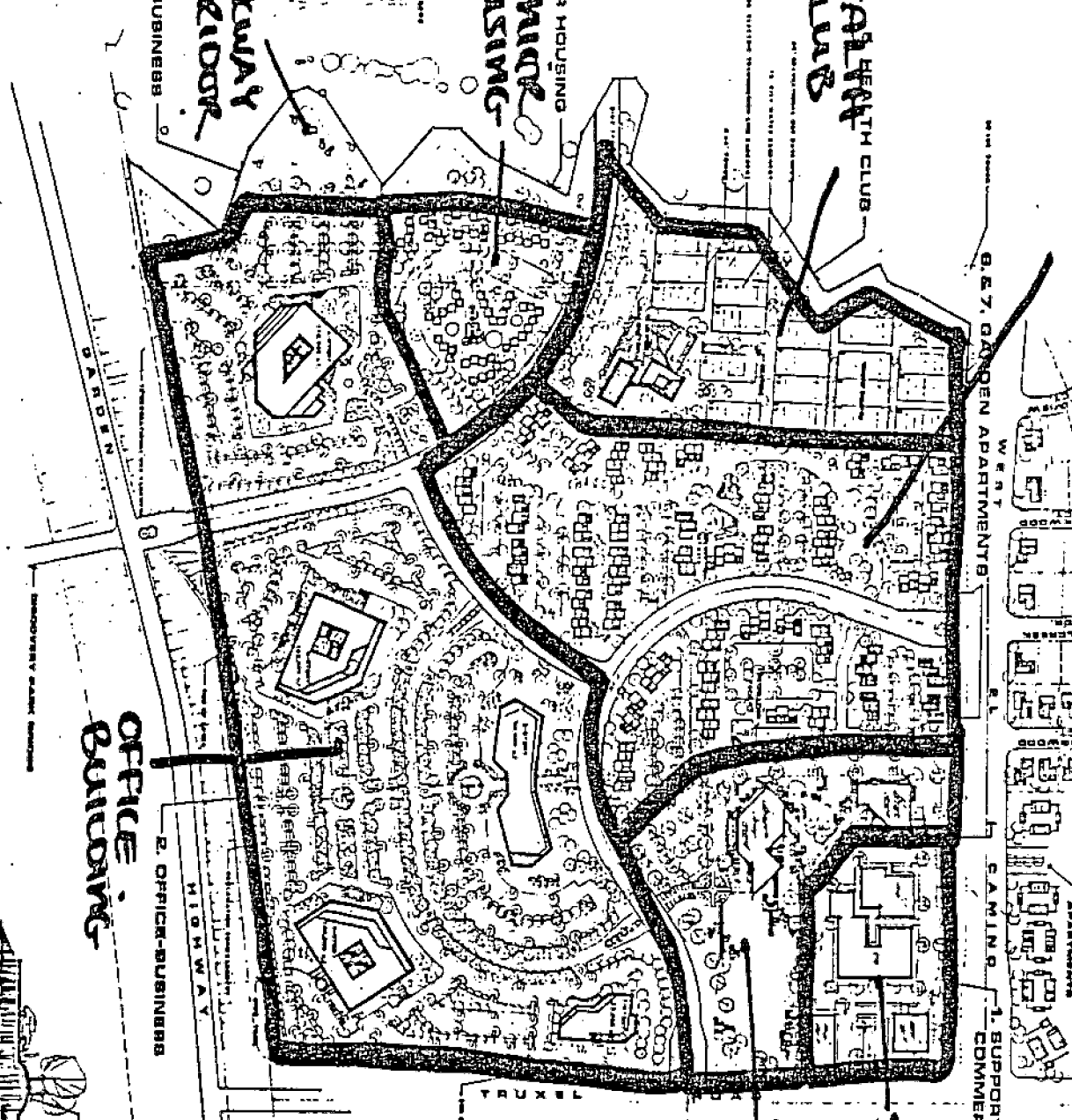
2. OFFICE-BUSINESS

827 GARDEN APARTMENTS

1. SUPPORT COMMERCIAL

SHOPPING CENTER

PAER LIBRARY



PERMITS PLAN SUMMARY

SECTION	AREA (SQ. FT.)	AREA (ACRES)	PERMITS	REMARKS
1. Office - Business	442,000	10.11	10	
2. Office - Business	112,000	2.57	10	
3. Office - Business	112,000	2.57	10	
4. Office - Business	112,000	2.57	10	
5. Office - Business	112,000	2.57	10	
6. Office - Business	112,000	2.57	10	
7. Office - Business	112,000	2.57	10	
8. Office - Business	112,000	2.57	10	
9. Office - Business	112,000	2.57	10	
10. Office - Business	112,000	2.57	10	
11. Office - Business	112,000	2.57	10	
12. Office - Business	112,000	2.57	10	
13. Office - Business	112,000	2.57	10	
14. Office - Business	112,000	2.57	10	
15. Office - Business	112,000	2.57	10	
16. Office - Business	112,000	2.57	10	
17. Office - Business	112,000	2.57	10	
18. Office - Business	112,000	2.57	10	
19. Office - Business	112,000	2.57	10	
20. Office - Business	112,000	2.57	10	

Per the PUD DESIGN GUIDELINES



RE-STATE SITE PLAN

CREEKSIDE OAKS CITY OF SACRAMENTO CALIFORNIA



83

8. Recreational amenities shall be located and/or designed so as to not impact adjacent properties.
9. The dwelling units located adjacent to West El Camino Avenue shall incorporate sound attenuation measures to comply with the City's noise element.
10. Accessory structures shall be compatible in design and materials with the main buildings.

B. Off-Street Parking

1. Off-street parking shall be provided at a ratio that adequately serves the needs of the residents and guests. The minimum ratio shall be 1.5 parking spaces per unit.
2. Off-street parking shall be screened from the street by physical barriers such as landscaping and berming.
3. Evergreen and deciduous trees shall be used for screening purposes along the perimeter of the parking areas and private streets.
4. Where 90 degree angle parking is used the stall depth shall be reduced by two feet and this two feet shall be incorporated into the adjacent landscaping.

C. On-Site Circulation

1. Pedestrian/bicycle paths shall be incorporated into the site design to maximize pedestrian and bicycle use within the development.
2. A display and unit location map shall be installed at each major driveway entrance and any major walkway entrance to the development as an aid to emergency personnel and a convenience to visitors.

D. Landscaping Criteria

1. Landscaping materials selected shall be:
 - a. Compatible with one another and with existing material on the adjacent site.
 - b. Complimentary to building design and architectural themes.
 - c. Varied in size (one and five gallon shrubs, five and 15 gallon, and 24 inch box trees).
2. Landscaping treatment shall include:
 - a. Larger specimens of shrubs and trees along the site periphery.
 - b. The utilization of group plantings of deciduous trees on the eastern and southern facing walls so as to reduce energy con-

sumption in the summer yet allowing for solar gain in the winter.

- c. Trees located so as to screen parking areas and private first floor areas and windows from second story units.
 - d. Undulating landscaped berms located along street frontages.
3. Open space shall be designed to maximize its utility. Both large and small areas for both active and passive activities shall be achieved through effective building orientation, walkway location, etc.
 4. Landscaping of parking areas in compliance with the 50 percent parking lot shading requirements.
- E. Trash Enclosures
1. Sturdy enclosure walls shall be constructed to reduce maintenance.
 2. Design and materials shall match or compliment the residential structures.
 3. Metal plate doors, if used, shall have wood veneer and/or wood battens.
 4. Walls shall be a minimum six feet in height; more if necessary for adequate screening, doors shall be provided on all trash enclosures.
 5. The enclosures shall be screened with landscaping.
 6. The enclosures shall be adequate in capacity, number, and distribution, as approved by the City Waste Removal.

IX. ISSUANCE OF BUILDING PERMITS

Except as otherwise provided in the Special Permit or in the Resolution, no building permit shall be issued for any building or structure in a Planned Unit Development Project or a land area covered by a Planned Unit Development Designation until the plans submitted for the building permit have been reviewed by the Planning Director and he has determined that said plans conform to a valid special permit issued for a Planned Unit Development under this Section.

XI. BUILDING OCCUPANCY

In accordance with Section 8 of the Zoning Ordinance, "no building or structure unit within a Planned Unit Development may be occupied until an inspection of the project has been made by the Planning Director to see that all conditions of the special permit have been complied with".

OFFICIAL RECORDS
SACRAMENTO COUNTY, CALIF.

1985 FEB -1 PM 3:29

Jay Russell
COUNTY CLERK-RECORDER

No Tax Due
City of Sacramento
By David B. Paul

R E S O L U T I O N NO. 84-1031

NO
FEE
1

ADOPTED BY THE SACRAMENTO CITY COUNCIL
ON DATE OF:

DEC 18 1984

When recorded return to:

City of Sacramento, City Clerk's Office
Rm. 203, City Hall, Sacramento, CA 95814

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF SACRAMENTO RELATING TO THE
ENVIRONMENTAL EFFECT AND OVERRIDING
CONSIDERATIONS SUPPORTING APPROVAL OF
THE CREEKSIDE OAKS DEVELOPMENT (P-83-124)

WHEREAS, the City Council in a duly noted public hearing on November 20, 1984, continued to December 18, 1984, as required by the California Environmental Quality Act (CEQA) and implementing State EIR Guidelines, certified as adequate and complete the Final Environmental Impact Report before approving the project; and

WHEREAS, the project was found to have substantial adverse impact on the environment, and

WHEREAS, CEQA requires findings of fact and a statement of overriding consideration be prepared in the event the project is improved and environmental impacts are not mitigated to a less than significant level.

NOW THEREFORE, BE IT RESOLVED THAT THE COUNCIL OF THE CITY OF SACRAMENTO does hereby adopt the enclosed findings of fact and statement of overriding consideration for the Creekside project.

BE IF FURTHER RESOLVED that the City Clerk is hereby directed to obtain from the project applicant an affidavit documenting the proper filing with the County and posting of a CEQA notice of determination. Applicant shall provide the City Clerk said affidavit within twenty (20) days of the date of approval of the Creekside Oaks project.

ANNE RUDIN

Mayor

ATTEST:

LORRAINE MAGANA

City Clerk

CERTIFIED AS TRUE COPY
of Resolution No. 84-1031

FEB 1 1985

DATE CERTIFIED

Barbara
CITY CLERK, CITY OF SACRAMENTO

Deputy

RECEIVED
CITY CLERKS OFFICE
CITY OF SACRAMENTO
FEB 11 8 27 AM '85

BEFORE THE CITY COUNCIL
OF THE CITY OF SACRAMENTO

Re:

Application of Creekside)	P-83-124
Venture by the Spink)	
Corporation for Amendment)	Findings of Fact and
to the 1974 General Plan)	Statement of Overriding
Amendment to the South)	Considerations
Natomas Community Plan,)	
Amendment to the Creekside)	
PUD, Rezone, and Tentative)	
Map)	

I. General Information and Description of the Project

The application of Creekside Venture by the Spink Corporation for the above described application came before the City Council on Appeal on November 20, 1984 and was continued to December 18, 1984. The project contemplated by the applicant and discussed in the Final Environmental Impact Report (FEIR) consists of:

2. Amendment of the 1978 South Natomas Community Plan from Residential 4-21 units per acre (minimum 12 acreage) and Residential 11-21 units per acre (minimum 12 acreage) to Commercial - Shopping Center (12+ acres) and Business-Professional Offices (35+ acres), to add a connector street to Garden Highway and to delete a library site.
1. Amendment of the 1974 General Plan from Residential to Commercial and Office (47 acres).
3. Amendment to and adoption of Creekside Oaks PUD.
4. Tentative Map to divide 82 + acres into four parcels.
5. Rezone from Garden Apartment (R-2A and R-2B PUD) to Office Building (OB-PUD), and Shopping Center (SC-PUD).

The property is located at the southwest quadrant of West El Camino Avenue and Truxel Road in the South Natomas Community. The property is also identified as Assessor Parcel 274-042-12 and 274-063-23.

The project as finally approved on appeal by the Council consists of:

1. A new PUD repealing and replacing the former Creekside Residential PUD providing for
 - (a) Residential land uses of 10.2 net acres at a density of 21.2 units per acre; and 5.8 net acres at a residential density of 21;
 - (b) commercial land uses for 4.0 net acres;
 - (c) office use for 29.3 net acres;
 - (d) a park library site of 6.6 net acres;
 - (e) a health club of 9.0 net acres (on residentially zoned land);
 - (f) a designated area of 4.8 net acres for senior citizen housing (or residentially zoned land).
2. Amendment of the 1974 General Plan from Residential to Commercial for 4 net acres; from Residential to Office for 29.3 acres; and specified designations of a 6.6 acre park and library site;
3. Amendment of the 1978 South Natomas Community Plan consistent with the uses and acreages described above;
4. Tentative Map to divide 82 + acres into five parcels.

The Planning Department, after reviewing the application and completing the Initial Study, determined that the proposal constituted a "project" as defined by the California Environ-

mental Quality Act (CEQA), the State EIR Guidelines and City regulations implementing CEQA and required the completion of a Draft and Final EIR.

The City Planning Commission, after public notice and meeting in regular session on October 18, 1984, reviewed the above-referenced Applications. The Commission took the following actions:

1. Found the DEIR to be adequate and complete with a finding of significant adverse impacts; and
2. Denied the applications.

A timely and procedurally correct appeal was filed with the Clerk of the Council. Said appeal was heard on November 20, 1984 and continued to December 18, 1984 for final action by the Council. On December 18, 1984 the Council took the following actions:

1. Certified the FEIR as adequate and complete with finding that there are significant adverse impacts;
2. Adopted the herein Findings of Fact and Statement of Overriding Considerations;
3. Granted the appeal(s) and approved the Project as described above.

II. The Record

For the purposes of CEQA and the Findings herein, the record of the proceeding for the project is comprised of the following:

1. Original application filed by the applicant's engineer, the Spink Corporation, including written documents and maps;
2. The Environmental Check List and all other environmental documents prepared by the Planning Department; including the Draft and Final EIR, Environmental

Questionnaire; Initial Study, and the soon to be filed Notice of Determination;

3. All staff reports, memoranda, maps, letters, minutes of meetings and other planning documents relating to the project;
4. All testimony, documents, and other evidence presented by the applicant or applicant's agents relating to the project;
5. The proceedings before the Planning Commission and the City Council relating to the Project, including testimony and documentary evidence introduced at the public hearings;
6. Matters of common knowledge to the Council, including but not limited to:
 - (a) The 1974 General Plan, including the Land Use Map and all elements thereof;
 - (b) The Text and Land Use Map of the South Natomas Community Plan;
 - (c) The Air Quality Maintenance Plan adopted by the council;
 - (d) The Zoning Ordinance of the City;
 - (e) The applications for the other eleven projects in the South Natomas Community and the five projects in the North Natomas Community,
 - (f) Other formally adopted policies and ordinances.

III. Draft and Final EIR

The DEIR and FEIR prepared for the Project describes in detail the application for the Creekside Oaks Project and the Gateway Centre Project. The documents describe the unique and collective impacts of the projects including also the cumulative impacts of the other eleven applications filed in the South Natomas Community and the five applications filed within the North Natomas Community.

IV. Significant Adverse Impacts

The Final Environmental Impact Report, as certified by the Council, identified the following significant adverse impacts as related to the Creekside Oaks Project:

1. Conversion of 90 acres of residentially-designated land to mixed uses, potentially leading to higher South Natomas housing prices and pressure for higher housing densities;
2. Minor impact on the CBD Office Space, County and City Urban Office Parks;
3. Reduction of population requiring less favorable housing areas of the city to absorb the population difference;
4. Displacement of 746 housing units to other communities potentially less suitable for residential development;
5. Inadequate fire protection caused by lack of sufficient fire flow particularly in office and commercial users;
6. Inadequate police protection to the senior housing portion of the project;
7. Potential to exceed the National Ambient Air Quality Standards for carbon monoxide at certain intersections under worse case conditions and to contribute to basin-wide smog caused by excess ozone emissions;
8. Excessive noise along and near West El Camino Avenue particularly related to residential units;
9. Loss of prime agricultural land to non-agricultural uses;
10. Potential disruption to Bannon Slough particularly if a bike trail is installed along the Slough;
11. Increase in traffic causing various intersection to exceed acceptable Levels of Service (LOS).

V. Mitigated Potentially Significant Adverse Impact

1. Adequate fire protection will be provided by the installation of sprinkler systems and fire retardation walls as required by the Uniform Building Code.

2. Adequate police protection will be available to the senior citizens area by relocating the bike trail to an on-street location substantially reducing the opportunity for undesireables to penetrate the area. Actual street design of the senior citizen area will be submitted to the Police Department for comment.

3. Relocation of the bike trail to an on-street location will substantially reduce disruption to the Bannon Slough natural area.

4. Noise impacts on residential units along West El Camino will be reduced to typical residential area noise levels by berms or sound walls or a combination of both. Multiple residential units will be located away from street noise.

VI. Findings and Statements of Facts Supporting
The Findings (Relating to Significant Adverse Impacts)

Notwithstanding the disclosure of the significant adverse impacts (itemized in Section IV and not reduced to a less than significant level (as discussed in Section V), the Council hereby approves the Project, as authorized by Public Resources Code Section 21081 and the State EIR Guidelines Sections 15091, 15092 and 15093. As required by the aforementioned references,

the Council makes the following findings for which there is substantial evidence in the record.

1. With regard to the adverse impacts of
 - (a) conversion of 82 acres of residentially designated land to mixed uses (See IV.1);
 - (b) minor impact on the CBD (See IV.2);
 - (c) reduction of South Natomas population (See IV.3), and;
 - (d) displacement of South Natomas housing (See IV.4).

The Council finds that there is specific need for mixed housing, commercial and office development within the South Natomas Community. The project will result in reduction of number of vehicle trips generated and the reduction of commercial to 4.0 acres creates a neighborhood shopping rather than a community shopping location.

Supporting Facts:

There are certain mitigating measures within the Council's jurisdiction which minimize the impacts as follows:

- (a) dedication of 6.6 acres for a park and library site;
- (b) relocation of the bike trail from Bannon Slough to an on-street location;
- (c) increased densities near the project site built out at higher than planned densities make up for the loss of planned residential density for the project.

The Project as finally approved has certain beneficial effects including:

- (a) land for parks, a library, and sufficient area for a community center;
- (b) a specified area of residential uses for senior citizens;

- (c) a specified area for a much needed health club to serve the entire South Natomas Community.

Arguably the modification of the SNCP is itself a mitigation causing new goals and development densities for the project site. The zoning, subdivision map are consistent with the amended SNCP.

2. With regard to the adverse impact on air quality, the Council finds that the air quality problem is unmitigable as it relates to the Creekside Oaks Project alone.

Supporting Facts.

The Sacramento Area Council of Governments (SACOG) is the designated planning agency for an ozone and carbon monoxide in the Sacramento area. The effect of this project on regional scale air quality would be difficult to quantify. However, commutative traffic generated by this Project and others would increase traffic congestion and lower vehicle speeds with a corresponding decrease in air quality resulting from the emission of more hydrocarbon and carbon monoxide gases. The potential adverse impacts on air quality are of a regional or area wide nature and cannot be attributed to the Project alone. (Page J-4, FEIR.) The proposed Project is actually considered beneficial when compared to the existing SNCP. The reduction is attributable to the office and commercial areas functioning as traffic attractors, resulting in more dispersed traffic flows to the site versus the no project residential flows which generate less dispersed traffic flows (Page J-3).

3. With regard to the adverse impact of loss of prime agricultural land to urban uses, the Council finds that the loss is unmitigable.

Supporting Facts

The subject property has been designated since 1978 (The 1978 SNCP) for urban uses. As explained in the FEIR for the South Natomas Community Plan, the need for close-in housing (and now mixed uses) outweighs the retention of the land for agricultural purposes. Assuming the site remained as agricultural, its utility would be dramatically curtailed by the introduction of urban uses on adjacent and nearby properties.

4. With regard to the adverse impact on traffic, the Council finds that the project as proposed will contribute to the total traffic problem within the South Natomas Community. Significant impact as used within the DEIR, pursuant to City policy, is any level of service less than level "C" considered by many experts as a superior level of service considering the density levels of housing planned for the area. The existing "No Project Alternative" (the existing South Natomas Community Plan; Page C-1 of the FEIR) if applied to the project site would add to the existing traffic condition. The proposed Creekside Oaks Project will neither add to or subtract from existing planned traffic impacts. As stated in the FEIR (T-16 Response, Page 33) ". . . from a practical point of view, the Creekside Oaks Project has neither substantially beneficial nor substantially adverse effects on the level of service at critical intersections within the South Natomas Community, when

compared with the No Project Alternative. As stated on page I-15 of the DEIR, 'very little of the change (in LOS and degree of situation) is due to the development of the proposed Creekside Oaks Project.'

As a further means of mitigation, the developer will agree to extensive TSM and provide reasonable transit stop improvements to reduce the impact of traffic.

VII. ALTERNATIVES

Alternatives to the project are addressed in the DEIR and FEIR prepared as follows:

1. Existing Development. Under the existing development alternative (See Section D, Land Use pages D-7 and D-10, errata to Exhibit C-2 and Exhibit D-8 and also the errata to pages D-2, D-5, D-7 and D-10, Section M of the DEIR, page 4 of FEIR), no further development of the site would occur.
2. No Project Alternative. Consists of the currently approved land use consistent with the existing South Natomas Community Plan. (Page C-1, DEIR.)

Comment: The "Existing Development" alternative means the site would remain undeveloped and presumably continue to be used for agricultural. This alternative is infeasible because it would not implement the already adopted South Natomas Community Plan and the 1974 General Plan. Further, agriculture would be extremely difficult to pursue if surrounding properties are developed to urban uses.

The "No Project" alternative would allow development to residential uses to densities of 4-21 units per acre (with a minimum of 12 units per acre) and 11-21 units per acre (with a minimum of 19 units per acre). This alternative, while perhaps feasible, when adopted is now deemed to be infeasible because the Council believes that a mixed use of residential, commercial and office is a superior use of the site. The introduction of high density immediately east of the site and office park uses west of the site makes mixed uses a better utilization of the land.

VIII. LESS THAN SIGNIFICANT IMPACTS

The following impacts are determined to have less than a significant effect on the environment.

1. Internal land use conflicts between residential and commercial in the project itself.

Mitigation: The location of the park site and library site mitigate the land use conflicts. See the revised Schematic Plan.

2. The project could increase demand for office use within the South Natomas Plan Area.

Mitigation: The DEIR suggests that mitigation is unavailable. The Council, however, will address the issue in the proposed 1984 South Natomas Community Plan.

3. The project is potentially inconsistent with the 1974 General Plan and 1980 Council City Plan policies with respect to the CBD.

Mitigation and Comment: The impact of the commercial and office use at this location will serve a totally different commercial and/or office use as contrasted with the CBD. The latter is attractive to tenants, usually professional, who require central locations and prestigious offices. The project is deemed consistent with the General Plan.

4. The commercial and business as work stations could generate housing needs affecting the availability and affordability thereof.

Comment: The purpose of the mixed use is to attract residents who can work within walking distance to the work station. Build out at higher than residential minimums at nearby locations will offset any loss.

5. Minor increases in peak water demand.

Mitigation: Developer will implement required water conservation measure.

6. Minor increase in peak waste water flows.

Mitigation: Developer will meet city requirements.

7. Minor increase in park use caused by employees of the offices and commercial uses.

Mitigation: The adjacent park site, when developed, will accommodate the increased use.

8. The mobility of bicyclists will be mildly impacted.

Mitigation: The project is designed to link to existing bike trails and bike lanes.

9. Incremental increase in smog and carbon monoxide due to increase in vehicle traffic.

Mitigation: See mitigation discussed infra re Air Quality.

10. Slight increase in noise above standard in the commercial area.

Mitigation: Substantial reduction in size of commercial area will have corresponding decrease in noise attributable to the commercial uses. Further unwallled development and tie-in with library site to the west will reduce traffic noise.

11. Shrink - swell soils will require special design and construction treatment.

Mitigation: Compliance with UBC standards will obviate any problem.

12. Drainage through the levee will require special drainage treatment.

Mitigation: Developer will meet city's drainage requirement.

13. Moderate increase in storm drainage flows.

Mitigation: Developer will meet city's drainage requirements.

14. Moderate increase in run off sediment.

Mitigation: Developer will consult with District and City Engineers for potential method(s) of sediment reduction.

15. Loss of agricultural, waste filed and fence row habitat.

Mitigation: None available. Existing SNCP would have identical loss of habitat.

16. Increased building bulk will be more visible than residential dwellings.

Mitigation: Reduced commercial acreage and new park acreage will mitigate the visibility impact. Further the mixed uses coupled with proposed extensive landscaping, a widened Bannon Slough Natural Area, and outdoor recreational facilities of the health club will improve the visibility over a monotonous single use residential area.

IX. STATEMENT OF OVERRIDING CONCERN

Notwithstanding the disclosure of the significant impacts and their mitigation described, supra, the City Council has determined pursuant to Section 15093 of the State EIR Guidelines that the benefits of the proposed project outweigh the adverse impacts, and the project should be approved.

With reference to the proposed findings and in recognition of those facts included in the record, the Council specifically finds and makes this statement of overriding considerations that there are special social, economic, and other reasons for approving this project notwithstanding the substantial adverse impacts disclosed in the DEIR and FEIR. The reasons are as follows:

1. The project will carry out a goal of the Council to build mixed use projects which will allow residents to live near or at the location of their employment.
2. The project will provide much needed community facilities, including:
 - (a) a library site.
 - (b) a park site.
 - (c) a major health club.
 - (d) a designated area for senior citizens.
 - (e) retention of the environmental sensitive Bannon Slough in a natural condition.

- 3. The project will result in a positive cash flow to the city in the form of taxes and other fees caused by the construction, employment, and increased value to the land.
- 4. The project will generate new direct and indirect permanent jobs within the community and throughout the Sacramento Area.

Date December 18, 1984

Attest:

Mayor

City Clerk