



CITY OF SACRAMENTO  
CALIFORNIA

PLANNING AND BUILDING  
DEPARTMENT  
(916) 264-5381

1231 I STREET  
ROOM 200  
SACRAMENTO, CA  
95814-2998

June 27, 2002

**PLANNING DIRECTOR'S SPECIAL PERMIT  
FOR SINGLE FAMILY RESIDENTIAL IN A PUD**

**FILE:** P02-043

**PREVIOUS FILE NUMBER(S):** P99-128

**PROJECT NAME:** Creekside Village 2 (The Meadows)

**PROJECT LOCATION:** East of Kokomo Drive, South of Creekside Village 1, and west of Broadwater Drive.

**ASSESSOR'S PARCEL NUMBER(S):** 225-0040-015 & 016

**APPLICANT'S NAME/ADDRESS:** D.R. Horton Inc. (Thom Urie)  
4401 Hazel Avenue #135, Fair Oaks, CA 95628  
(916) 965-2200

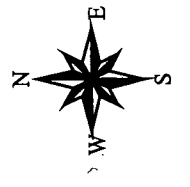
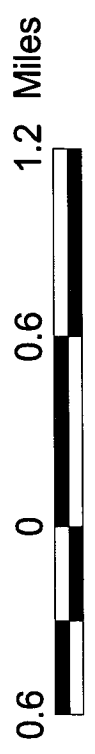
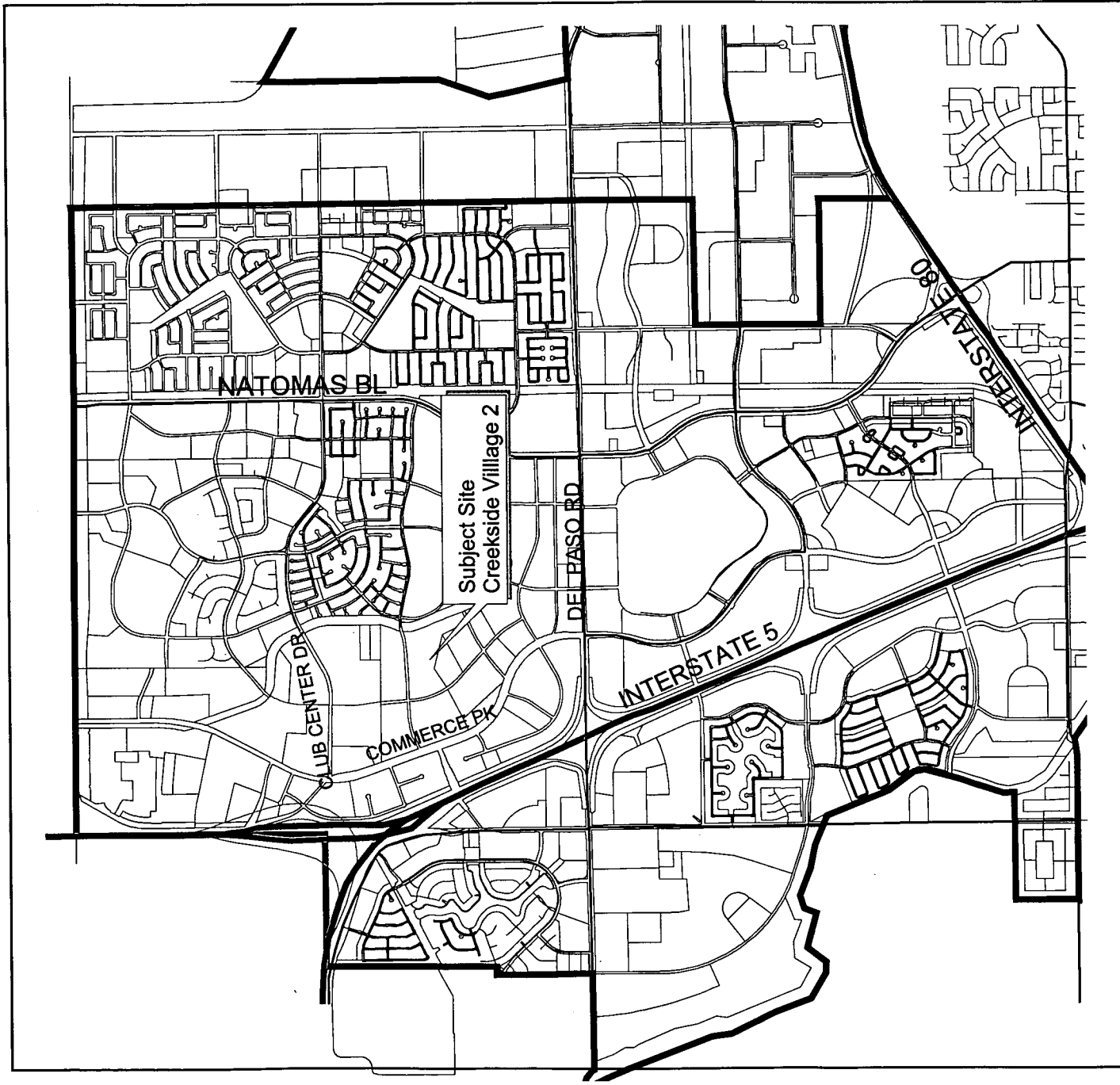
**DATE APPLICATION FILED:** April 4, 2002

**STAFF CONTACT:** Kenny Wan, Junior Planner

**APPROVAL:** This Planning Director's Special Permit (PDSP) approval is for **112 lots** in Creekside Village 2, within the Creekside Planned Unit Development (PUD). After approval of the PDSP, the following entitlements are required prior to construction of the residential development: 1) Zoning Administrator's Special Permit for a Model Home Complex; and 2) Building Permits.

**PROJECT INFORMATION:**

Zoning -	R-1APUD	Range in House Size -	1,645 to 2,493 sf
Typical Lot -	50 feet x 95 feet	Range in Price -	TBD
Typical Lot Size -	4,750 square feet	Number of Models -	4 (plus options)
Number of Lots -	112 lots	Number of Elevations -	3
Gross Acres -	17.176 acres	No. of Color Schemes -	12 (total)
Net Acres -	15.934 acres		
Net Density -	7.03 du/na		



**Vicinity Map**  
**P02-043**  
**Creekside Village 2**

Planning & Building  
Department

Geographic  
Information  
System

**BACKGROUND:** Creekside Planned Unit Development (PUD) was established on August 15, 2000 by the City Council with the adoption of Resolution 2000-491. City Council also approved the Development Agreement (Ordinance No. 2000-033), the Rezoning of properties (Ordinance No. 2000-034), the Mitigation Monitoring Plan (Resolution No. 2000-488), General Plan Amendment (Resolution 2000-489) and North Natomas Community Plan Amendment (Resolution No. 2000-490). On June 8, 2000, the Planning Commission ratified Negative Declaration, forwarded recommendations for approval on the aforementioned entitlements that were consequently adopted by City Council, and approved the Tentative Master Parcel Map and Tentative Subdivision Map for Creekside (P99-128).

The applicant is requesting approval of a Planning Director's Special Permit for four single family house plans to be constructed on 112 lots within Creekside Village 2.

**PROJECT DETAILS:**

**House Plans:** Please see Table 1 below for information regarding each house plan. The square footage given is the total living space provided by the applicant. Also note that a negative value under Garage Recess indicates that the garage projects out in front of the house instead of being recessed; and a negative value under Porch Projection indicates that the porch (or covered entry, as the case may be) is recessed behind the forward most living space rather than projecting out in front.

**Table 1  
HOUSE PLANS**

	House Plan Name or Number	Square Footage	No. of Stories	No. of Bedrms	Garage Stalls	Max House Dims		Garage Recess	Porch Projection
						(width)	(depth)		
1	Plan 1	1,645	1	2/3	2	42.00	59.00	4.00	-12.0
2	Plan 2	1,914	1	3/4	2	42.00	66.80	4.00	-23.5
3	Plan 3	2197	2	4/5	2/3 <sup>1</sup>	40.00	56.20	0.00	5.50
4	Plan 4	2493	2	4/5	2/3 <sup>2</sup>	40.00	54.8	0.00	9.50

NOTES: 1)Third-car space is a tandem space. 2) Third-car space is a separate single-car garage/bay/workshop.

Other features and options of the house plans include:

- Plan 1: Recessed 2-car garage has a two-car wide entry. The most forward living space is bedroom 2, which is four feet projecting out from the garage. Entry is recessed with a covered porch. Den option available for bedroom 3.
- Plan 2: Recessed 2-car garage has a two-car wide entry. The most forward living space is bedroom 3, which has a Bay window 1'8" projecting out into the front yard. Entry is deeply recessed with a covered porch. Gate options at courtyard entry, and den option available.
- Plan 3: Two floors; a two-car wide tandem garage align with the bedroom 4 above. Entry is one foot projecting out from the dining room, and has a 7'5" by 18' usable porch projecting to the front; Bedroom 5 option available for the conversion of the 3rd-car tandem space to the rear.
- Plan 4: Two floors; the main 2-car garage is 2'4" recessed, but the separate third-car garage / workshop /Bay is aligned with bedroom 4 above. Entry is recessed with a cover porch; den option available for bedroom 5, and optional workshop/Bay conversion for the separate 3rd-car garage.

**Models:** The developer plans to model all four of the house plans submitted in their model home complex. Staff will condition the project accordingly.

**Elevations, Materials, and Colors:** In general, three elevations are proposed for each house plan. The basic features of these elevations are applied consistently to each of the house plans as detailed below, with additional variations in entry structures, door, window, and shutter treatments, vent styles, and roofing plans among the three elevations as applied to the four different house plans:

<u>Elevation</u>	<u>Materials and Features</u>
A - Spanish Colonial	Stucco, with stucco trim; wings wall in Plan 2 and Plan 4; 4:12 roof pitch, with "Spanish" style concrete s-tile.
B - French Country	Stucco, with stone veneer in Plan 1, 2 and 3; 4:12 roof pitch with flat concrete "slate" tile; Bay window in Plan 2.
C - Italianate	Stucco, with stucco trim and wainscot; "Spanish" style concrete s-tile.

A total of twelve color schemes have been provided, with four designed specifically for each of the three elevations; and there is one particular style of stone veneer provided for French elevation on each Plan. Likewise, one particular roofing tile selection and three roofing colors is provided for each elevation, using s-tile for Elevation A, and C, flat tile for Elevations B. All roofing will be concrete tile.

One primary roof pitches are shown: 4:12 on all elevations. The Creekside PUD Guidelines (p. 14) specify roof pitches should fall between the range of 4:12 as a minimum and 12:12 as a maximum.

Enhanced side and/or rear elevations will be required as conditioned, whenever these elevations face a public street, school, park, canal, or other public space.

**Height, Setbacks, and Lot Coverage:** One and two story homes are proposed for all lots in the subdivision, and this is in compliance with the maximum of two stories allowed by the PUD Guidelines.

**Setbacks:** Dimensions of the typical lot in Creekside Village 2 are 50 feet wide by 95 feet deep. The setbacks required by the Creekside PUD Guidelines are shown in Table 2 below.

**Table 2  
SETBACKS**

Minimum Setbacks	Front	Rear	Side	Street Side
Living Area	12.5	15	5	12.5
Porch	12.5	15	5	12.5
Garage <sup>1</sup>	20	15	5	N/A

NOTES: 1) Minimum driveway length for front-entry garages is 20 feet, but side-entry garages may be at minimum setback for living area.

Due to the setbacks requirement in Table 2, the minimum width and depth of interior lots for each housing plan are 50' wide x 87'4" deep for Plan 1, 50' wide x 94'2" deep for Plan 2, 48' wide x 83'6" deep for Plan 3, 48' wide x 82'2" deep for Plan 4, and 7.5' feet wider for all street side lots.

Only lot 57 in the subdivision is less than 94'2" feet in depth; therefore, Plan 2 will not be able to located in lot 57. For corner lots and irregular shaped lots, house plans should be located in the position that meet the setback requirements. It appears that most plans will fit on any lot (except lot 57

and some corner lots) in the subdivision with respect to setbacks; therefore, staff does not have a concern that any of the house plans will be unduly limited by setback restrictions.

Lot Coverage: The PUD Guidelines allow a maximum lot coverage of 45 percent for single-story homes and 40 percent for two-story homes, with allowances for porches and recessed garages on both. However, no more than 50 percent of all lots in the subdivision may exceed 40 percent lot coverage. And a maximum of 10 percent of the lots within the PDSP area may have a lot coverage for single story homes not exceeding 48 percent with the applicable allowances for covered porches, recessed garages, and accessory structures. And no more than 2 homes exceeding the standard lot coverage of 40 percent shall be located in a row along any street. Front porch area is not counted toward lot coverage, and only half of the area of garages that are recessed four feet or more behind the forward most living area of the house is counted. Two out of the four house plans in this application qualify for the lot coverage allowance for a recessed garage.

**Table 3**  
**LOT COVERAGE**

Plan	Living Space	Garage	Porch	Total	Allowances	Total	Min. Lot Size
1	1,645	400	80.5	2,125.5	280.5	1,845	4,100
2	1,914	428	42.25	2,384.25	256.25	2,128	4,729
3	1,166	559	132.8	1,857.8	132.8	1,725	4,312.5
4	1,273	552	84	1,909	84	1,825	4,562.5

Table 3 above provides lot coverage analysis for each of the four house plans in this application. The lot coverages shown in Table 3 are calculated based on the typical lot size of 4,750 square feet: first using the total footprint area, which includes all first floor living space, garage, and front porch areas; and secondly, taking into consideration allowances for all front porch areas and recessed garages. Note that on Plan 1 and Plan 2, there are no optional garage space, and on Plans 3 and 4, the garage options do not affect lot coverage allowance because in each case the garage does not qualify for the allowance. As shown in Table 3, all Plans are within the lot coverage restriction of 45% for single-story home and 40% for two-story home.

Corner Lots: There are fourteen (14) corner lots in Creekside Village 2 (see exhibit 2). On corner lots, the driveway must be located away from the corner. All house plans are acceptable on corner lots, as long as setback and lot coverage requirements are met.

**Street Trees, Landscaping, Fencing and Walls:** The street trees, landscaping, and fencing within Village 2 will be in accordance with the Creekside PUD Guidelines and as conditioned in this approval. Masonry walls are not required anywhere within this village; however, the side yard and front yard fencing for those lots that are adjacent to the park on the east side of this village shall be as specified in the Creekside PUD Guidelines and as conditioned, and should match the treatment provided for Village 1 to the north. This fencing (adjacent to the park) should be coordinated with the master developer, Lewis Operating Corp.

#### **ENVIRONMENTAL REVIEW:**

**Negative Declaration and Mitigation Monitoring Plan:** On June 8, 2000, the City Council ratified a Negative Declaration for the original project (P99-128). Potentially significant environmental issues regarding Air, Noise, Biological Resources, and Cultural Resources were discussed and mitigated in this document. The proposed project was analyzed in this previous environmental document. No new

issues or new information is known that would trigger additional environmental analysis. Section 15162 of the California Environmental Quality Act Guidelines provides that an additional Negative Declaration (or Environmental Impact Report) need not be prepared unless subsequent changes are proposed in the project, substantial changes occur with respect to the project circumstances, or new information of substantial importance to the project becomes known or available. A Mitigation Monitoring Plan was prepared for the mitigation measures identified in the previous Negative Declaration. The applicant shall comply with the Mitigation Monitoring Plan, when applicable to the proposed project.

**Air Quality Mitigation Strategy:** The master developer of Creekside, which includes Creekside PUD and this village, has submitted an Air Quality Mitigation Plan. The Plan was adopted by Planning and Public Works, and the homebuilder of this village will be responsible mitigation measures as conditioned in this PDSP approval.

#### **COMMENTS:**

Public notice was mailed to adjacent property owners by the applicant on March 25, 2002. No comments have been received from the public notice. The project plans were reviewed by the Natomas Community Association (NCA) on June 25, 2002, and NCA provided comments to City staff on June 27, 2002 attached as Exhibit 9. Staff feels that the comments do not affect the overall approval of the project and no revisions are required.

In addition, review of the project plans was completed and approved by the Master Developer – Lewis Operating Corp on February 28, 2000 without comments and conditions. A letter from William B. Mellerup of Lewis Operating Corp. is attached as Exhibit 10.

The Public Works Department requires that a minimum 20 foot long driveway be provided for each house. Also, Public Works staff has reviewed and approved the Transportation Systems Management and Air Quality (TSM/AQ) Plan for Natomas Park, including Creekside PUD. TSM measures are being provided with these plans, and are included as conditions of approval.

In order to mitigate the concern that the front entry on **Plan 1** and **Plan 2** is excessively recessed into a deep courtyard, the applicant will provide a 11 foot deep covered entry in **Plan 1** and an optional gated courtyard in **Plan 2** that serves as the main entry to the house. Staff recommend that optional courtyard should be available for all elevation of Plan 2. As conditioned, the project represents a high level of adherence to the City's Single Family Residential Design Principles.

Staff finds that the proposed house plans comply with all applicable General Plan, Community Plan, and Zoning Ordinance requirements, and they are consistent with the Creekside PUD Guidelines and Schematic Plan.

#### **ACTION:**

The Planning Director approves the requested Planning Director's Special Permit based on the following findings and subject to the following conditions:

#### **Findings:**

1. The proposed residential development is consistent with the objectives of the General Plan and the 1994 North Natomas Community Plan in that:
  - o the project is consistent with the General Plan land use designations;

- the project is consistent with the 1994 North Natomas Community Plan land use designations;
  - the project is consistent with policies related to land use, including residential densities and open space proximity;
  - the project begins to develop planned North Natomas neighborhoods each focused on an elementary school, with a variety of housing densities and types, and commercial, civic, transit, and park uses close by; and
  - the project advances City transportation management and air quality goals.
2. The proposed residential development is consistent with the adopted PUD Guidelines and Schematic Plan for the Creekside PUD in that the housing designs provided comply with requirements related to setbacks, height, and lot coverage and meet the purposes and criteria stated in the City Zoning Code, Sections 17.180.010 and 17.180.020, in that the PUD facilitates mixed residential uses designed to assure that new development is healthy and of long lasting benefit to the North Natomas community and the City; and
  3. The proposed residential development will not be detrimental to the public health, safety or welfare in that the single family residential development will be in harmony with the general purposes and intent of the City Zoning Code in that the approved elevations are well-designed; and that the proposed uses will not create a negative impact on any nearby sensitive uses.

**Conditions:**

1. The design of the proposed house plans shall conform substantially to the plans as shown on Exhibits 4 thru 8, and specifically:
  - a. Three (3) different elevations shall be offered for each house plan, as shown on the attached Exhibits 4 thru 7; and the features of these elevations (including but not limited to all trim, door and window styles, shutters, siding, veneer, and roofing materials shown on the elevations, specified in the color and materials palettes, and/or conditioned herein) shall be required, not optional;
  - b. All of the house plans submitted and approved with this PDSP application shall be actively marketed and offered for sale within the subdivision/village(s) covered by this approval (P02-043); all four house plans shall be featured in the model home complex;
  - c. Due to lot coverage issues, the following plans shall not be placed on the following lots, unless all lot coverage requirements are met:
    - Plan 1 shall not be placed on lots smaller than 4,100 square feet;
    - Plan 2 shall not be placed on lots smaller than 4,729 square feet;
    - Plan 3 shall not be placed on lots smaller than 4,312.5 square feet; and
    - Plan 4 shall not be placed on lots smaller than 4,562.5 square feet;
  - d. The Bay window in **Plan 2** shall not encroach into the 12.5 feet Public Utility Easement;
  - e. No porch should encroach into the required setback areas;
  - f. Due to the setbacks requirement in Table 2, the minimum width and depth of interior lots for each housing plan are 50' wide x 87'4" deep for Plan 1, 50' wide x 94'2" deep for Plan 2, 48' wide x 83'6" deep for Plan 3, 48' wide x 82'2" deep for Plan 4, and 7.5' feet wider for all street side lots;
  - g. For corner lots and irregular shaped lots, house plans should be located in the position that meet all setback requirements;
  - h. When **Plan 4** is constructed with a separate third-car garage or a workshop with garage door at the front of the house (instead of the 3<sup>rd</sup> Bay option), the minimum front setback of this garage or workshop must be 20 feet; however, with the Bay option, the minimum front setback of the house may be 12.5 feet;
  - i. When **Plan 4** is sold with the separate third-car garage or workshop with driveway, landscape strips between the tire paths is required;
  - j. On corner lots, the driveway shall be located away from the intersection of streets;
  - k. When corner lots are wider than necessary to provide minimum setbacks on both the interior and street side of the house, and street side fencing is required to start at or near the rear corner of the house (see Fence and Wall condition), the house shall be located toward the minimum street side setback in order to maximize the usable area available for fenced private yard;
  - l. None of the house plans may be placed on more than two adjacent/consecutive lots, and shall be different elevations when adjacent;

- m. Optional courtyard should be available for all elevations of **Plan 2**;
- n. Roofing shall be concrete tile; the roof shall be finished with end and ridge caps; and roof pitch shall be no less than a 4 to 12 pitch;
- o. A total of twelve color palette options shall be offered, four for each of the three elevations, as indicated on the color and materials board and schedule submitted with this application;

Any change in the design, materials, or colors shall be submitted to the Planning Director for review and approval.

- 2. Prior to development of any model homes, the applicant shall obtain a Zoning Administrator's Model Home Complex Special Permit.
- 3. The applicant shall obtain all necessary building permits prior to commencement of construction; and building permits shall not be issued unless the Final Map has been approved.
- 4. The Planning Director's Special Permit shall expire two years from the date of approval.
- 5. The applicant shall comply with the originally approved Mitigation Monitoring Plan (P96-058) on file at the Planning Division.
- 6. Air Quality Mitigation: The applicant shall comply with the Creekside at Natomas TSMAQ Plan for residential development, including but not limited to the following:
  - a. Participate in the North Natomas Transportation Management Association (TMA);
  - b. Install lowest emitting fireplaces; and
  - c. Provide pedestrian/ bicycle paths connecting uses;
  - d. Provide new homeowners with information regarding alternative travel modes.
- 7. Street Trees - Selection and placement of street trees shall be in accordance with the Creekside PUD Guidelines, including PUD Guidelines Exhibits 10: Commerce Parkway/Club Center Drive & "A" Street Landscape (p.40), and Table VII. 4: Recommended Plant Materials (p.42 to 44), and as follows:
  - a. Applicant shall provide and install an average of two 15-gallon size street trees along the street frontage for each unit. In addition, along side yards adjacent to public streets, the homebuilder shall install an average of one 15-gallon tree for each 30's of street frontage;
  - b. All street trees shall be located 4' behind the back of walk unless a planting strip is provided between the street curb and the sidewalk;
  - c. At least 75% of the shade trees planted along the frontage of a given street should be of the same species;
  - d. If spacing is interrupted by street lights or driveways, the trees shall be re-spaced to accommodate required clearances while maintaining the required quantity of trees on average;
  - e. Location of street trees and accent trees shall conform to City standards for sight line requirements at intersections and driveways.

8. Landscaping - Landscaping will be subject to review by Lewis Operating Corp., and shall be in accordance with the Creekside PUD Guidelines and as follows:
  - a. Front yard landscaping materials shall include, in addition to street trees: one 15-gallon accent tree, one 5-gallon specimen shrub, 20 1-gallon foundation and accent shrubs, turf, and ground cover at a maximum spacing of 12 inches on center with decorative bark;
  - b. Side yard landscaping shall include, in addition to street trees and accent trees: one 5-gallon specimen shrub, turf, and ground cover with a maximum spacing of 12 inches on center with decorative bark;
  - c. All plant materials shall be consistent with Creekside PUD Guidelines Table VII.4: Recommended Plant Materials (p.42 to 44) and at least 75% of the shade trees planted along the frontage of a given street should be of the same species; and
  - d. All landscaping and planting shall conform to City standards for sight line requirements at intersections and driveways.
  
9. Fencing and Walls - All fencing and walls will be subject to the review of the Lewis Operating Corp, and shall be in accordance with the Creekside PUD Guidelines and as follows:
  - a. There are no masonry walls required within this subdivision;
  - b. All wood fencing adjacent to public areas (such as streets, parks and schools) shall be a maximum of 6' in height and shall have continuous top and bottom rails with vertical plank panels, and decorative masonry pilasters at intervals of no less than 100'. These wooden fences shall be constructed of a minimum of 75% western red cedar or redwood;
  - c. Vine coverings should be used to soften the visual impact of wood fences along public properties (Creekside PUD, P.35);
  - d. On corner lots, street side fencing shall commence at the back corner of the house nearest to the street (excluding projections), leaving the side elevation and landscaping exposed to the side street;
  - e. Within the interior of residential developments, fence design, finish and materials shall be of a type that is complimentary to the architecture of the residences. Wood, masonry, and wrought iron are acceptable. No cyclone, concertina, or wire fencing shall be allowed;
  - f. All fences located in side or rear yard areas shall be a maximum height of 6' above lot grade; however, fence located between the front of a house and the street shall not exceed 3' in height; and
  - g. All fencing and walls shall conform to City standards for sight line requirements at intersections and driveways.
  
10. Design Enhancements on Visible Elevations: Enhanced side and rear elevations shall be required whenever either of those elevations face a public street, school, park, canal, or other public space. This includes the street side elevation on all corner lots in the subdivision. There are fourteen (14) corner lots that will require enhanced street side elevations (Lots 1, 4, 21, 22, 38, 40, 55, 56, 70, 72, 86, 99, 87, 88). Enhanced elevations shall include, at a minimum, "pop-outs" around windows and doors consisting of stucco over foam trim, finished with a texture that is different from the

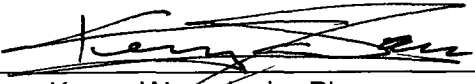
texture of the house, or other appropriate door and window trim features; and a four foot return of materials on the side or rear elevations, as appropriate. On enhanced side and rear elevations, window treatments, roof lines, and materials shall match front facade in appearance and quality. All enhanced elevation treatments shall be shown on the plans submitted for building permit.

11. Driveways - Driveways shall have a pattern of score lines to minimize the expanse of concrete. "Hollywood style" driveways are encouraged with a minimum 2 foot 6 inch planter strip between the two driveways. A maximum of 40% of front yard setback area may be paved, per City Zoning Code; and this calculation (including front yard setback area, driveway area within the setback, and the percent covered by paving) shall be shown on all plot plans.

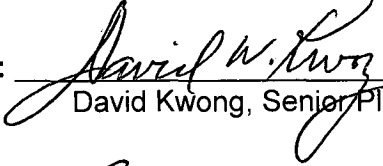
Therefore, when **Plan 4** is sold with the separate third-car garage or workshop with driveway, landscape strips between the tire paths is needed.

12. Garage: Each house plan shall provide at least one garage space with minimum *inside* dimensions of 10 feet wide by 20 feet long, as required by the City Zoning Code.

PREPARED BY:

  
Kenny Wan, Junior Planner

APPROVED BY:

  
David Kwong, Senior Planner

APPROVED ON:

6-28-02  
Date

Attachments:

- Exhibit 1: Creekside Natomas Location Map
- Exhibit 2: Site Plan
- Exhibit 3: Setback Exhibits (Typical Interior Lot)
- Exhibit 4: Landscaping Plan - Typical Interior and Corner Lots
- Exhibit 5: Plan 1 (a)(b) Elevations; and (c) Floor Plan
- Exhibit 6: Plan 2 (a)(b) Elevations; and (c) Floor Plans
- Exhibit 7: Plan 3 (a)(b) Elevations; and (c) Floor Plans
- Exhibit 8: Plan 4 (a)(b) Elevations; and (c) Floor Plans
- Exhibit 9: Comments from Natomas Community Association
- Exhibit 10: Approval letter from Lewis Operating Corp.
- Exhibit 11: Letter of Agreement

File:

Original

cc:

Applicant  
Development Services - Building Division (2)  
PUD Binder

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# CREEKSIDE NATOMAS

## VILLAGE 2

City of Sacramento, California

NORTH  
PLATTE WAY

KOKOMO  
DRIVE

DRIVE

WINKAC  
DRIVE

DRIVE

BROADWATER  
DRIVE

MAHASKA WAY

QUINTER WAY

HOLDREGE WAY



Exhibit 2: Site Plan



**WOOD RODGERS INC.**

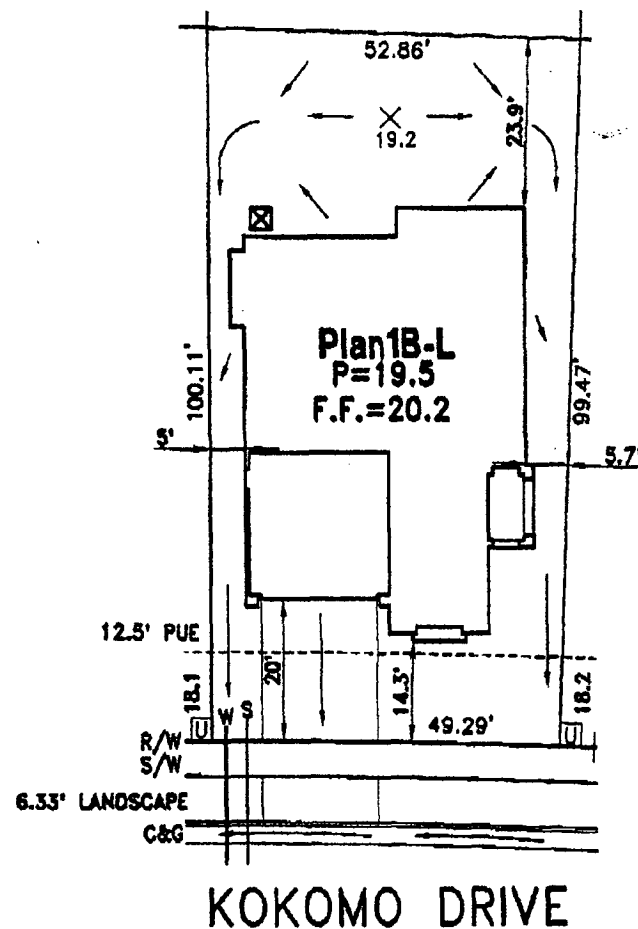
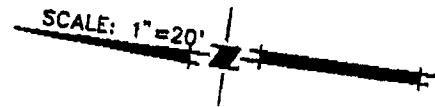
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3301 O STREET, BLDG. 100-B SACRAMENTO, CALIF. 95816  
PHONE: (916) 341-7760 FAX: (916) 341-7767

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THIS PLOT PLAN IS NOT FOR SALES PURPOSES. THIS PLOT PLAN IS FOR THE PURPOSES OF INDICATING COMPLIANCE WITH ZONING SET BACKS, GENERAL DRAINAGE DIRECTION, AND APPROXIMATE UTILITY CONNECTION. ALL OTHER DATA SHOWN HEREON IS CONCEPTUAL. THIS PLOT PLAN DOES NOT REFLECT AS-BUILT CONDITION, RETAINING WALLS ARE OPTIONAL AND MAY OR MAY NOT BE CONSTRUCTED.

Exhibit 3: Setback Exhibits  
(Plan 1)



P02-043  
REC'D APR 4, 2002

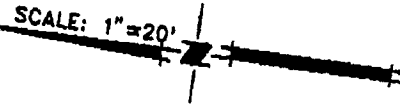
<b>PLOT PLAN</b>			
<b>LOT 89</b>			
CREEKSIDE VILLAGE 2			
FOR			
D.R. HORTON			
CITY OF SACRAMENTO		CALIFORNIA	
<b>WOOD RODGERS INC.</b>			
<small>ENGINEERING PLANNING MAPPING SURVEYING 8801 G STREET, BLDG. 100-B, SACRAMENTO, CA 95816 PHONE: (916) 841-9968 FAX: (916) 841-9967</small>			
DATE:	DRAWN:	CHECKED:	PROJECT NO.:
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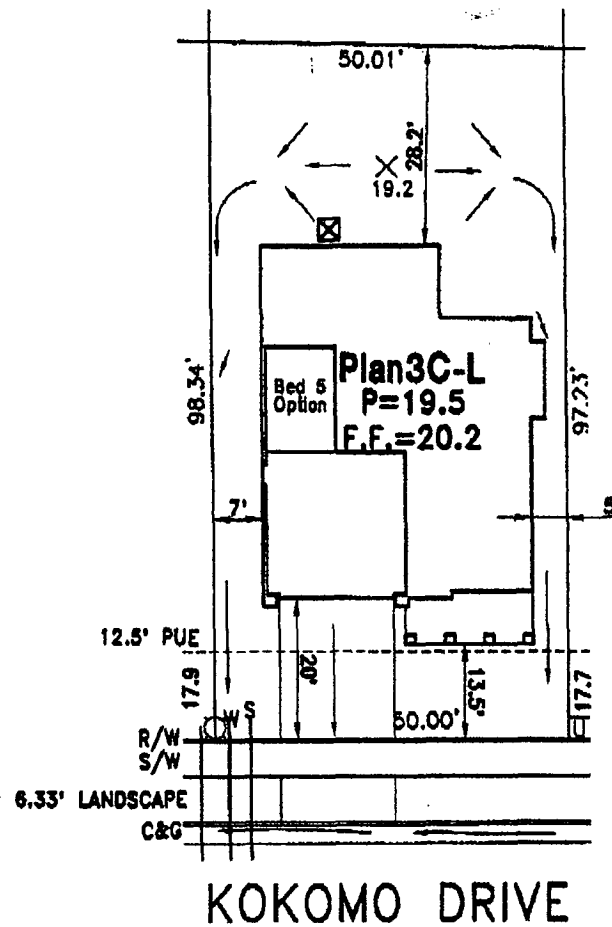


THIS PLOT PLAN IS NOT FOR SALES PURPOSES. THIS PLOT PLAN IS FOR THE PURPOSES OF INDICATING COMPLIANCE WITH ZONING SET BACKS, GENERAL DRAINAGE DIRECTION, AND APPROXIMATE UTILITY CONNECTION. ALL OTHER DATA SHOWN HEREON IS CONCEPTUAL. THIS PLOT PLAN DOES NOT REFLECT AS-BUILT CONDITION, RETAINING WALLS ARE OPTIONAL AND MAY OR MAY NOT BE CONSTRUCTED.

Exhibit 3: Setback Exhibits  
(Plan 3)



**P02-043**  
**REC'D APR 4, 2002**



○ -STREET LIGHT

**PLOT PLAN**  
**LOT 91**  
**CREEKSIDE VILLAGE 2**  
FOR  
**D.R. HORTON**  
CITY OF SACRAMENTO CALIFORNIA

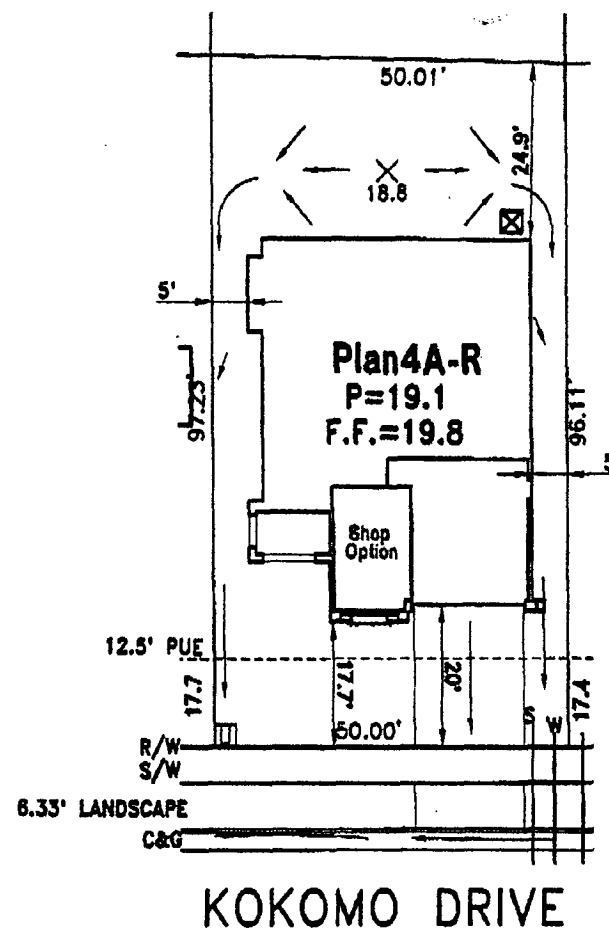
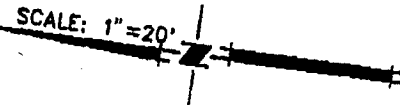
**WOOD RODGERS INC.**  
ENGINEERING PLANNING MAPPING SURVEYING  
8801 D STREET, BLDG. 100-B, SACRAMENTO, CA 95816  
PHONE: (916) 841-9966 FAX: (916) 841-7767

DATE	DRAWN	CHECKED	PROJECT NO.
MAR.2002	HMB	SPS	1035.013

File: J:\JOBS\CREEKSIDE\DWG\CIVIL\VILLAGE2\LOTPLANS\LOT-091.DWG Last edited: 04/03/02 @ 08:17 by: satrcklond

THIS PLOT PLAN IS NOT FOR SALES PURPOSES. THIS PLOT PLAN IS FOR THE PURPOSES OF INDICATING COMPLIANCE WITH ZONING SET BACKS, GENERAL DRAINAGE DIRECTION, AND APPROXIMATE UTILITY CONNECTION. ALL OTHER DATA SHOWN HEREON IS CONCEPTUAL. THIS PLOT PLAN DOES NOT REFLECT AS-BUILT CONDITION, RETAINING WALLS ARE OPTIONAL AND MAY OR MAY NOT BE CONSTRUCTED.

Exhibit 3: Setback Exhibits  
(Plan 4)



P02-043  
REC'D APR 4, 2002

<b>PLOT PLAN</b>			
<b>LOT 92</b>			
CREEKSIDE VILLAGE 2			
FOR			
D.R. HORTON			
CITY OF SACRAMENTO		CALIFORNIA	
<b>WOOD RODGERS INC.</b>			
<small>ENGINEERING PLANNING MAPPING SURVEYING 2501 D STREET, PLD. 100-9, SACRAMENTO, CA 95818 PHONE: (916) 841-7785 FAX: (916) 841-7787</small>			
DATE:	DRAWN:	CHECKED:	PROJECT NO:
MAR. 2002	HMB	SPS	1035.013

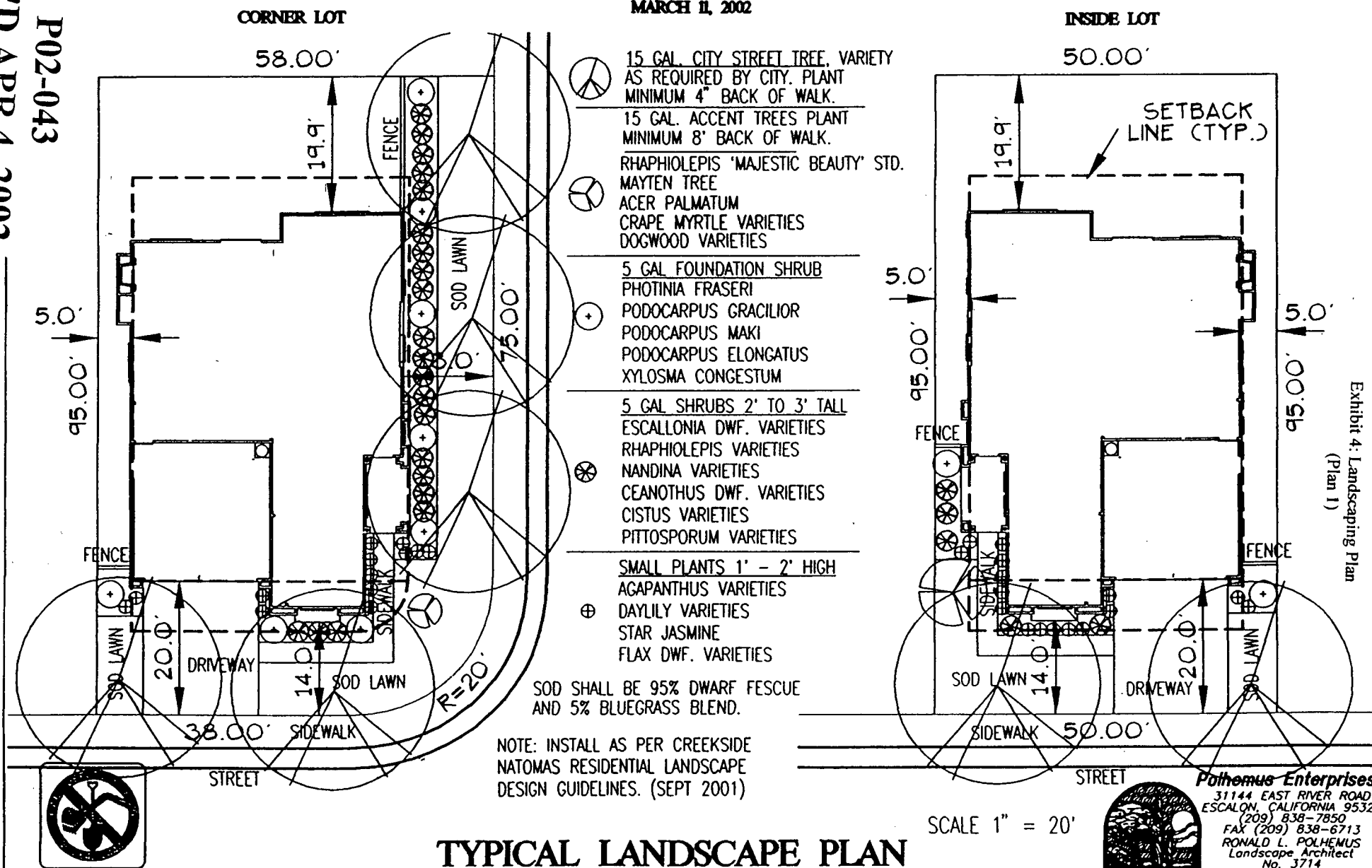
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REC'D APR 4, 2002

P02-043

# VILLAGE 2 - PLAN 1 CREEKSIDE CITY OF SACRAMENTO, CALIFORNIA

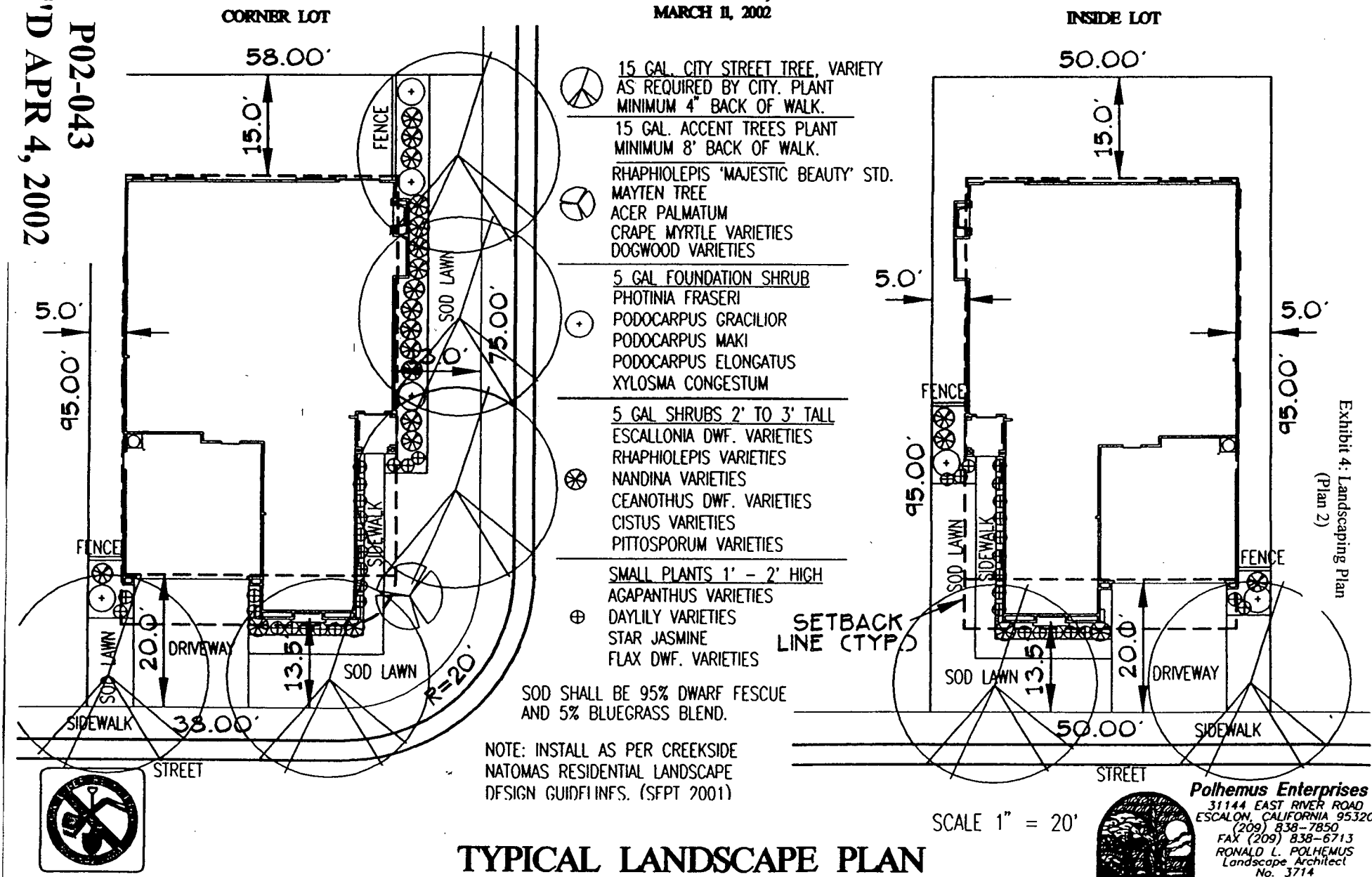
MARCH 11, 2002



TYPICAL LANDSCAPE PLAN

REC'D APR 4, 2002  
P02-043

VILLAGE 2 - PLAN 2  
**CREEKSIDE**  
CITY OF SACRAMENTO, CALIFORNIA  
MARCH 11, 2002



- ⊙ 15 GAL. CITY STREET TREE, VARIETY AS REQUIRED BY CITY. PLANT MINIMUM 4" BACK OF WALK.
- ⊙ 15 GAL. ACCENT TREES PLANT MINIMUM 8" BACK OF WALK.
- ⊙ RHAPHIOLEPIS 'MAJESTIC BEAUTY' STD. MAYTEN TREE
- ⊙ ACER PALMATUM
- ⊙ CRAPE MYRTLE VARIETIES
- ⊙ DOGWOOD VARIETIES
- ⊙ 5 GAL FOUNDATION SHRUB
- ⊙ PHOTINIA FRASERI
- ⊙ PODOCARPUS GRACILIOR
- ⊙ PODOCARPUS MAKI
- ⊙ PODOCARPUS ELONGATUS
- ⊙ XYLOSMA CONGESTUM
- ⊙ 5 GAL SHRUBS 2' TO 3' TALL
- ⊙ ESCALLONIA DWF. VARIETIES
- ⊙ RHAPHIOLEPIS VARIETIES
- ⊙ NANDINA VARIETIES
- ⊙ CEANOTHUS DWF. VARIETIES
- ⊙ CISTUS VARIETIES
- ⊙ PITTOSPORUM VARIETIES
- ⊙ SMALL PLANTS 1' - 2' HIGH
- ⊙ AGAPANTHUS VARIETIES
- ⊙ DAYLILY VARIETIES
- ⊙ STAR JASMINE
- ⊙ FLAX DWF. VARIETIES

SOD SHALL BE 95% DWARF FESCUE AND 5% BLUEGRASS BLEND.

NOTE: INSTALL AS PER CREEKSIDE NATOMAS RESIDENTIAL LANDSCAPE DESIGN GUIDELINES. (SFPT 2001)

**TYPICAL LANDSCAPE PLAN**

SCALE 1" = 20'



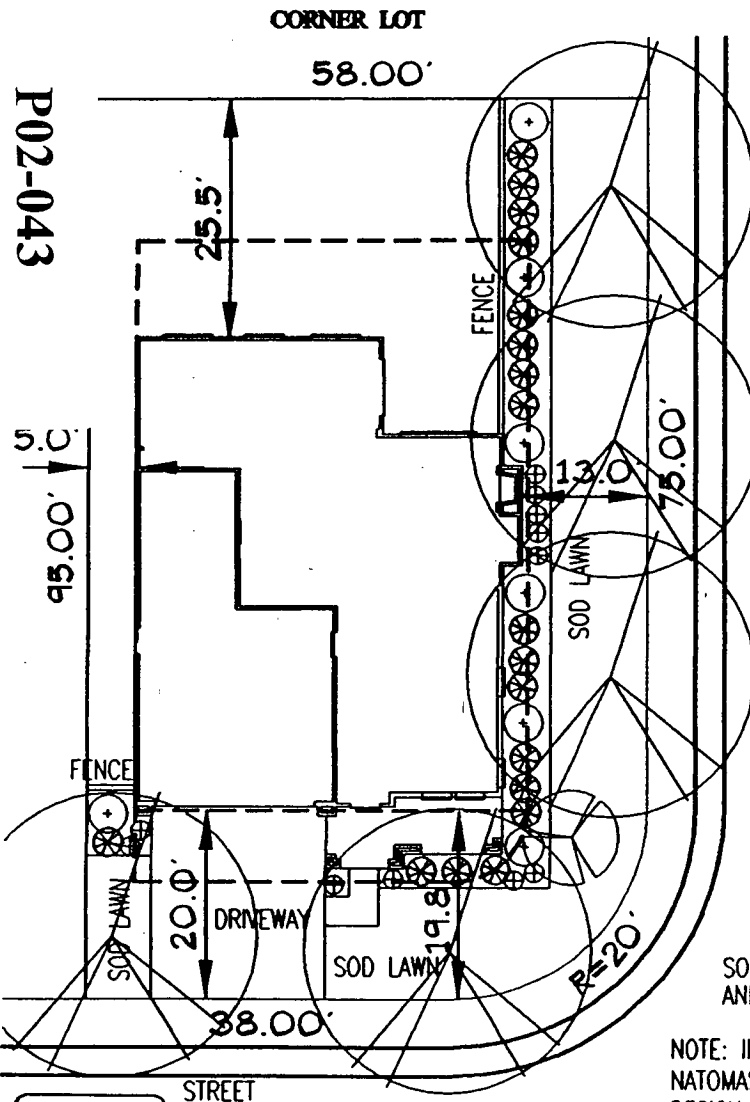
**Polhemus Enterprises**  
31144 EAST RIVER ROAD  
ESCALON, CALIFORNIA 95320  
(209) 838-7850  
FAX (209) 838-6713  
RONALD L. POLHEMUS  
Landscape Architect  
No. 3714

Exhibit 4: Landscaping Plan  
(Plan 2)

RECEIVED APR 4, 2002

P02-043

VILLAG 2 - PLAN 3  
**CREEKSIDE**  
 CITY OF SACRAMENTO, CALIFORNIA  
 MARCH 11, 2002

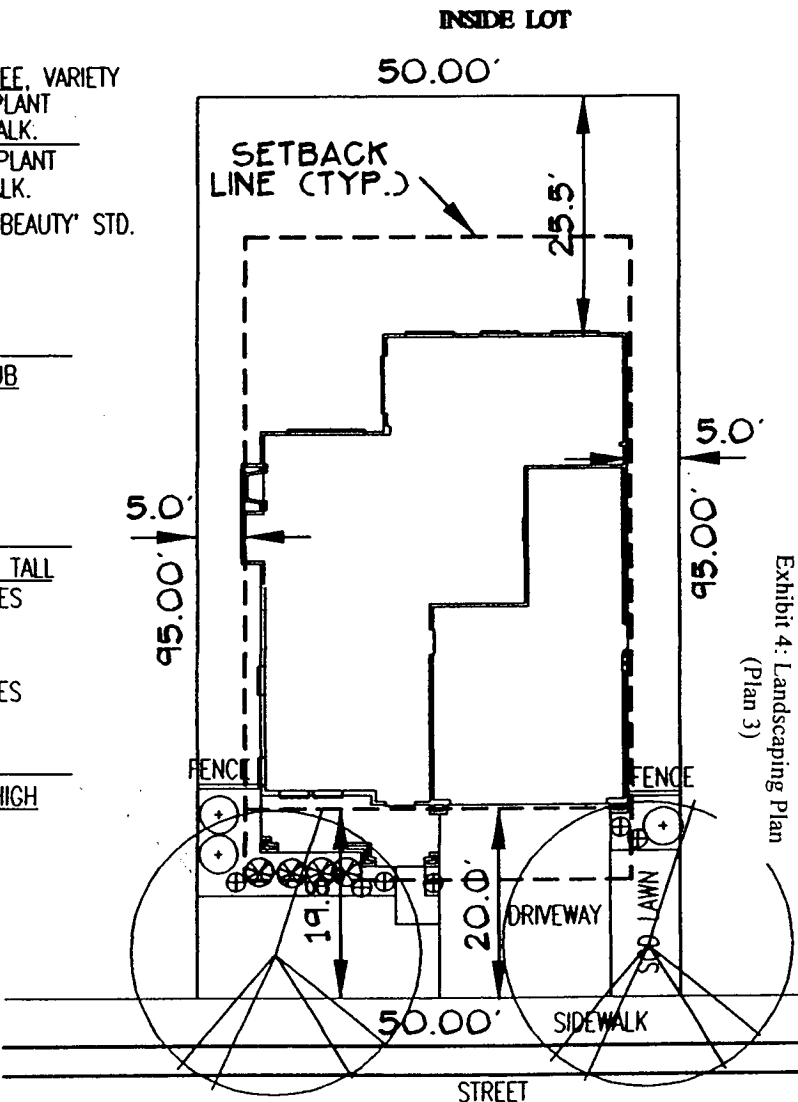


- ⊗ 15 GAL. CITY STREET TREE, VARIETY AS REQUIRED BY CITY. PLANT MINIMUM 4" BACK OF WALK.
- ⊗ 15 GAL. ACCENT TREES PLANT MINIMUM 8' BACK OF WALK.
- ⊗ RHAPHIOLEPIS 'MAJESTIC BEAUTY' STD. MAYTEN TREE
- ⊗ ACER PALMATUM
- ⊗ CRAPE MYRTLE VARIETIES
- ⊗ DOGWOOD VARIETIES
- ⊕ 5 GAL FOUNDATION SHRUB
- ⊕ PHOTINIA FRASERI
- ⊕ PODOCARPUS GRACILIOR
- ⊕ PODOCARPUS MAKI
- ⊕ PODOCARPUS ELONGATUS
- ⊕ XYLOSMA CONGESTUM
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- ⊗ ESCALLONIA DWF. VARIETIES
- ⊗ RHAPHIOLEPIS VARIETIES
- ⊗ NANDINA VARIETIES
- ⊗ CEANOTHUS DWF. VARIETIES
- ⊗ CISTUS VARIETIES
- ⊗ PITTOSPORUM VARIETIES
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- ⊕ DAYLILY VARIETIES
- ⊕ STAR JASMINE
- ⊕ FLAX DWF. VARIETIES

SOD SHALL BE 95% DWARF FESCUE AND 5% BLUEGRASS BLEND.

NOTE: INSTALL AS PER CREEKSIDE NATOMAS RESIDENTIAL LANDSCAPE DESIGN GUIDELINES. (SEPT 2001)

**TYPICAL LANDSCAPE PLAN**



SCALE 1" = 20'



**Polhemus Enterprises**  
 31144 EAST RIVER ROAD  
 ESCALON, CALIFORNIA 95320  
 (209) 838-7850  
 FAX (209) 838-6713  
 RONALD L. POLHEMUS  
 Landscape Architect  
 No. 3714

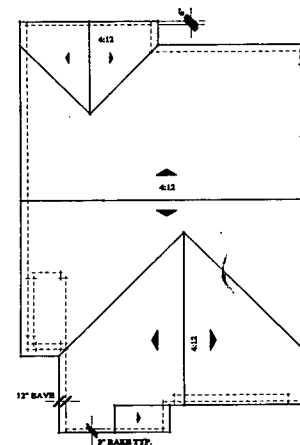
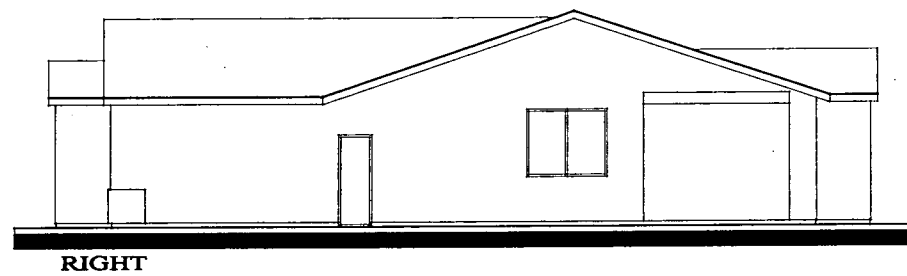
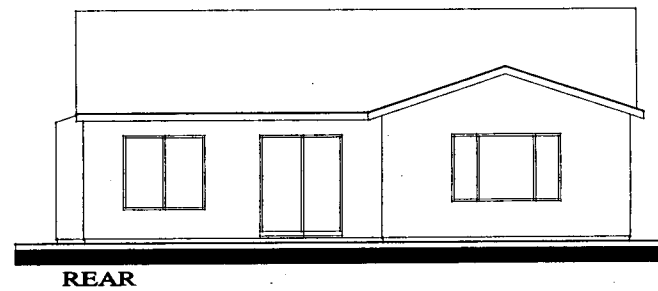
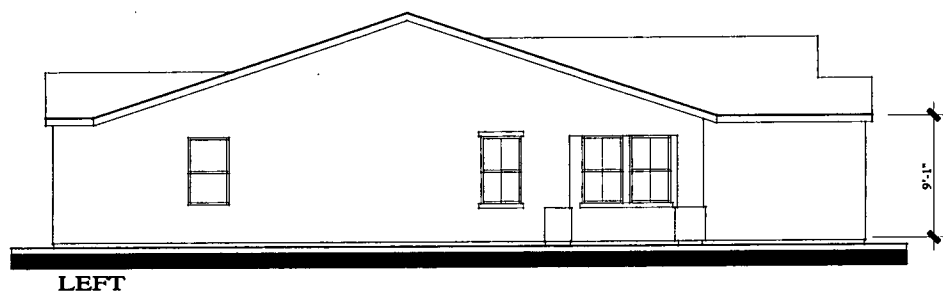
Exhibit 4: Landscaping Plan  
 (Plan 3)





Exhibit 5: Plan 1 (b)  
Elevations

**P02-043**  
**Revised June 3, 2002**



PLAN 1  
SPANISH COLONIAL  
ELEVATIONS

■ THE MEADOWS AT CREEKSIDE ■

D.R. HORTON

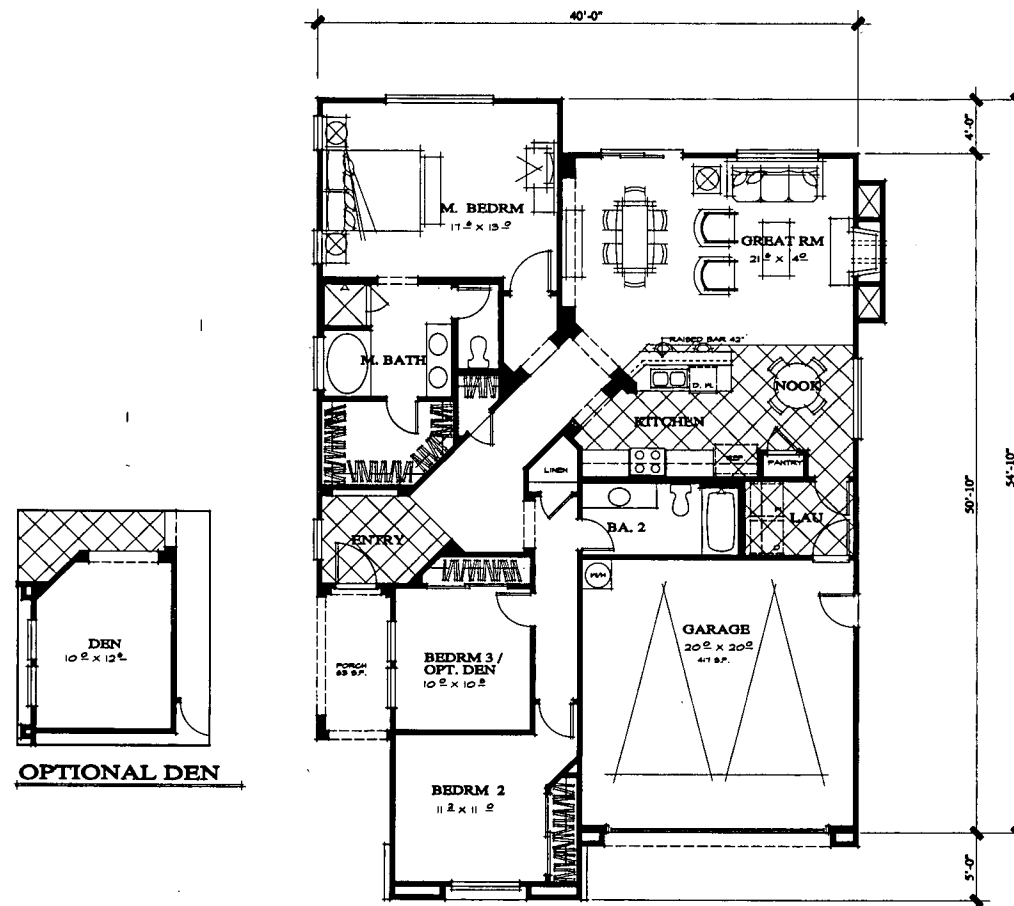
BASSENIAN  
LACONI  
Architects and Land Planning  
2015 Grandview St. Suite 100  
Berkeley, CA 94704-1704  
Telephone: 925-864-1800

02-04-02

257-01242

Exhibit 5: Plan 1 (c)  
Floor Plan

**P02-043**  
**Revised June 3, 2002**



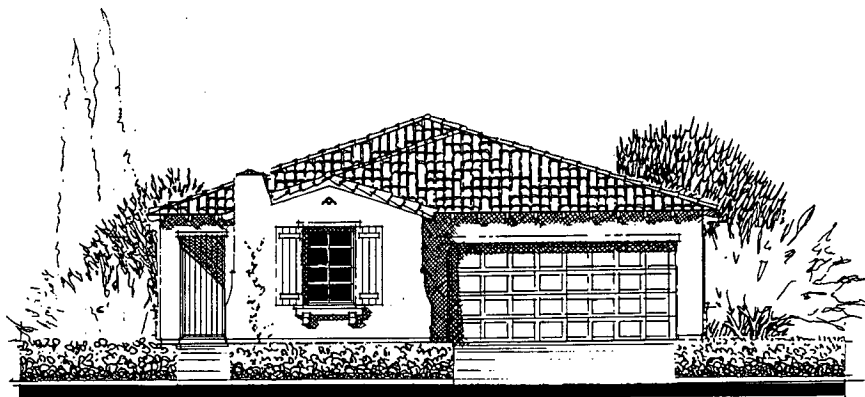
PLAN 1 • 1645 SQ. FT.  
■ THE MEADOWS AT CREEKSIDE ■  
D.R. HORTON

BASSENAN  
ARCHITECTS  
LACONI  
Architectural and Land Planning  
2001 Oakland Dr., Suite 200  
Beverly Hills, CA 90210-4700  
Telephone 310-488-9100

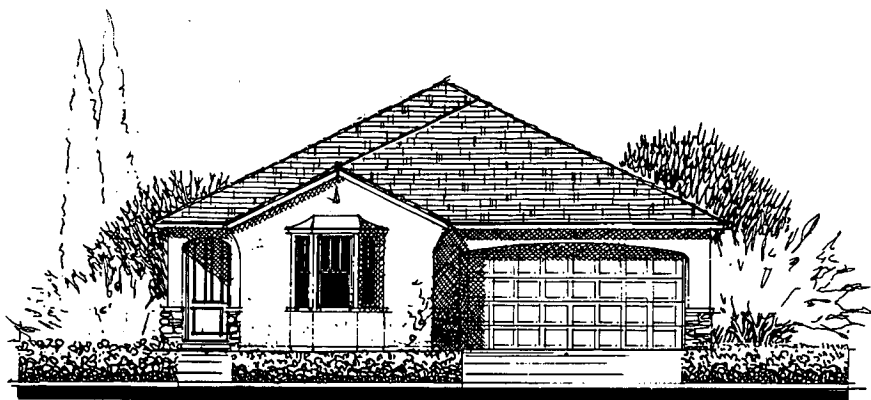
06-04-02

Exhibit 6: Plan 2 (a)  
Elevations

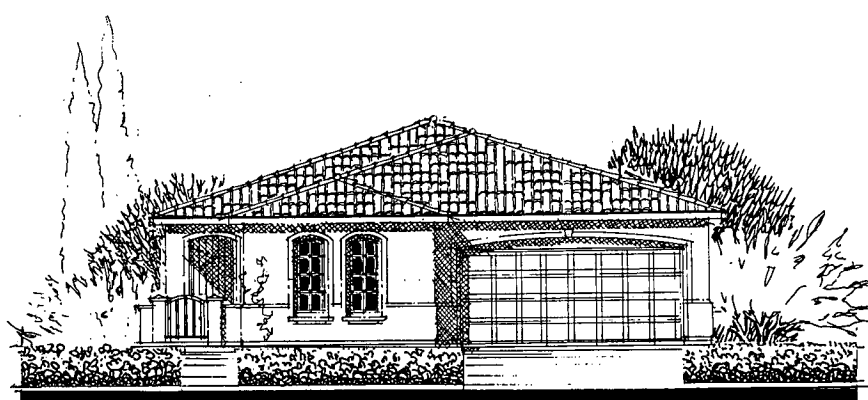
P02-043  
Revised June 3, 2002



PLAN 2  
SPANISH COLONIAL

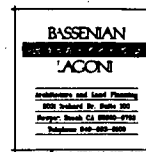


PLAN 2  
FRENCH COUNTRY



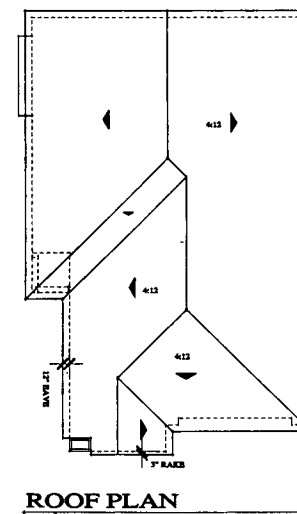
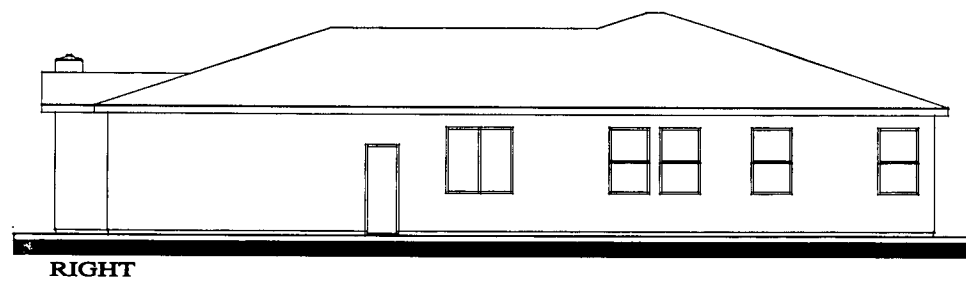
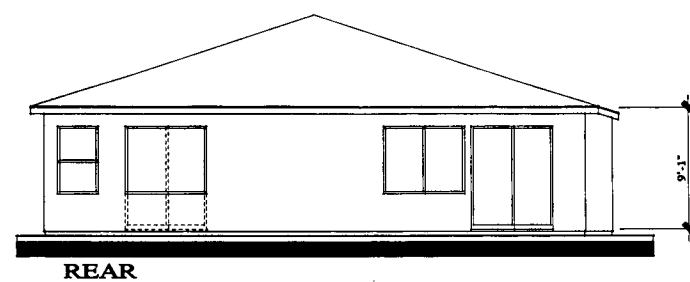
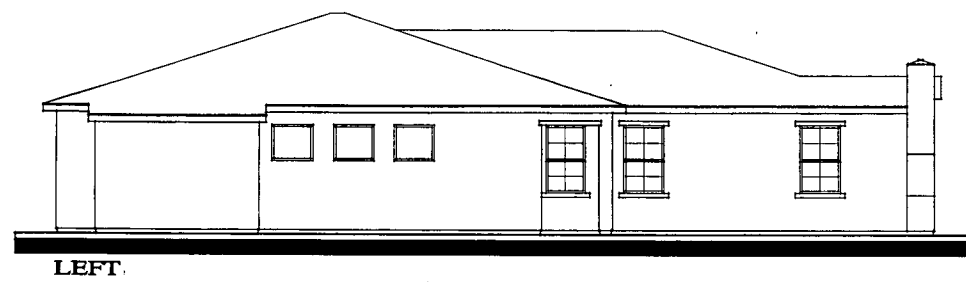
PLAN 2  
ITALIANATE

PLAN 2  
ELEVATIONS  
■ THE MEADOWS AT CREEKSIDE ■  
CITY OF SACRAMENTO  
DR. HORTON



P02-043  
Revised June 3, 2002

Exhibit 6: Plan 2 (b)  
Elevations



PLAN 2  
SPANISH COLONIAL  
ELEVATIONS

■ THE MEADOWS AT CREEKSIDE ■

DR. HORTON

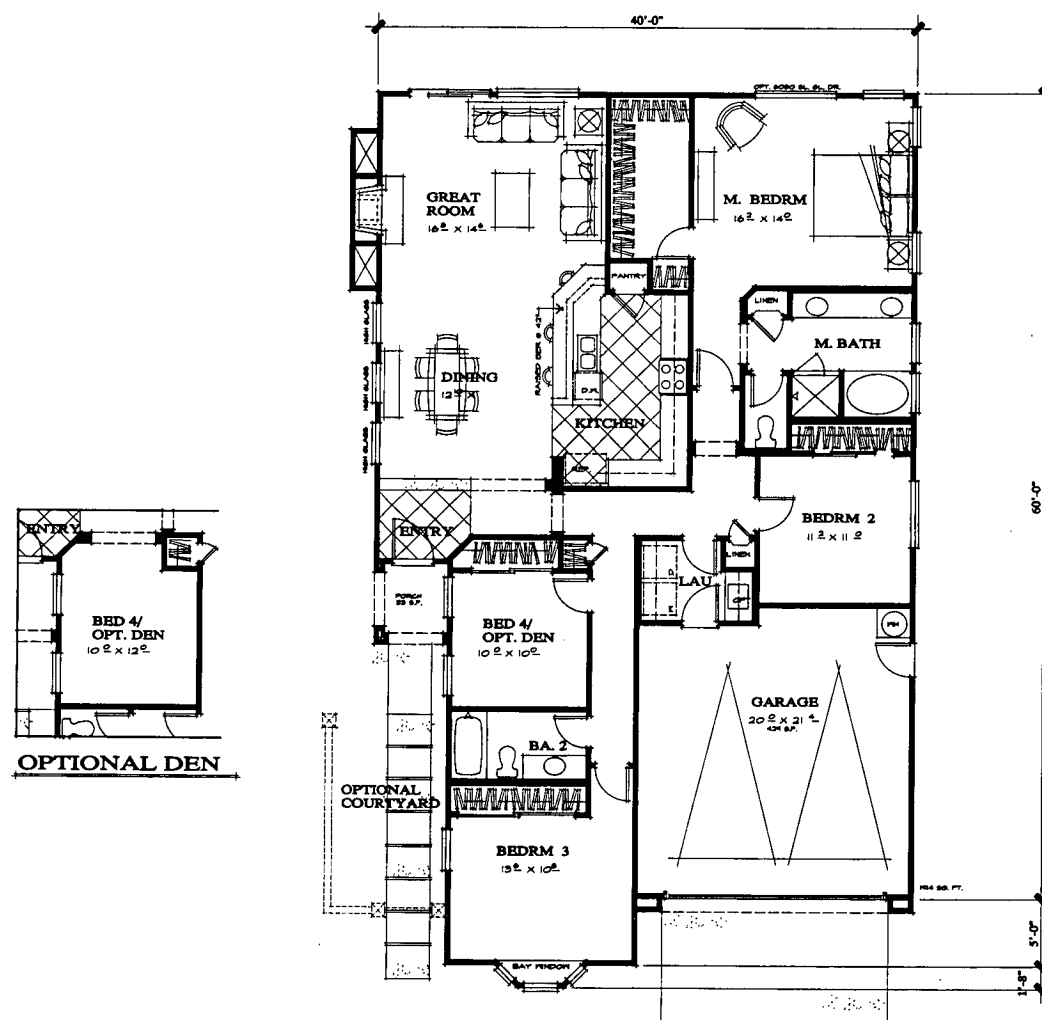
BASSENIAN  
ARCHITECTS  
LAONI  
Architects and Land Planning  
200 Orchard St., Suite 101  
Beverly Hills, CA 90210-4192  
Telephone: 800-880-9900

02-04-02

257-01242

P02-043  
Revised June 3, 2002

Exhibit 6: Plan 2 (c)  
Floor Plan



PLAN 2 • 1,914 SQ. FT.  
■ THE MEADOWS AT CREEKSIDE ■  
D.P. HORTON

BASSENIAN  
Architects  
LACONI  
Architecture and Land Planning  
8201 Cleveland Dr. Suite 300  
Newport Beach, CA 92660-4700  
Telephone 949-552-0100

06-04-02

BASSMAN  
 LACON  
 ARCHITECTS AND ENGINEERS  
 1000 S. STREET  
 SACRAMENTO, CALIFORNIA 95811  
 TEL: 916.441.1111  
 FAX: 916.441.1112

■ THE MEADOWS AT CREEKSIDE ■  
 ELEVATIONS  
 PLAN 3  
 CITY OF SACRAMENTO  
 DR. HORTON

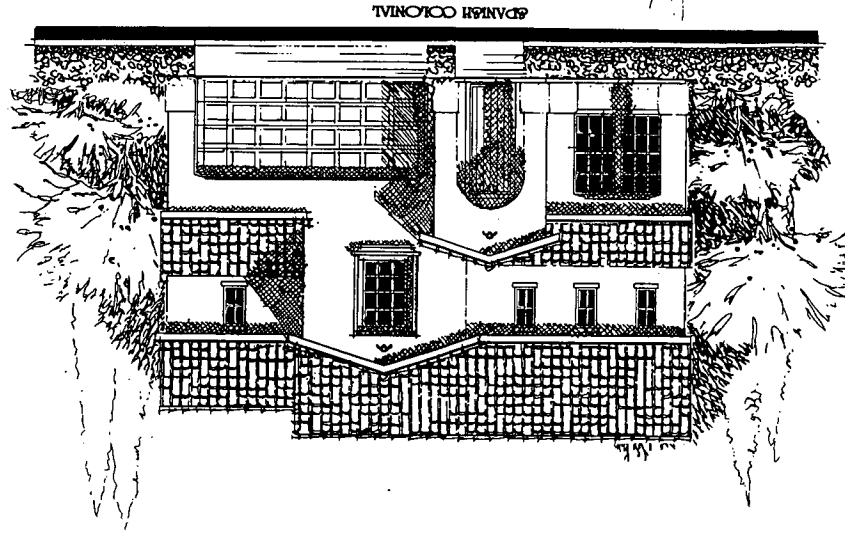
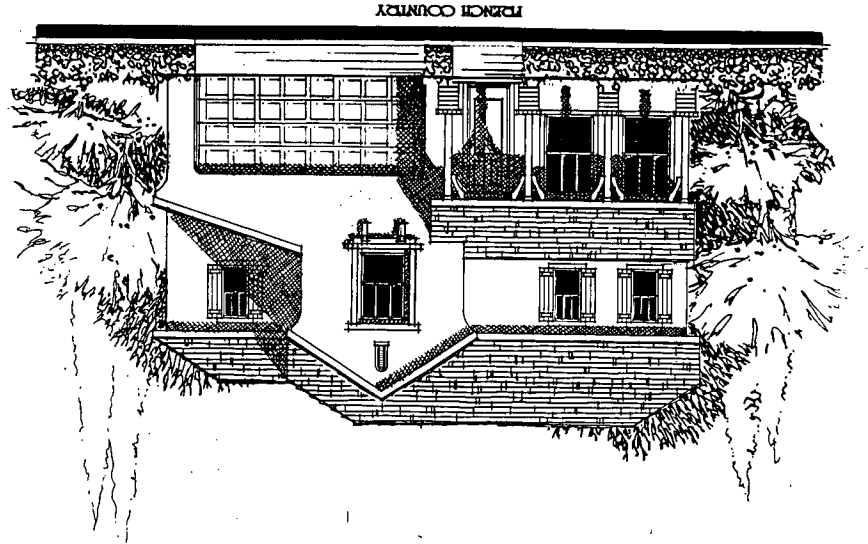
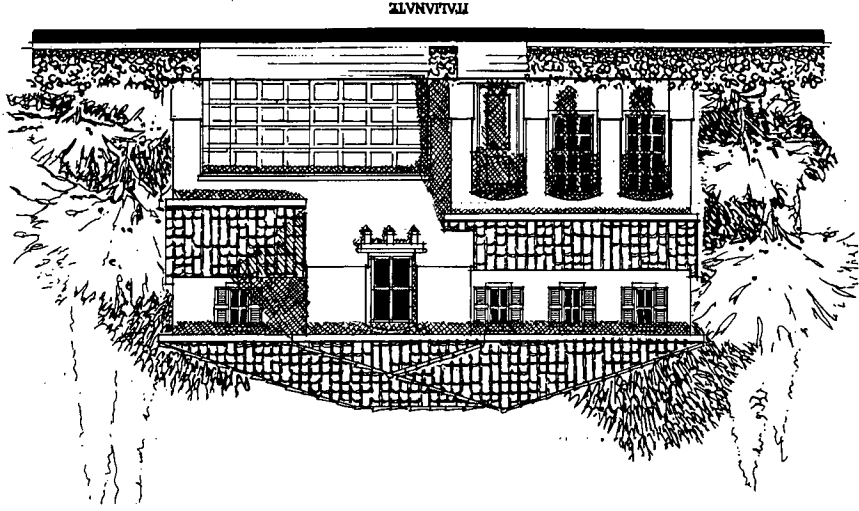
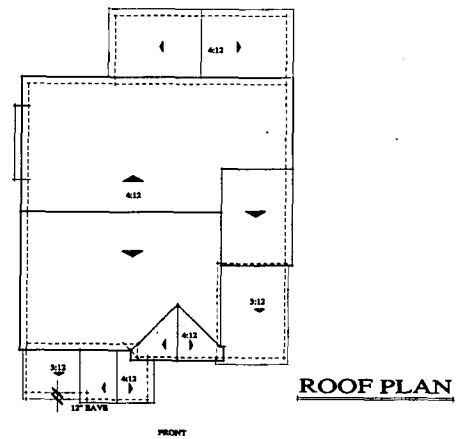
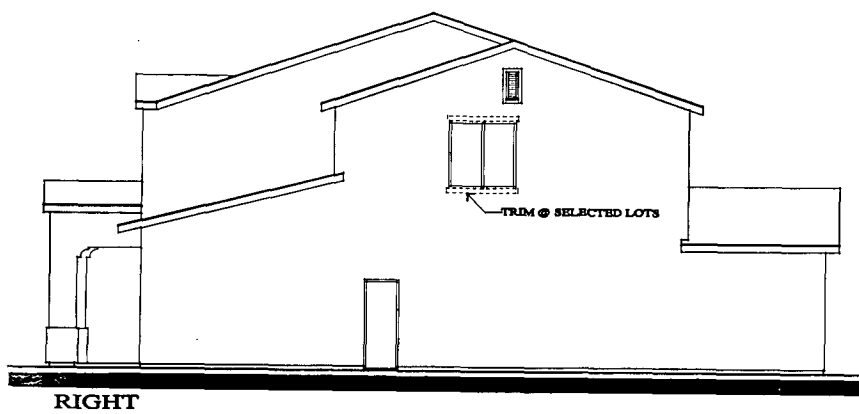
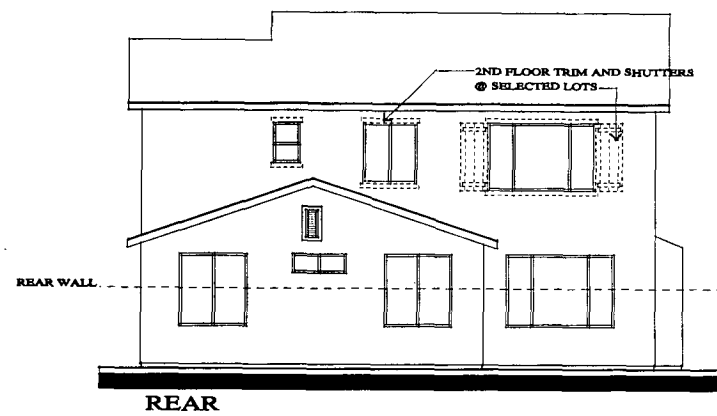
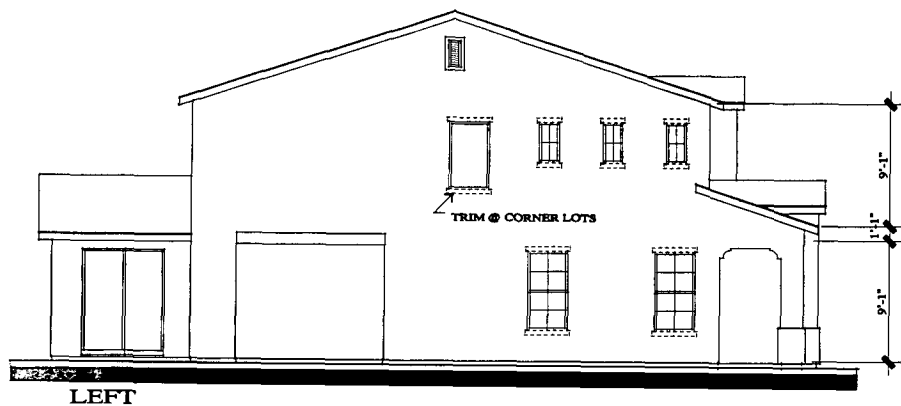


Exhibit 7: Plan 3 (a)  
 Elevations

P02-043  
 Revised June 3, 2002

Exhibit 7: Plan 3 (b)  
Elevations

P02-043  
Revised June 3, 2002

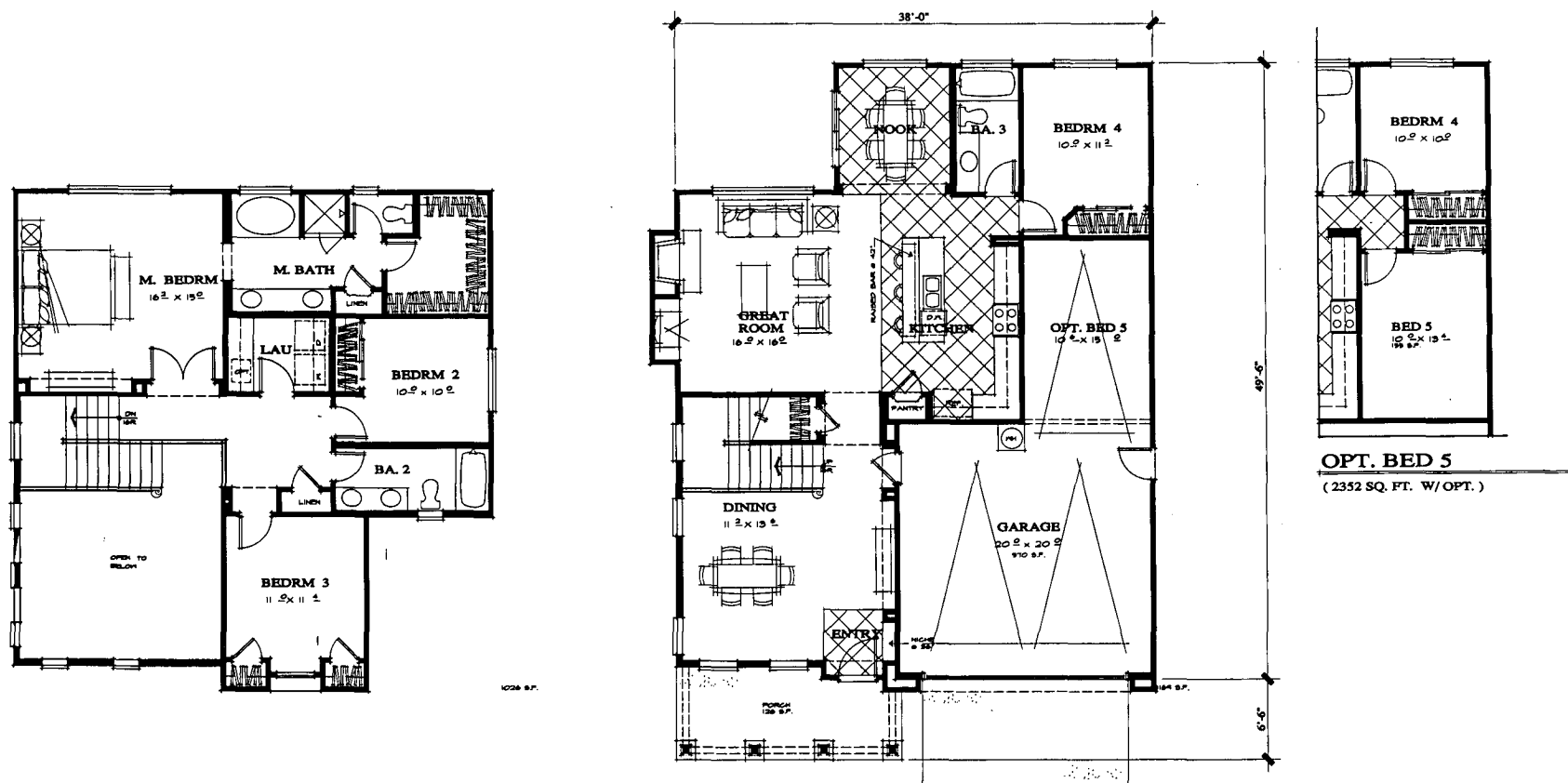


PLAN 3  
SPANISH COLONIAL  
ELEVATIONS &  
■ THE MEADOWS AT CREEKSIDE ■  
D.R. HORTON

BASSENIAN  
ARCHITECTS &  
LACONI  
Architects and Land Planning  
208 Orchard Dr. Suite 100  
Beverly Hills, CA 90210-4712  
Telephone: 310-950-9100  
02-04-02  
257-01242

Exhibit 7: Plan 3 (c)  
Floor Plan

P02-043  
Revised June 3, 2002



PLAN 3 • 2,195 SQ. FT.  
■ THE MEADOWS AT CREEKSIDE ■  
D.R. HORTON

BASSENIAN  
Architects  
LACONI  
Architects and Land Planning  
2025 Oakland St., Suite 202  
Berkeley, CA 94704-2102  
Telephone 949-853-4300

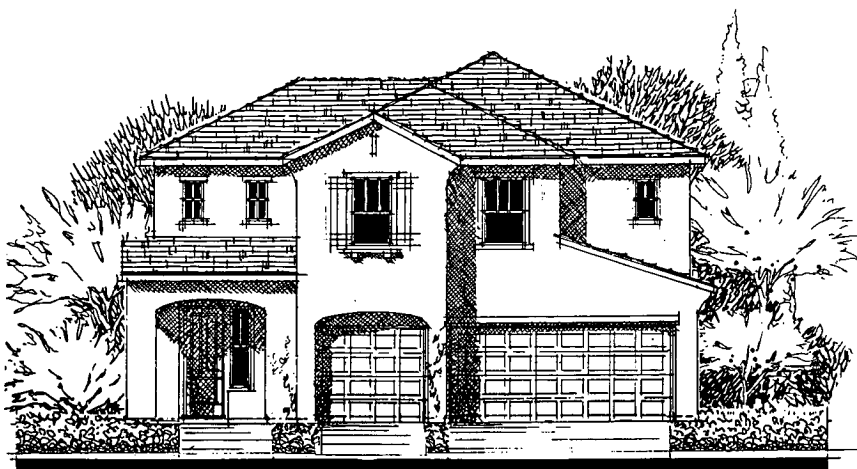
05-04-02

Exhibit 8: Plan 4 (a)  
Elevations

P02-043  
Revised June 3, 2002



SPANISH COLONIAL W / OPT. WORKSHOP



FRENCH COUNTRY



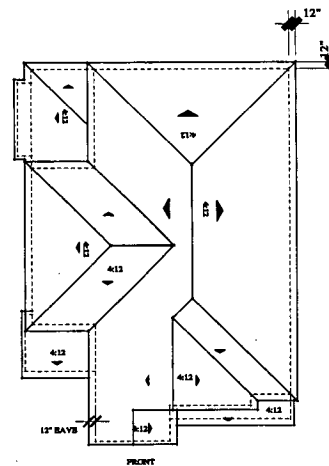
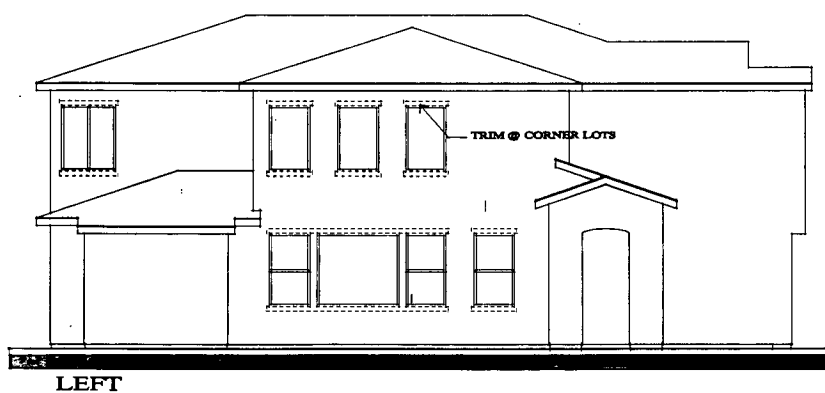
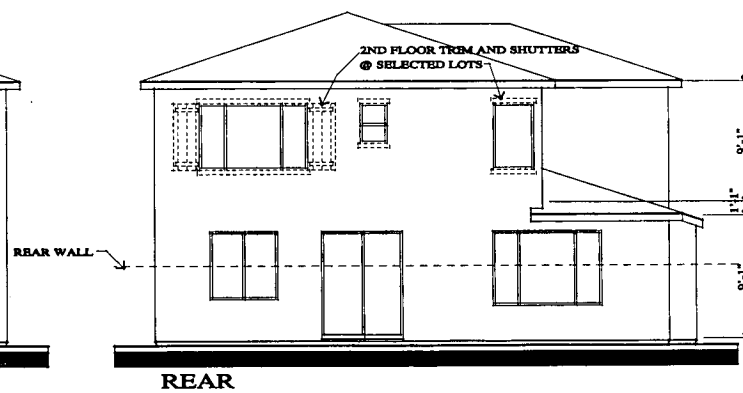
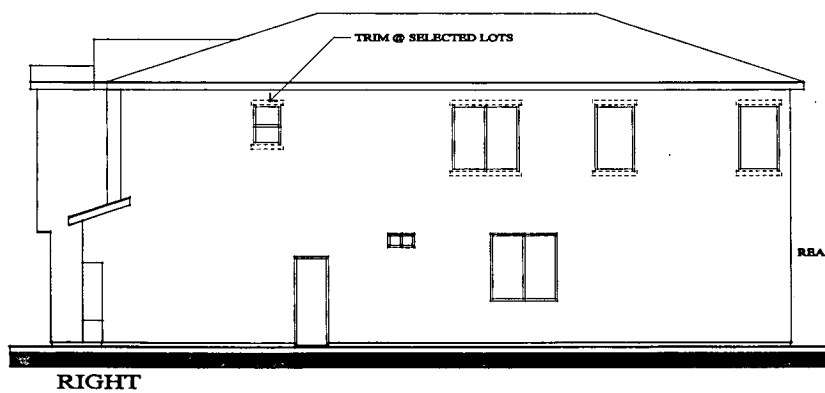
ITALIANATE W / OPT. WORKSHOP

PLAN 4  
ELEVATIONS  
■ THE MEADOWS AT CREEKSIDE ■  
CITY OF SACRAMENTO  
D.R. HORTON

BASSENIAN  
LACONI  
Architectural and Land Planning  
2005 Colwood Dr. Suite 200  
Sacramento, CA 95825-4700  
Telephone 916-952-9200

P02-043  
Revised June 3, 2002

Exhibit 8: Plan 4 (b)  
Elevations



PLAN 4  
SPANISH COLONIAL  
ELEVATIONS  
■ THE MEADOWS AT CREEKSIDE ■  
D. R. HORTON

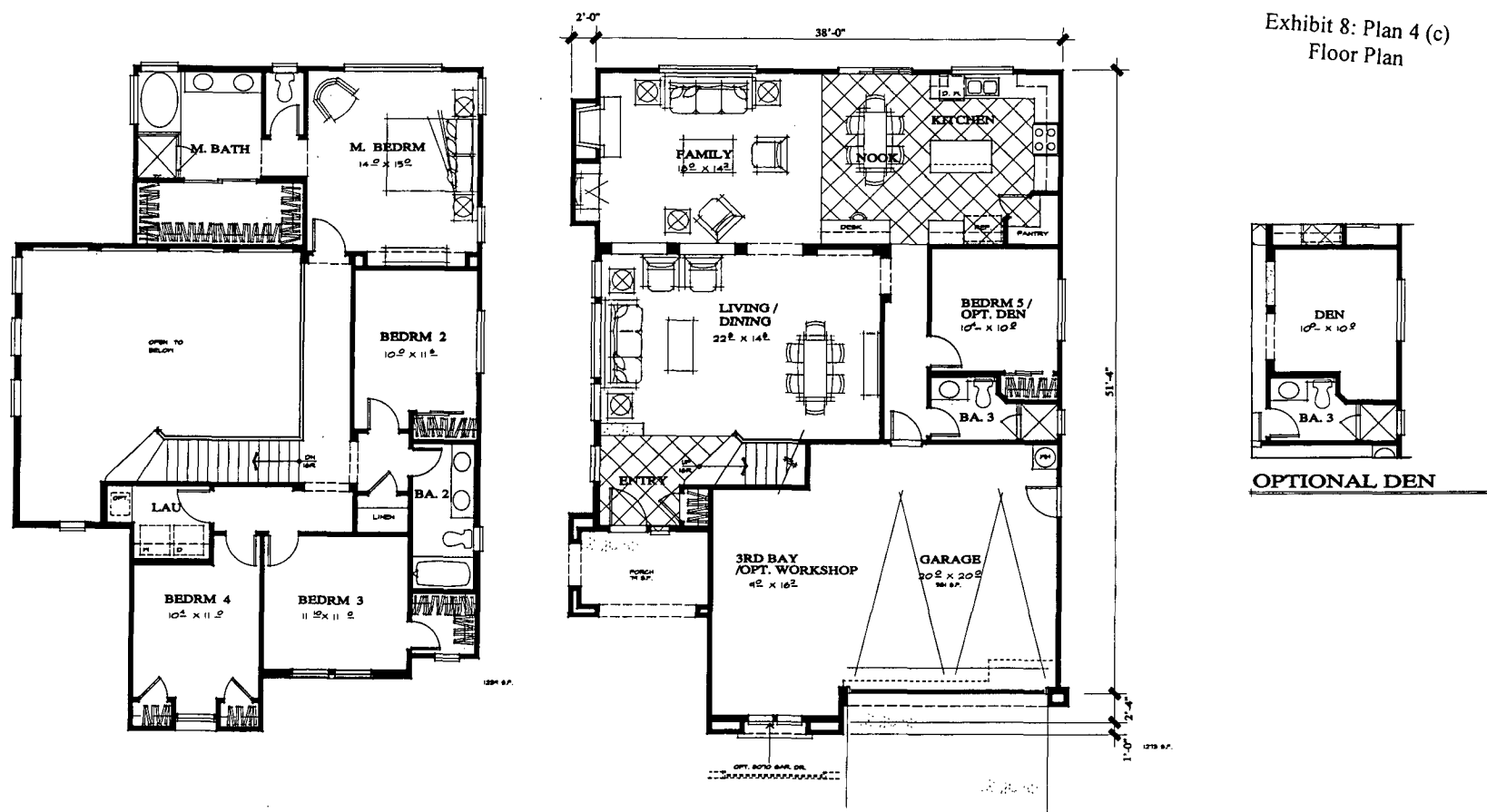
BASSENIAN  
LACONI  
Architects and Land Planners  
2729 Orchard Dr. Suite 100  
Bryant, South Carolina 29519-0763  
Telephone 843-883-8000

02-04-02

257-01242

P02-043  
Revised June 3, 2002

Exhibit 8: Plan 4 (c)  
Floor Plan



PLAN 4 • 2,512 SQ. FT.  
■ THE MEADOWS AT CREEKSIDE ■  
D.R. HORTON

BASSENIAN  
LACONI  
Architects and Land Planning  
3020 Oakland Dr. Suite 302  
Fremont, CA 94538-9720  
Telephone 415-872-0128

06-04-02

**From:** "lege" <nleger@winfirst.com>  
**To:** "David Hung" <DHung@cityofsacramento.org>  
**Date:** 6/27/02 7:55AM  
**Subject:** DR Horton house plan comments-nca

*Exhibit 9:  
Comment from NCA*

Creekside DR Horton House Plans

Description: 198 SF houses on 45x105 and 50x95 lots. 3 models, 1531-2240 sq. ft homes

Location: Creekside Villages 1 and 2, North of Town Center, West of Regional Park

Project Manager: David Hung

The nca planning group reviewed the Creekside house plans presented by Thom Urie on 6/25/02 and had the following comments:

- 1.. We appreciate DR Horton's presentation of their Creekside house plans to our group. Models should be open late summer with prices starting around \$235k for 1531sq. ft. model.
- 2.. We support Creekside's upgraded architectural guidelines that include better fencing with top and bottom rails, especially on corner lots. This upgraded fence feature will provide needed change in sameness of all fence designs used by most builders.
- 3.. We also support standard 2-15 gal trees per lot with 4 trees on corner lots. Suggest uniformly located to provide shade canopy for streets similar to Fab-40's, Land Park areas of city.
- 4.. We don't see much variation in 12 color schemes that closely resemble all other builders in north. Suggest giving buyers more choice over how they can use accent, base and trim colors to provide more variety.
- 5.. We suggest providing more options in garage door design and colors and siding options vs. all stucco.
- 6.. We support alternatives to sound walls that separate neighborhoods, impede pedestrian/bike access and increase "canyon look" to area. Alternatives should be encouraged-"eyebrows" as in Natomas Crossing and wider setbacks on busier streets as in Land Park.

FEB 28 2002

## Lewis Operating Corp.

9216 Kiefer Boulevard / Sacramento, California 95826  
Telephone: (916) 363-2617 x223 FAX: (916) 362-9472

Exhibit 10: Approval letter  
from Lewis Corp.

February 28, 2002

Ms. Arwen Wacht, Assistant Planner  
City of Sacramento Planning Division  
1231 "I" Street, Room 300  
Sacramento, CA 95814

RE: Creekside Natomas - Village 1 & 2 Architectural Approval

Dear Arwen:

On behalf of Lewis Investment Company, LLC, the owner of Village(s) 1 & 2 in Creekside Natomas, we have reviewed and approved of the following:

House Plans prepared by Bassenian Lagoni for The Meadows at Creekside dated, January 25, 2002 as follows:

Plan 1 - 1,645 SF - 3 elevations, including Spanish Colonial, French County & Italianate

Plan 2 - 1,914 SF - 3 elevations, including Spanish Colonial, French County & Italianate

Plan 3 - 2,197 SF - 3 elevations, including Spanish Colonial, French County & Italianate

Plan 4 - 2,493 SF - 3 elevations, including Spanish Colonial, French County & Italianate

\*The above referenced plans have certain additional "room options" that are included as part of the approved plans.

AND

House Plans prepared by Bloodgood Sharp Buster for Creekside, dated January 25, 2002 as follows:

Plan 1 - 1,539 SF - 3 elevations, including Spanish Colonial, Italian Country, & Craftsman

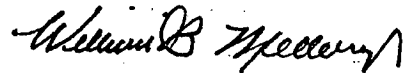
Plan 2 - 1,888 SF - 3 elevations, including Spanish Colonial, Italian Country, & Craftsman

Plan 3 - 2,236 SF - 3 elevations, including Spanish Colonial, Italian Country, & Craftsman

\*The above referenced plans have certain additional "room options" that are included as part of the approved plans.

If you have any questions, please contact me. We appreciate your consideration.

Sincerely,



William B. Mellerup  
Vice President Community Development

cc: John W. Zellhoefer, DR Horton  
Thom Urie, DR Horton

P02-043  
REC'D APR 4, 2002

PLANNING DIRECTOR'S SPECIAL PERMIT  
FOR SINGLE FAMILY RESIDENTIAL IN A PUD  
LETTER OF AGREEMENT

---

P02 - 043: CREEKSIDE VILLAGE 2 (The Meadows)

**PROJECT NAME/FILE #:** Creekside Village 2 (The Meadows)  
(112 Units total), P02-043

**PROJECT LOCATION:** East of Kokomo Drive, South of Creekside Village 1, and  
west of Broadwater Drive.

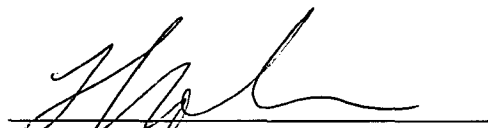
**ASSESSOR'S PARCEL NUMBER(S):** 225-0040-015 & 016

**ZONING:** R-1A PUD

**APPLICANT'S NAME/ADDRESS:** D.R. Horton Inc. (Thom Urie)  
4401 Hazel Avenue #135, Fair Oaks, CA 95628  
(916) 965-2200

I, Thom Urie, Director of Forward Planning (please print and include title),  
agree to amend the project application, P02-043, to incorporate the attached Conditions of  
Approval into the requested Planning Director's Special Permit (PDSP).

I acknowledge that this project, P02-043, is subject to these PDSP Conditions of Approval.  
These PDSP Conditions of Approval will establish responsibilities for the monitoring of my project  
by various City Departments, and by other public agencies under the terms agreed upon in the  
PDSP Conditions of Approval. I understand that the PDSP Conditions of Approval for my project  
may require the expenditure of owner/developer funds where necessary to comply with the  
provisions of said PDSP Conditions of Approval.

  
\_\_\_\_\_  
Signature

Director of Forward Planning  
\_\_\_\_\_  
Title

6/28/02  
\_\_\_\_\_  
Date