



REPORT TO PLANNING COMMISSION City of Sacramento

915 I Street, Sacramento, CA 95814-2671

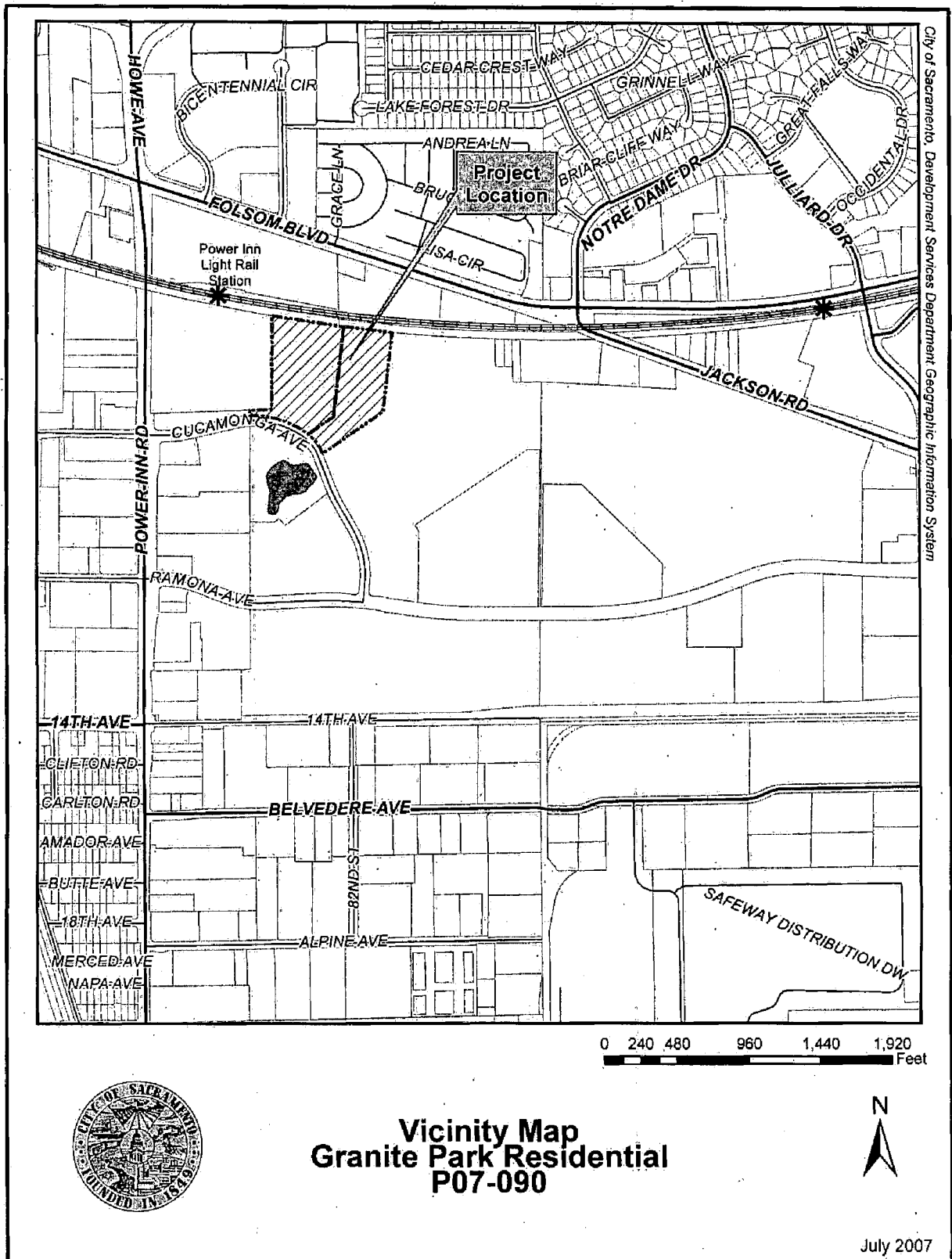
PUBLIC HEARING
April 24, 2008

To: Members of the Planning Commission

Subject: Granite Park Residential (P07-090)

Project Description: A request to subdivide and develop a ±12.9 acre site with 119 petite lot, single-family homes within the Granite Regional Park Planned Unit Development.

- A. Environmental Determination:** Addendum to a previously certified Environmental Impact Report;
- B. General Plan Amendment** of ±12.9 acres from the Regional Commercial & Offices to the Low Density Residential (4-15 du/na) land use designation;
- C. Rezone** of ±12.9 acres from the Office Building-Solid Waste Restricted-Planned Unit Development (OB-SWR-PUD) to the Single-family Alternative-Solid Waste Restricted-Planned Unit Development (R-1A-SWR-PUD) zone;
- D. PUD Guidelines Amendment** to allow residential uses;
- E. PUD Schematic Plan Amendment** to change the office use designation to a residential use designation.
- F. Tentative Map** to merge two parcels comprising ±12.9 acres and then subdivide same into 119 alternative-style single-family lots and additional landscaping lots;
- G. Subdivision Modification** to construct non-standard streets and elbows;
- H. Subdivision Modification** for non-standard intersection spacing;
- I. Special Permit** to construct an alternative-style single-family subdivision.



Location/Council District:

Approximately 900' east of Power Inn Road on the north side of Cucamonga Avenue.

Assessor's Parcel Numbers 079-0430-010 and 011

Council District 6

Recommendation: Staff recommends the Commission forward to the City Council a recommendation for approval for items A through J as shown in Attachment 1. The request is based on the findings and subject to the conditions of approval as set forth in Attachments 2-7.

Contact: Kimberly Kaufmann-Brisby, Associate Planner, 916-808-5590

Applicant: Regional Park Limited, 3321 Power Inn Road, Suite 100, Sacramento, CA 95826

Dain Domich, Separovich/Domich Real Estate Development, 3321 Power Inn Road, Suite 100, Sacramento, CA 95826

George Separovich, Separovich/Domich Real Estate Development, 3321 Power Inn Road, Suite 100, Sacramento, CA 95826

Scott Wolcott, Granite Land Company, 8950 Cal Center Drive, Rancho Cordova, CA

Carl Panattoni, Panattoni Development Company, 8775 Folsom Blvd. Sacramento, CA

Owner: City of Sacramento, 915 I Street, Suite 500, Sacramento, CA 95814

Summary: The applicant proposes to subdivide the vacant ± 12.9 acre property into 119 alternative-style petite single-family parcels plus landscape lots then construct 119 detached two-story single-family dwellings. The lot areas range from $\pm 2,013$ square feet to $\pm 4,270$ square feet with the majority of the lots containing $\pm 2,013$ square feet. The project density is 13 dwelling units per net acre. The proposal provides transit supportive land use near the existing Power Inn Light Rail station. The applicant proposes to provide pedestrian access to the Regional Transit Light rail stop via an ADA accessible pedestrian switchback path located near the northwest corner of the project site as well as along the subdivision streets to Cucamonga Avenue.

The project architecture strives to emulate the architectural themes of the East Sacramento and Tahoe Park neighborhoods with facades echoing Colonial, Normandy, and Italianate styling. Four two-story floor plans are proposed, ranging in area from 1,523 square feet to 2,140 square feet of living space including the tandem garage area. The house designs are consistent with the Single Family Residential Design Principles and comply with the Zoning Ordinance.

Staff notified all property owners within a 500 radius of the project site regarding this public hearing and has received no opposition from the surrounding neighborhood. This project is not considered to be controversial.

Table 1: Project Information
Existing General Plan designation: Regional Commercial & Offices
Proposed General Plan designation: Low Density Residential 4-15 dwelling units per net acre
Existing zoning: Office Building-Solid Waste Restricted-Planned Unit Development (OB-SWR-PUD)
Proposed zoning: Single-family Alternative-Solid Waste Restricted-Planned Unit Development (R-1A-SWR-PUD)
Existing use of site: Vacant
Property area: ±12.9 gross acres
Allowed Density in the R-1A zone: 4-15 du/na
Proposed Project Density: 13 du/na

Background Information: The proposed project site is located within the Granite Regional Park Planned Unit Development. Formerly an aggregate mine, the PUD covers approximately 260 acres and now comprises a joint development between the City of Sacramento and Regional Park Limited.

On August 8, 1996, the City Council approved the entitlements necessary to establish the Granite Regional Park Planned Unit Development and to allow the construction of a three-story, 161,244 square foot office building (Building B) fronting on Power Inn Road (P96-009). On March 11, 1999, the Planning Commission approved the construction of a 150,543 square foot, four-story office building (Building C) (P98-120) and on March 23, 2000, the same approval body approved a special permit to revise the conditions of approval for the same building (P99-134). A special permit for a food court serving the office complex was approved on April 12, 2001 (P00-107).

On April 17, 2001, the City Council approved the entitlements for the development of Phase II of Granite Park which included three office buildings with a total area of 379,103 square feet and five retail/commercial buildings with a total area of 23,095 square feet for property located along Power Inn Road and within the west basin of the PUD (P00-066). The current proposal on parcels 10 and 11 would eliminate Pads H1 and H2 as well as a surface parking lot from the previously approved PUD Schematic Plan and construct the 119 lot petite parcel single-family development in their place.

Initially the developer had envisioned incorporating the project site with the ±11 acre Regional Transit property west of and adjacent to the Granite project but another development team was selected to work with Regional Transit to develop a mixed-use, transit oriented development for the site.

Public/Neighborhood Outreach and Comments: Early Project Notification was sent to AGENA, College Glen Neighborhood Association, Colonial Manor Neighborhood Association, Colonial Village Neighborhood Association, the Folsom Boulevard Business and Property Owners Association, and the Power Inn Alliance. To date, the College Glen Neighborhood Association and the Power Inn Alliance have provided comments regarding the project.

The College Glen Neighborhood Association found the project and the project design compatible with the new vision for the area though they have concerns regarding the possible impacts this project may have on traffic. As part of staff's environmental review, traffic was reviewed and any impacts will be mitigated in the Mitigation Monitoring Plan, as developed for the Granite Regional Park PUD Environmental Impact Report and Mitigation Monitoring Plan. All applicable mitigation measures have been included in the project Mitigation Monitoring Plan. The Power Inn Alliance indicated unanimous support for the project. No other comments were received.

Environmental Considerations: The Environmental Services Manager determined that the project, as proposed, would not result in significant impacts to the environment that were not previously considered and either mitigated to a less-than-significant level or for which a Statement of Overriding Considerations was adopted by the City Council. Therefore, an Addendum to the Granite Regional Park Planned Unit Development (PUD) Environmental Impact Report (EIR) was prepared in accordance with Sections 15164 and 15162 of the California Environmental Quality Act Guidelines. The project will be required to implement mitigations that were adopted for the PUD to mitigate impacts to, or from, Biological Resources, Geology, Hazards, Energy, Transportation, and Water. The impacts related to Traffic were considered Significant and Unavoidable in the PUD EIR. The project would not significantly increase the severity of these impacts.

Policy Considerations:

The current General Plan designation for the project site is Regional Commercial & Offices. The current zoning of the two parcels is Office Building-Solid Waste Restricted-Planned Unit Development (OB-SWR-PUD).

General Plan

The General Plan designates the site for Regional Commercial & Offices. Residential use is proposed of the site so a General Plan Amendment designating the site for Low Density Residential is needed.

Planning staff supports the proposed General Plan Amendment because the introduction of housing to the area is very supportive of current planning principles that encourage locating housing close to public transit and work hubs. Currently, approximately 620,000 square feet of office and retail space has been constructed within the Granite Regional Park PUD with the majority of the space currently leased, providing potential job opportunities for the residents. Additionally, placing residential

development so near the Power Inn Light Rail Station which is located within easy walking distance is transit supportive. Re-designating the site for residential use is appropriate.

The project is consistent with the following General Plan Goals and Policies:

- Develop residential land uses in a manner which is efficient and utilizes existing and planned urban resources." (SGPU, 2-15) and
- Maintain orderly growth in areas where urban services are readily available or can be provided in an efficient, cost effective manner" (SGPU, 2-17).

The project is surrounded by urban development and all required services are readily available. The proposed project also supports Goal 3 of the SGPU Housing Element which encourages the promotion of a variety of housing types within neighborhoods to encourage economic diversity and housing choice (SGPU, 3.10-13). The proposed development will provide new housing in a part of the City that hasn't had any residential development for many years. Additionally, the project will fill a niche for the individual who wants a new, well-designed home with a small yard near a regional park, open space, and rapid transit in an urban setting.

General Plan Update Vision and Guiding Principles

While the City's General Plan is in the process of being updated, the City Council has adopted a vision for the future of the City as well as several guiding principles to help guide the update and achieve the City's vision. This was done to ensure that new developments submitted during the ongoing update comply with the goals and policies that will be incorporated into the General Plan through the update. The applicable guiding principles with which this proposal complies include:

- Using the existing assets of infrastructure and public facilities to increase infill and reuse, while maintaining important qualities of community character.
- Promoting designs for development compatible with the scale and character of Sacramento's existing neighborhoods.
- Focusing investment and revitalization in distressed neighborhoods.

Additionally, the proposal is not contrary to the other approved General Plan Update Vision principles.

Rezone

The residential use proposed for the site requires rezoning the site from the Office Building-Solid Waste Restricted-Planned Unit Development (OB-SWR-PUD) to the Single-family Alternative-Solid Waste Restricted-Planned Unit Development (R-1A-SWR-PUD) zone. The proposed rezone would make the zoning consistent with the

proposed General Plan land use designation of Low Density Residential 4-15 dwelling units per net acre. The proposed project density is 13 dwelling units per net acre (du/na).

The Single-family Alternative zone requires all proposed development be reviewed and approved by the Planning Commission through the special permit process prior to any development taking place. Planning staff believes the single-family alternative zone is the appropriate zone for this property because it provides an appropriate density range and a requirement for any subsequent development proposal in the R-1A zone to obtain approval of a special permit prior to development.

PUD Guidelines Amendment

The project includes amendments to the Granite Regional Park Development Guidelines that will be used in the construction of the Granite Park Subdivision. The guidelines are intended to be consistent with the policies outlined in the Zoning Ordinance except as specified in the special permit. The addition incorporates design requirements for the development of the single-family alternative portion of the PUD. The Planning Commission may approve further deviation during the special permit process.

PUD Schematic Plan Amendment

Changes to the Granite Regional Park PUD Schematic Plan are necessary in order to replace the office development planned and approved for the site. The proposed Schematic Plan illustrates the site plan as proposed which includes the lot layout, street and alley locations and vehicular access points. The subdivision will be adequately served by Cucamonga Avenue and proposed "D" Street. The project site will be landscaped both internally and along the public right-of-way frontages.

The existing schematic plan depicts two office buildings H1 and H2, each comprising an area of 193,500 square feet. The two buildings are located in the northern half of the current project site, with vehicular access provided from the east and parking on parking for the offices provided on a large surface lot to the south of the office buildings, on the same parcel. The proposed schematic plan completely redesigns the property with the residential development of 119 petite lots and public streets providing access throughout.

Project Design:

Land Use

The applicant proposes to construct an alternative style residential development in the Single-family Alternative (R-1A) zone which is allowed contingent upon the approval of a special permit. The City's Zoning Ordinance Section 17.24.050, footnote 8, outlines the design standards and identifies the Planning Commission's authority to vary setback, lot coverage, lot size and dimension, public street frontage, and access requirements of the Zoning Ordinance and Title 16, the Subdivision Ordinance, through

the special permit review process. The proposed project is consistent with the allowed uses as prescribed in the Zoning Code. The proposed residential project is compatible with the adjacent office and park development.

The project, as proposed, requires approval of a Tentative Map to create 119 petite single-family alternative-style lots plus landscape lots, two Subdivision Modifications to construct non-standard streets and elbows and for non-standard intersection spacing, and a Special Permit to construct an alternative-style single-family subdivision.

In approving the Special Permit for alternative housing, the Planning Commission is required to make the following findings:

A. A special permit shall be granted upon sound principles of land use.

In this case, staff finds the proposed alternative residential land use to be appropriate because the use is allowed with the approval of a special permit. It will provide housing within walking distance of existing employment and the light rail station and supports the implementation of the SACOG Blueprint Strategies Plan with the small lot sizes, increasing the available housing units in an urban setting, and the project design exemplifies the Single-family Residential Design Principles.

B. A special permit shall not be granted if it will be detrimental to the public health, safety or welfare, or if it results in the creation of a nuisance.

The applicant has designed the subdivision layout and floor plans to capitalize on the regional park view shed as well as complying with the Single-family Residential Design Principles by providing active living areas facing both the front and rear of the house, thus providing eyes both on the street and on the park, for the lots proximate to the park. All perimeter landscape lots are to be maintained by either the Homeowners Association or the City's Lighting and Landscape District. The streets will be developed according to City standards, and adequate on-street parking will be available for the subdivision residents and guests.

C. A special permit use must comply with the objectives of the general or specific plan for the area in which it is to be located.

The project, as proposed with a density of 13 du/na, is consistent with the proposed General Plan designation of Low Density Residential 4-15 du/na. The alternative-style development is allowed under the Single-family Alternative (R-1A) zoning.

Height, Bulk and Setbacks

Table 3: Height and Area Standards			
Standard	Allowed/Required in R-1	Proposed	Deviation?
Height	35'	±25'	no
Front setback	20'	10'	yes
Side setback	5'	0' and 4'	yes
Street side setback	12'	8'	yes
Rear setback	15'	3'	yes
Lot coverage	40 percent	23 to 58 percent, average - 46 percent	yes

As indicated above, the project does not meet all height and area standards for traditional single-family development. The single-family alternative special permit allows the developer to vary setback, lot coverage, lot size and dimension, and public street frontage and access requirements. In this instance, staff supports the deviations because the homes are designed to adhere to the Single-family Design Principles by bringing the living area closer to the street and recessing the garage, reducing the rear setback to three feet for the garage portion of the house. For three of the four floor plans, a setback of at least 10 feet for the majority of the rear yard is provided and the fourth and largest plan substitutes a small side yard area. The street side setback reduction allows for the largest home to be placed on the corner lots, but because the same plan may not be located adjacent to the same floor plan, sufficient light and air will be provided between the homes.

The applicant proposes to construct the majority of the subdivision with side setbacks of zero and four feet, with a minimum distance of four feet between homes. Because the homes are designed with small picture windows along the second story of the zero lot line side and the first story is the garage, sufficient light and air will be available to the upper level of the house.

The living portion of the house has been brought closer to the street with the 10 foot front yard setback, with a recessed garage and an 18.5 foot long driveway. Sufficient parking area is available in the single-width driveway for a vehicle to park and not impact the pedestrian flow on the sidewalk. Bringing the house being closer to the street will promote more eyes on the street and increase the potential for a more secure neighborhood.

Building design, landscaping

Four different floor plans, each with three architectural styles, are proposed for the development. Each architectural style is distinctive with one exhibiting Colonial architectural detailing, one with French cottage influences and another with an Italianate styling. The development as a whole hearkens stylistically to the older neighborhoods of Tahoe Park and East Sacramento. The project is consistent with the Single Family Residential Design Principles. The project design provides diversity in the house style, with consistent levels of detailing on all four elevations. The building massing and architectural elements provide a visually pleasing variety in the elevations.

The landscaping plan provides a good variety of ornamental as well as street trees. The applicant has provided a hybrid street layout with sidewalks on both sides of the street with one side of the street providing a planter for street trees and a detached sidewalk. Due to area constraints, staff and the applicant worked together to develop the current street design which Development Engineering has determined is an acceptable alternate street design.

Tentative Map design

Due to existing topographic challenges, the subdivision design is a balance between providing eyes on the street and eyes on the park while not actually fronting the lots on park due to a substantial grade break between the park and the finished grade of the lots along Cucamonga Avenue, D Street, and the park.

The applicant proposes to merge two parcels comprising ± 12.9 acres and then subdivide same into 119 petite lots plus several landscape lots in the Single-family Alternative-Solid Waste Restricted-Planned Unit Development (R-1A-SWR-PUD) zone. The project site was previously part of the 260 acre Granite Aggregate mining operation and is located below grade level creating a challenge for creating relatively level lots. By leaving a substantial sloped landscape buffer on the north, east and west sides of the subdivision, the applicant was able to create a suitable and reasonably level residential environment.

Table 4: Lot design standards			
Standard	Required in R-1	Proposed	Deviation?
Minimum lot size (interior)	5,200 square feet	2,013 sq.ft.	yes
Minimum lot size (corner)	6,200	2,600	yes
Minimum lot width (interior)	52'	35'	yes
Minimum lot width (corner)	62'	46'	yes
Minimum lot depth	100'	57.5'	yes
Density (use this line if Table 3 is not used)	4-15 du/na.	13 du/na	no

As indicated above, the proposal deviates from the standard single-family lot dimensions, as allowed with the special permit for single-family alternative (R-1A) development. The special permit allows varying the setbacks, lot coverage, lot size and dimension. The limited area available for development, due to large perimeter slopes that are unsuitable for development, and the proposed standard street widths, minimize the area available for development. While smaller lots were created to provide adequate density to help support the light rail station a balance was struck between density requirements and lot area, so minimized rear yard area would be available for the residents. The projects adjacency to the Granite Regional Park helps mitigate the reduced yard area provided.

Pedestrian connectivity from the transit station to the park will be provided from the northwest corner of the project site along a switchback ADA compliant ramp that will end at Alley A. From the terminus of the ramp, pedestrians may access the park via A Street then along Cucamonga Avenue.

The applicant proposes two Subdivision Modifications, the first is to allow the construction of non-standard streets and elbows and the second is to allow non-standard intersection spacing between tow intersections. Development Engineering has no objection to the modifications and the Fire Department has conditioned the project to prohibit parking in any of the corner areas and at the main entrance into the development off D Street. Because the proposed modifications allow for the safe

Subject: Granite Park Residential (P07- 090)

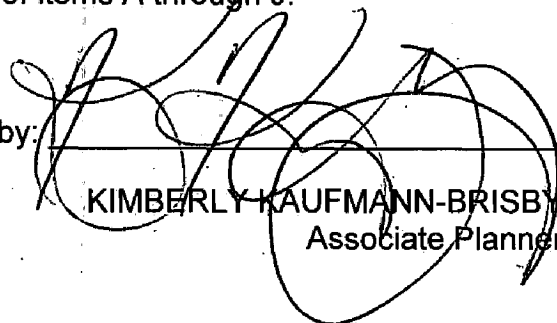
April 24, 2008

accommodation of two-way traffic, utility, and emergency vehicles, staff supports the subdivision modifications.

Conclusion:

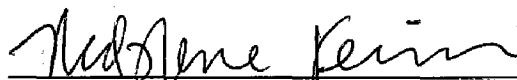
Staff is in support of the proposal and recommends the Planning Commission forward to the City Council a recommendation for approval of items A through J.

Respectfully submitted by:



KIMBERLY KAUFMANN-BRISBY
Associate Planner

Approved by:



NEDZLENE FERRARIO
Senior Planner

Recommendation Approved:



JOY PATTERSON
Principal Planner

Attachments:

Attachment 1	Recommended Findings of Fact
Attachment 2	EIR Addendum Resolution - draft
Attachment 3	Rezone Ordinance-draft
Attachment 4	General Plan Resolution – draft
Attachment 5	Granite Regional Park PUD Guidelines and Schematic Plan
	Amendments Resolution – draft
Attachment 6	Granite Park Residential Subdivision Project Approval Resolution – draft
Attachment 7	Land Use and Zoning Map
Attachment 8	Matrix Team Contact List

Attachment 1
City Planning Commission Record of Decision
Recommended Findings of Fact
Granite Park Residential (P07-090)

Findings Of Fact

- A. The Planning Commission has reviewed and considered the information contained in the Addendum to the Granite Regional Park Environmental Impact Report for the Project in making the recommendations set forth below.
- B. The Planning Commission recommends approval and forwards to the City Council the **General Plan Amendment** for the Project as set forth in Attachment 4.
- C. The Planning Commission recommends approval and forwards to the City Council the **Rezoning** for the Project as set forth in Attachment 3.
- D. The Planning Commission recommends approval and forwards to the City Council the **PUD Guidelines Amendment** for the Project as set forth in Attachment 5.
- E. The Planning Commission recommends approval and forwards to the City Council the **PUD Schematic Plan Amendment** for the Project as set forth in Attachment 5.
- F. The Planning Commission recommends approval and forwards to the City Council the **Tentative Map** merge two parcels comprising ± 12.9 acres and then subdividing same into 119 alternative-style single-family lots and additional parcels for landscaping for the Project as shown in Attachment 6, Exhibit A, based on the findings and subject to the conditions of approval set forth in Attachment 6.
- G. The Planning Commission recommends approval and forwards to the City Council the **Subdivision Modification** to construct non-standard streets and elbows for the Project as shown in Attachment 6, Exhibit A, based on the findings and subject to the conditions of approval set forth in Attachment 6.
- HI. The Planning Commission recommends approval and forwards to the City Council the **Subdivision Modification** for non-standard intersection spacing for the Project as shown in Attachment 6, Exhibit A, based on the findings and subject to the conditions of approval set forth in Attachment 6.

- I. The Planning Commission recommends approval and forwards to the City Council the **Special Permit** to construct an alternative-style single-family subdivision for the Project as shown in Attachment 6, Exhibit A, based on the findings and subject to the conditions of approval set forth in Attachment 6.

**Attachment 2: Granite Regional Park EIR Addendum – Findings – Draft
Resolution**

RESOLUTION NO. 2008-

Adopted by the Sacramento City Council

**CERTIFYING THE ADDENDUM TO THE ENVIRONMENTAL IMPACT REPORT AND
ADOPTING THE MITIGATION MONITORING PROGRAM FOR THE
GRANITE PARK RESIDENTIAL PROJECT (P07-090)**

BACKGROUND

A. On April 24, 2008, the City Planning Commission conducted a public hearing on, and forwarded to the City Council a recommendation to approve with conditions the Granite Park Residential Project (P07-090).

B. On **[DATE]**, the City Council conducted a public hearing, for which notice was given pursuant Sacramento City Code Section 17.200.010 (C)(2)(a), (b), and (c) (publication, posting, and mail 500') and received and considered evidence concerning the Granite Park Residential Project (P07-090).

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

Section 1. The City Council finds as follows:

A. On August 6, 1998, pursuant to the California Environmental Quality Act (Public Resources Code §21000 *et seq.* ("CEQA"), the CEQA Guidelines (14 California Code of Regulations §15000 *et seq.*), and the City of Sacramento environmental guidelines, the City Council certified an environmental impact report (EIR) and, having reviewed and considered the information contained in the EIR, adopted findings of fact and findings of overriding consideration, adopted a mitigation monitoring program, and approved the Granite Regional Park Planned Unit Development (Project).

B. The Granite Regional Park Residential Modification (P07-090) (Project Modification) proposes to modify the previously approved Project as follows: Subdivision and development of an approximately 13-acre site with 119 single-family homes within the Granite Regional Park Planned Unit Development. Specific entitlements include: A General Plan Amendment to change the parcels land use designation from Regional Commercial and Offices to Residential 4-15 dwelling units per net acre; A PUD Schematic Plan Amendment to change the parcels land use

designation from Office to Residential use; A PUD Guidelines Amendment to allow residential uses; A Rezone from Office Building-Solid Waste Restricted-Planned Unit Development to Single-family Alternative-Solid Waste Restricted-Planned Unit Development; A Tentative Map to subdivide an approximately 13 acre site into 119 single-family lots and additional parcels for public use; and A Special Permit to develop alternative style single-family homes in the Single-family Alternative zone.

C. The initial study on the Project Modification determined that the proposed changes to the original Project did not require the preparation of a subsequent EIR. An addendum to the previously certified EIR was then prepared to address the modification to the Project.

Section 2. The City Council has reviewed and considered the information contained in the previously certified EIR for the Project, the previously adopted findings of fact and findings of overriding consideration, the addendum, and all oral and documentary evidence received during the hearing on the Project Modification. The City Council finds that the previously certified EIR and the addendum constitute an adequate, accurate, objective, and complete review of the proposed Project Modification and finds that no additional environmental review is required based on the reasons set forth below:

A. No substantial changes are proposed by the Project Modification that will require major revisions of the previously certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

B. No substantial changes have occurred with respect to the circumstances under which the Project Modification will be undertaken which will require major revisions to the previously certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

C. No new information of substantial importance has been found that shows any of the following:

1. The Project Modification will have one or more significant effects not discussed in the previously certified EIR;

2. Significant effects previously examined will be substantially more severe than shown in the previously certified EIR;

3. Mitigation measures previously found to be infeasible would in fact be feasible and would substantially reduce one or more significant effects of the Project Modification; or

4. Mitigation measures which are considerably different from those analyzed in the previously certified EIR would substantially reduce one or more significant effects on the environment.

Section 3. Based on its review of the previously certified EIR for the Project, the previously adopted findings of fact and findings of overriding consideration, the addendum, and all oral and documentary evidence received during the hearing on the Project Modification, the City Council finds that the EIR and addendum reflect the City Council's independent judgment and analysis, certifies the EIR and the addendum for the Project Modification, and readopts the findings of fact and findings of overriding consideration .

Section 4. The mitigation monitoring program for the Project is adopted for the Project Modification, and the mitigation measures shall be implemented and monitored as set forth in the program, based on the following findings of fact:

A. The mitigation monitoring program has been adopted and implemented as part of the Project;

B. The addendum to the EIR does not include any new mitigation measures, and has not eliminated or modified any of the mitigation measures included in the mitigation monitoring program.

C. The mitigation monitoring program meets the requirements of CEQA Section 21081.6 and the CEQA Guidelines section 15091.

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Exhibit A – Addendum to a previously certified EIR for the Granite Regional Park PUD
- 8 pages

Exhibit A – Addendum to a previously certified EIR



DEVELOPMENT SERVICES
DEPARTMENT

CITY OF SACRAMENTO
CALIFORNIA

300 Richards Blvd., 3rd floor
SACRAMENTO, CA
95811

PLANNING DIVISION

ENVIRONMENTAL PLANNING SERVICES
916-808-7483

ADDENDUM TO A CERTIFIED ENVIRONMENTAL IMPACT REPORT

The City of Sacramento, California, a municipal corporation, does prepare, make, declare, and publish this Addendum to a certified Environmental Impact Report for the following described project:

Granite Park Residential (P07-090)

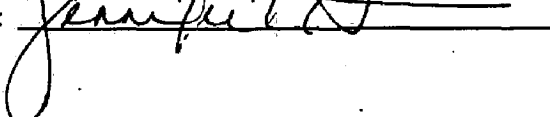
The proposed project consists of the subdivision and development of an approximately 13-acre site with 119 single-family homes within the Granite Regional Park Planned Unit Development. Specific entitlements include:

- A. **General Plan Amendment** to change the parcels land use designation from Regional Commercial and Offices to Residential 4-15 dwelling units per net acre;
- B. **PUD Schematic Plan Amendment** to change the parcels land use designation from Office to Residential use;
- C. **PUD Guidelines Amendment** to allow residential uses;
- D. **Rezone** from Office Building-Solid Waste Restricted-Planned Unit Development to Single-family Alternative-Solid Waste Restricted-Planned Unit Development;
- E. **Tentative Map** to subdivide an approximately 13 acre site into 119 single-family lots and additional parcels for public use;
- F. **Special Permit** to develop alternative style single-family homes in the Single-family Alternative zone.

The City of Sacramento, Development Services Department, has reviewed the proposed project and has determined that The proposed revisions to a previously certified EIR do not require major revisions of the EIR due to new, or substantially increased, significant environmental effects. Similarly, the circumstances under which the project is undertaken do not require major revisions to the EIR, nor is there new information that results in a significant, or substantially increased, environmental effect. Therefore, an addendum to an Environmental Impact Report is required pursuant to the California Environmental Quality Act of 1970 (Sections 21000, et. seq., Public Resources Code of the State of California).

This Addendum to a certified Environmental Impact Report has been prepared pursuant to Title 14, Section 15164 of the California Code of Regulations; the Sacramento Local Environmental Regulations (Resolutions 91-892) adopted by the City of Sacramento; and the Sacramento City Code, Title 63. A copy of this document and all supportive documentation may be reviewed or obtained at the City of Sacramento, Development Services Department, 300 Richards Blvd., 3rd floor, Sacramento, CA 95811.

Environmental Services Manager, City of Sacramento,
California/a municipal corporation

By: 

**CONCLUSION TO PREPARE AN ADDENDUM TO A
CERTIFIED ENVIRONMENTAL IMPACT REPORT**

According to CEQA Guidelines Section 15164, a lead agency shall prepare an addendum to a previously certified Environmental Impact Report (EIR) if some changes or additions are necessary but none of the conditions described in Section 15162 of CEQA Guidelines calling for preparation of a subsequent EIR have occurred. An Addendum is being prepared for the Granite Park Residential Project (P07-090) because none of the following findings necessary to prepare a Subsequent EIR or Mitigated Negative Declaration have been made:

1. No substantial changes are proposed in the project which will require major revisions of the previous Environmental Impact Report due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

On August 6, 1998, the City of Sacramento City Council adopted the Granite Regional Park Planned Unit Development (PUD) (P96-009) and approved PUD Schematic Plan and Development Guidelines. The Granite Park PUD includes approximately 260 acres of office, retail, industrial, and park related uses. The proposed project, Granite Park Residential (P07-090), consists of a request to subdivide and develop approximately 13 acres, previously reserved for office use, with 119 single family lots.

The Granite Regional Park PUD EIR identified potentially significant impacts to air quality, biological resources, energy, geology, hydrology, hazards, noise, traffic, and utilities. Mitigation measures were implemented which reduced some of the impacts to less-than-significant levels. Other impacts were determined to be significant and unavoidable.

The previous EIR assumed development of the entire project site and, therefore, analyzed the potential impacts due to ground disturbance. Therefore, no further analysis is necessary of the potential impacts to biological resources, or from the geologic/soil conditions and hazards/hazardous materials, were analyzed in the previous EIR and no further analysis is necessary. The project would be required to implement the previously adopted mitigation measures for impacts due to soil and geologic conditions, biologic conditions, and hazards/hazardous materials.

In addition to the full development (construction and operation) of a residential subdivision on vacant land, the proposed project includes the construction of full frontage improvements to Cucamonga Avenue, connections to existing utility infrastructure, lift/pump stations, installation of interim sewer infrastructure, a multi-use trail, improvements to a public park on the project site, and non-vehicular connections to Regional Transit facilities to the east of the project. The public park improvements on Lot A include: a parking area; a 600 square foot structure to be used as a snack bar, sewer facilities; and landscaping.

The City of Sacramento's Development Engineering Division reviewed the proposed request to develop 119 single-family homes and determined that the change in land use from commercial/office to residential would not be significant because the proposed project would not generate more traffic trips or result in traffic congestion greater than what was analyzed, approved, and mitigated in the Granite Regional Park PUD EIR. Additionally, the Development Engineering and Finance Division determined the proposed project would have adequate emergency access, adequate parking and would not result in hazards due to incompatible uses.

Mitigation measures were adopted for the PUD to reduce potential impacts from construction and operation of the various components of the PUD to include: increased traffic, increased air

emissions, increased noise, increased runoff, increased exposure to flooding, increased safety hazards, and increased demand for water/sewer/drainage facilities.

The current entitlement requests and related improvements do not significantly alter the analysis in the previously certified environmental document because both analyses assume that the project site is fully disturbed and none of the project components trigger new or different environmental effects; therefore, an addendum is being prepared for the proposed project. Although the Addendum provides additional information and evaluation, the new information and evaluation will not trigger the need for a subsequent Negative Declaration or EIR because all project modifications are within the scope and analysis of the previously approved Granite Regional Park PUD EIR. The Granite Regional Park PUD EIR identified significant and unavoidable impacts; however, the proposed project does not contribute impacts any more severe than those already approved.

Because the modifications of the previous entitlements for the proposed project are within the scope of analysis of the prior approved project and will not result in any new potential environmental impacts or any more severe impact than those previously evaluated, identified and mitigated in the Granite Regional Park PUD (P96-009)EIR.

2. No substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

~~Some changes have occurred since the time of the certification of the Granite Regional Park PUD EIR. These changes include the release of the July 2004 Guide to Air Quality Assessment by the Sacramento Metropolitan Air Quality Management District (SMAQMD) establishing thresholds for Reactive Organic Gases (ROG), for operation of a project, and thresholds for Nitrogen Oxides (NOx), for construction and operation of a project. Table 4.2 of this Guide was used to screen the proposed project for potentially significant emissions. For single-family residential land use types, thresholds for construction are at 28 units and operational thresholds are at 656 units. Therefore, because the proposed project consists of 119 units, initial screening thresholds for construction were exceeded. Other changes include the update of the Air Quality Management District's modeling tool, URBEMIS 2007, to version 9.2.4. Because the initial screening construction thresholds were exceeded, the URBEMIS tool was used to evaluate 119 units on 13 acres. All other default assumptions were used for a conservative modeling. Construction emissions of Nitrogen Oxides (NOx) would not exceed the SMAQMD's construction thresholds of 85 pounds per day, because the proposed project is anticipated to generate 72.47 pounds per day. Project operational emissions of ozone precursors would not exceed the SMAQMD's significance thresholds of 65 pounds a day for NOx and Reactive Organic Gases (ROG). Project operational emissions are anticipated to generate 10.06 pounds per day for NOx and 10.78 pounds per day for ROG. Therefore, air quality mitigation measures identified in the Granite Regional Park PUD EIR are not applicable to the proposed project.~~

The flood zone designation has changed from A99 to Shaded X. The previous EIR designated the proposed site as A99 Flood Zone, which did not restrict development, but development was subject to certain construction design regulations and flood insurance was required for any development. In the Shaded X flood zone, elevation or flood proofing is not required per the Federal Emergency Management Agency (FEMA). However, the City of Sacramento Department of Utilities would require that there is flood insurance for each lot for a period of two years beginning on the date the lot is first sold, and disclose any flood risks to all buyers. Therefore, although the FEMA flood zone designation was updated, the change in designation would not result in environmental effects that were not previously analyzed.

The EIR for the previously adopted project included a mitigation measure, MM 6.3-2, requiring a detailed acoustical analysis to be prepared for future projects: In September 2007, J.C. Brennan

and Associates conducted an Environmental Noise Assessment specifically for the proposed project. The assessment concluded the proposed project would not expose sensitive receptors to noise above the City's noise threshold for residential uses of 65 dB Ldn at the exterior facade, nor would residences be exposed to vibration due to the vicinity of the rail lines that exceed the vibration criteria developed by the Federal Transit Administration (FTA) and Caltrans. The new information and evaluations necessary for the proposed project are considered technical changes per CEQA, and do not include new impacts that have not already been discussed in the Granite Regional Park PUD EIR (P96-009). The current entitlement requests do not significantly alter the analysis in the previously certified EIR; therefore, an addendum is being prepared for the proposed project. Although the Addendum provides additional information and evaluation, the new information and evaluation will not trigger the need for a subsequent Mitigated Negative Declaration or EIR. The modifications of the previous entitlements for the proposed project are within the scope and analysis of the prior approved project and will not result in any new potential environmental impacts or any more severe impacts than those previously evaluated, identified and mitigated in the Granite Regional Park PUD EIR (P96-009)

3. No new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, shows any of the following:
- a) The project will have one or more significant effects not discussed in the previous EIR;
 - b) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
-
- c) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the proposed project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - d) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Development of the proposed project with residential uses would be less intense than previously evaluated in the Granite Park PID EIR, and would not result in any new significant effects not previously discussed. However, mitigation measures were identified in the Granite Regional Park PUD EIR project and are applicable to the proposed project, unless stated previously in this document.

**Granite Park Residential (P07-090)
Addendum to a Certified Environmental Impact Report**

PROJECT INFORMATION

File Number/Project Name: Granite Park Residential (P07-090)

Project Location: 8141 Cucamonga Ave., Sacramento, north of Cucamonga Avenue and immediately east of the Regional Transit Light Rail Station, approximately 500 feet east of Power Inn Road.

APN: 079-0430-010 and 079-0430-011

Existing Plan Designations and Zoning: The General Plan designation is Regional Commercial and Offices; the PUD Schematic Plan designation is office use; and is in the Office Building-Solid Waste Restricted -Planned Unit Development (OB-SWR-PUD).

Other Project Studies/Reports/References:

All documents are available at the City of Sacramento, Development Services Department, Environmental Planning Services Division, 300 Richards Blvd., 3rd floor, Sacramento, CA 95811

- City of Sacramento General Plan
- City of Sacramento Zoning Ordinance
- Granite Regional Park Planned Unit Development Guidelines
- Granite Regional Park Planned Unit Development Draft EIR and Final EIR

Project Background:

The proposed project site was previously approved for then construction and operation of office building uses, as a portion of the Granite Regional Park Planned Unit Development. The Granite Park Environmental Impact Report was certified by City Council on August 6, 1998. The project site consists of Parcels 10 and 11 of the Master Parcel Map for the Granite Regional Park PUD.

Project Purpose:

The purpose of the proposed project is to modify the Granite Regional Park PUD to allow 119 single-family residential units on approximately 13 acres, in order to create a true mixed-use project within the PUD. The project would result in transit-oriented residential uses.

Project Components:

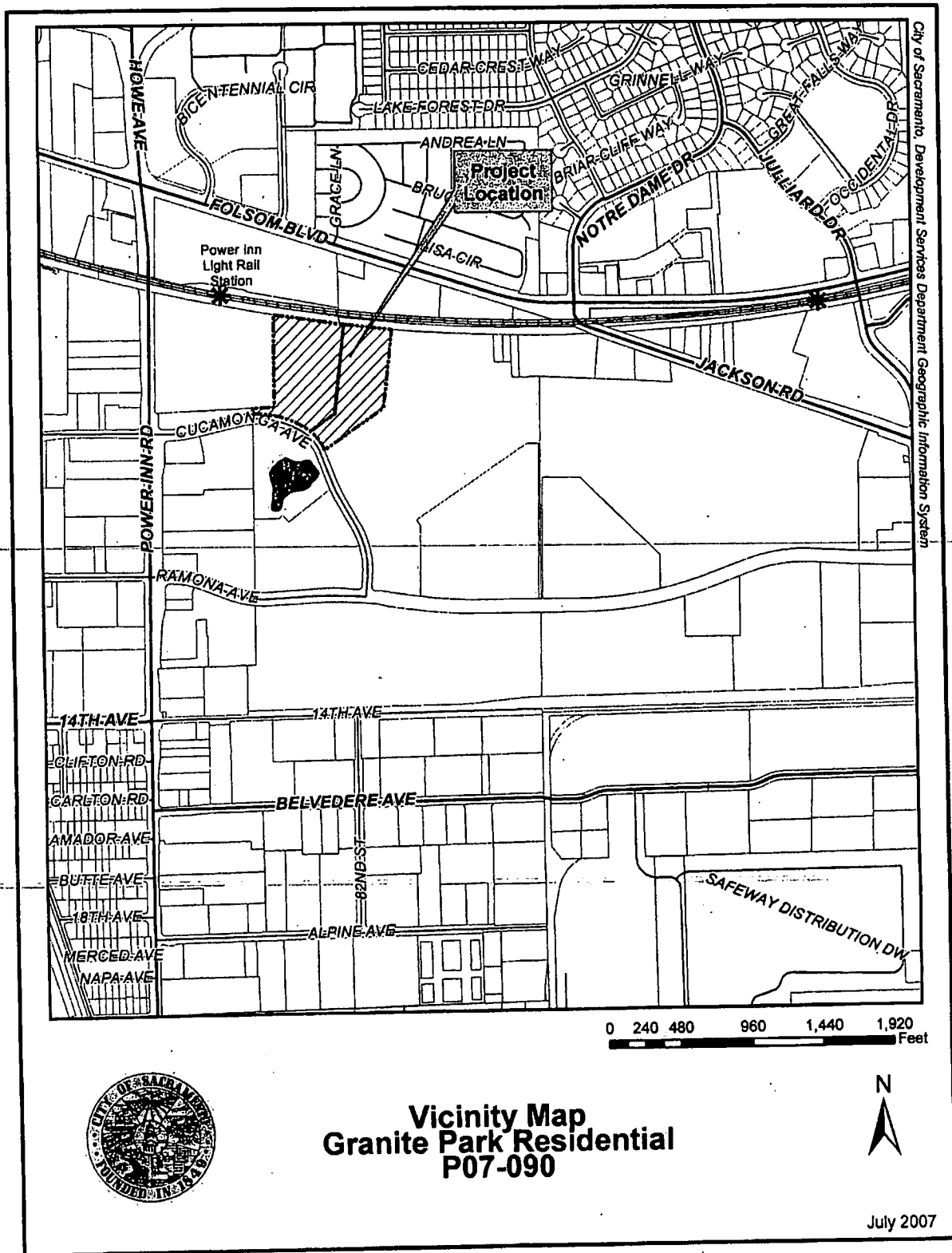
- A. **General Plan Amendment** to change the parcels land use designation from Regional Commercial and Offices to Residential 4-15 dwelling units per net acre;
- B. **PUD Schematic Plan Amendment** to change the parcels land use designation from Office to Residential use;
- C. **PUD Guidelines Amendment** to allow residential uses;
- D. **Rezone** from Office Building-Solid Waste Restricted-Planned Unit Development to Single-family Alternative-Solid Waste Restricted-Planned Unit Development;
- E. **Tentative Map** to subdivide an approximately 13 acre site into 119 single-family lots and additional parcels for public use;
- F. **Special Permit** to develop alternative style single-family homes in the Single-family Alternative zone.

Environmental Effects:

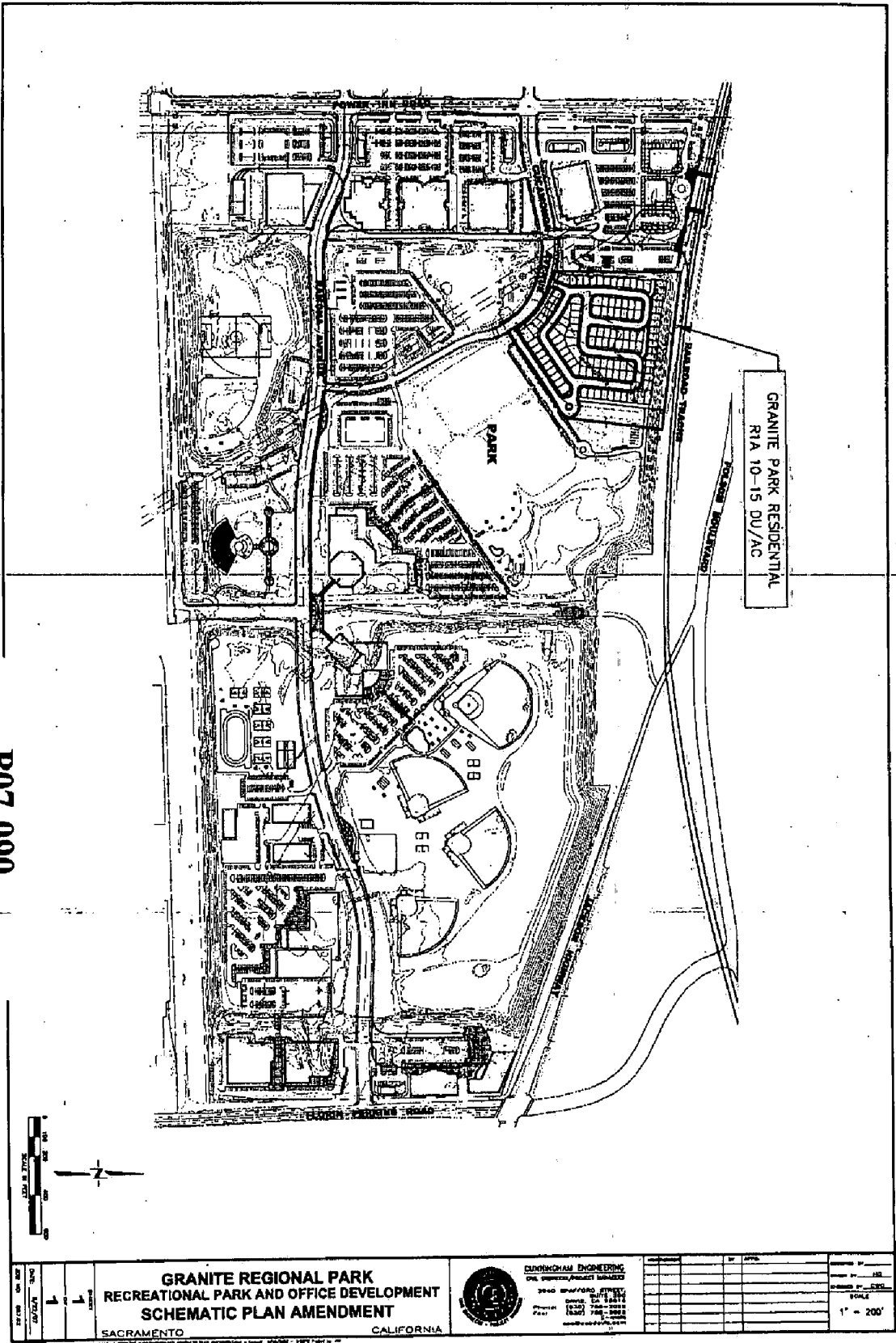
The purpose of this Addendum is to provide a factual basis for determining whether the proposed project would have a significant effect on the environment beyond what has already been evaluated under CEQA. This Addendum also identifies which mitigation measures from the Granite Regional Park PUD Environmental Impact Report and Mitigation Monitoring Plan are applicable to the proposed project. Applicable mitigation measures are as follows: 6.1-1 through 6.1-32; 6.4-1; 6.4-2; 6.4-4; 6.5-3; 6.5-4; 6.5-6; 6.5-7; 6.6-1; 6.7-1; 6.7-2; 6.8-2; 6.8-3; 6.9-3; 6.9-4; and 6.9-5. The Granite Regional Park PUD Mitigated Negative Declaration evaluated the entitlements for the development plan of the Granite Regional Park PUD, within which the proposed project site is located. Although changes to the previously approved land uses of two parcels within the PUD are requested, the modifications of the previous entitlements are within the scope and analysis of the prior project and would not create significant impacts over and above those previously evaluated and identified in the Granite Regional Park PUD Environmental Impact Report (P96-009). Mitigation was adopted to reduce the impacts due to construction and operation of the PUD to include: increased traffic, increased air emissions, increased noise, increased runoff, increased exposure to flooding, increased safety hazards, and increased demand for water/sewer/drainage facilities. These mitigation measures would reduce the associated significant impacts of the proposed project to less-than-significant levels. The significant and unavoidable impacts related to increased project and cumulative traffic, cumulative air emissions, increased flood risk, and cumulative impacts to biological resources associated with the development of the PUD were overridden by the City Council. The proposed project would not result in a substantial increase in the severity of these previously identified significant and unavoidable effects.

The following items are included as attachments to this addendum:

Attachment A:	Project Site Plan
Attachment B:	Vicinity Map
Attachment C:	Granite Regional Park PUD EIR



P07-090
June 22, 2007



Attachment 3: Rezone – Draft Ordinance

ORDINANCE NO.

Adopted by the Sacramento City Council

AMENDING TITLE 17 OF THE SACRAMENTO CITY CODE (THE ZONING CODE) BY REZONING CERTAIN REAL PROPERTY FROM OFFICE BUILDING-SOLID WASTE RESTRICTED-PLANNED UNIT DEVELOPMENT (OB-SWR-PUD) TO SINGLE-FAMILY ALTERNATIVE-SOLID WASTE RESTRICTED-PLANNED UNIT DEVELOPMENT (R-1A-SWR-PUD) APPROXIMATELY 900' EAST OF THE INTERSECTION AT POWER INN ROAD AND CUCAMONGA AVENUE ON THE NORTH SIDE OF CUCAMONGA AVENUE. (P07-090)(APNS: 079-0430-010 AND 011)

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

Section 1. Title 17 of the Sacramento City Code (the Zoning Code) is amended by rezoning the property shown in the attached Exhibit A, generally described, known, and referred to as Granite Park Residential project located approximately 900' east of the intersection at Power Inn Road and Cucamonga Avenue on the north side of Cucamonga Avenue. (APNs: 079-0430-010 AND 011) and consisting of \pm 12.9 gross acres, from Office Building-Solid Waste Restricted-Planned Unit Development (OB-SWR-PUD) to Single-family Alternative-Solid Waste Restricted-Planned Unit Development (R-1A-SWR-PUD).

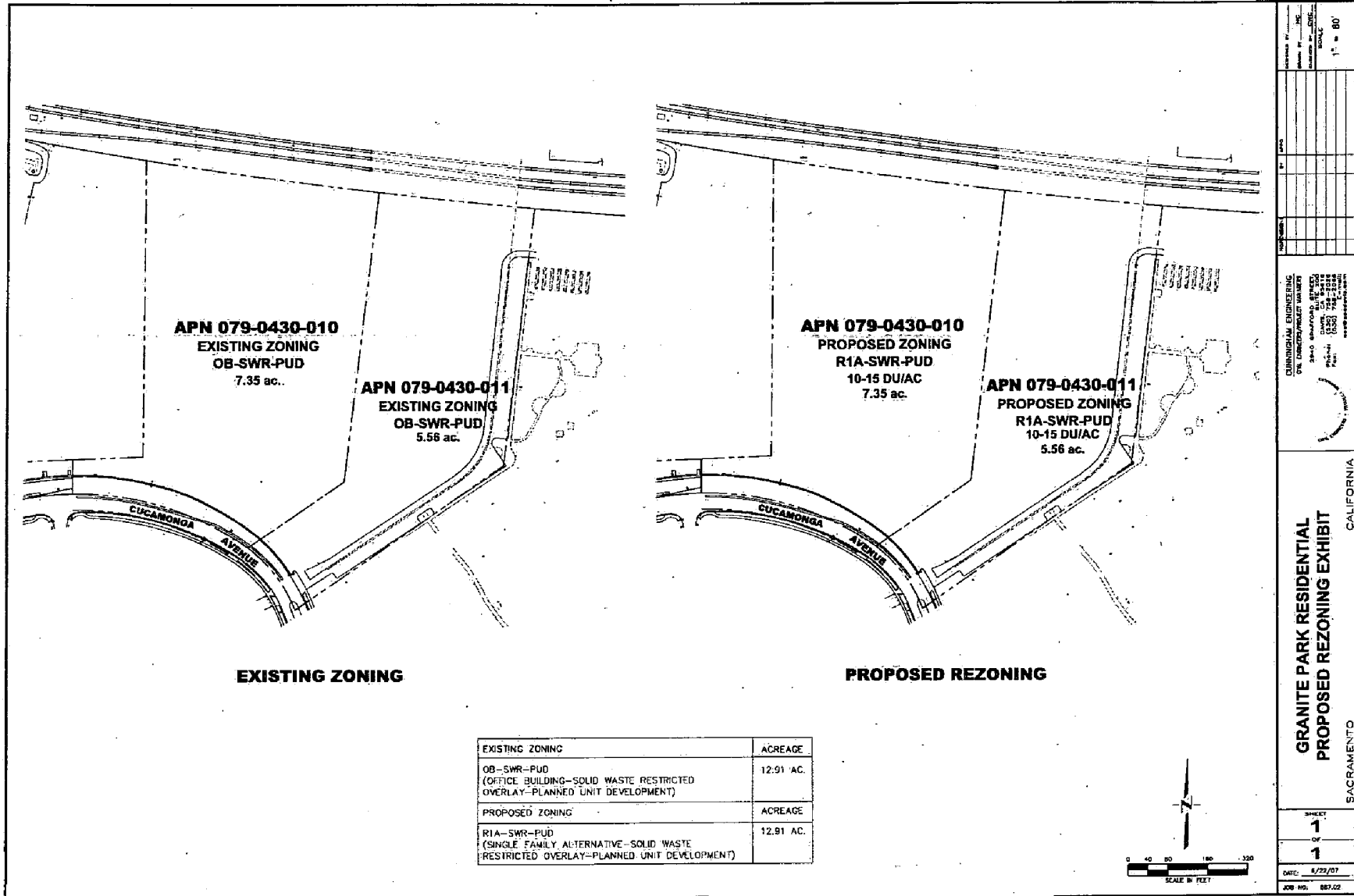
Section 2. Rezoning of the property shown in the attached Exhibit A, by the adoption of this Ordinance, will be considered to be in compliance with the requirements for the rezoning of property described in the Zoning Code, as amended, as those procedures have been affected by recent court decisions.

Section 3. The City Clerk of the City of Sacramento is directed to amend the official zoning maps, which are part of the Zoning Code, to conform to the provisions of this Ordinance.

Table of Contents:

Exhibit A – Rezone – 1 page

Exhibit A - Rezone



P07-090
June 22, 2007

Attachment 4 – General Plan Amendment – Draft Resolution

RESOLUTION NO.

Adopted by the Sacramento City Council

**AMENDING THE GENERAL PLAN LAND USE MAP FROM REGIONAL
COMMERCIAL AND OFFICE TO LOW DENSITY RESIDENTIAL (4-15 DU/NA) FOR
THE PROPERTY LOCATED AT THE
APPROXIMATELY 900' EAST OF THE INTERSECTION AT POWER INN
ROAD AND CUCAMONGA AVENUE ON THE NORTH SIDE OF CUCAMONGA
AVENUE
(P07-090)(APNS: 079-0430-010 AND 011)**

BACKGROUND

A. On April 24, 2008, the City Planning Commission conducted a public hearing on, and forwarded to the City Council a recommendation to approve the General Plan Amendment for the Granite Park Residential project.

B. On _____, the City Council conducted a public hearing, for which notice was given pursuant Sacramento City Code Section 17.204.020(C)(2)(a), (b), and (c) (publication, posting, and mail 500'), and received and considered evidence concerning the Granite Park Residential project.

C. The proposed land use amendment is consistent with the conversion of this site to Low Density Residential 4-15 du/na to implement the General Plan policy to develop residential land uses in a manner which is efficient and utilizes existing and planned urban resources.

D. The proposal is consistent with the goals of the General Plan to maintain orderly growth in areas where urban services are readily available or can be provided in an efficient, cost effective manner.

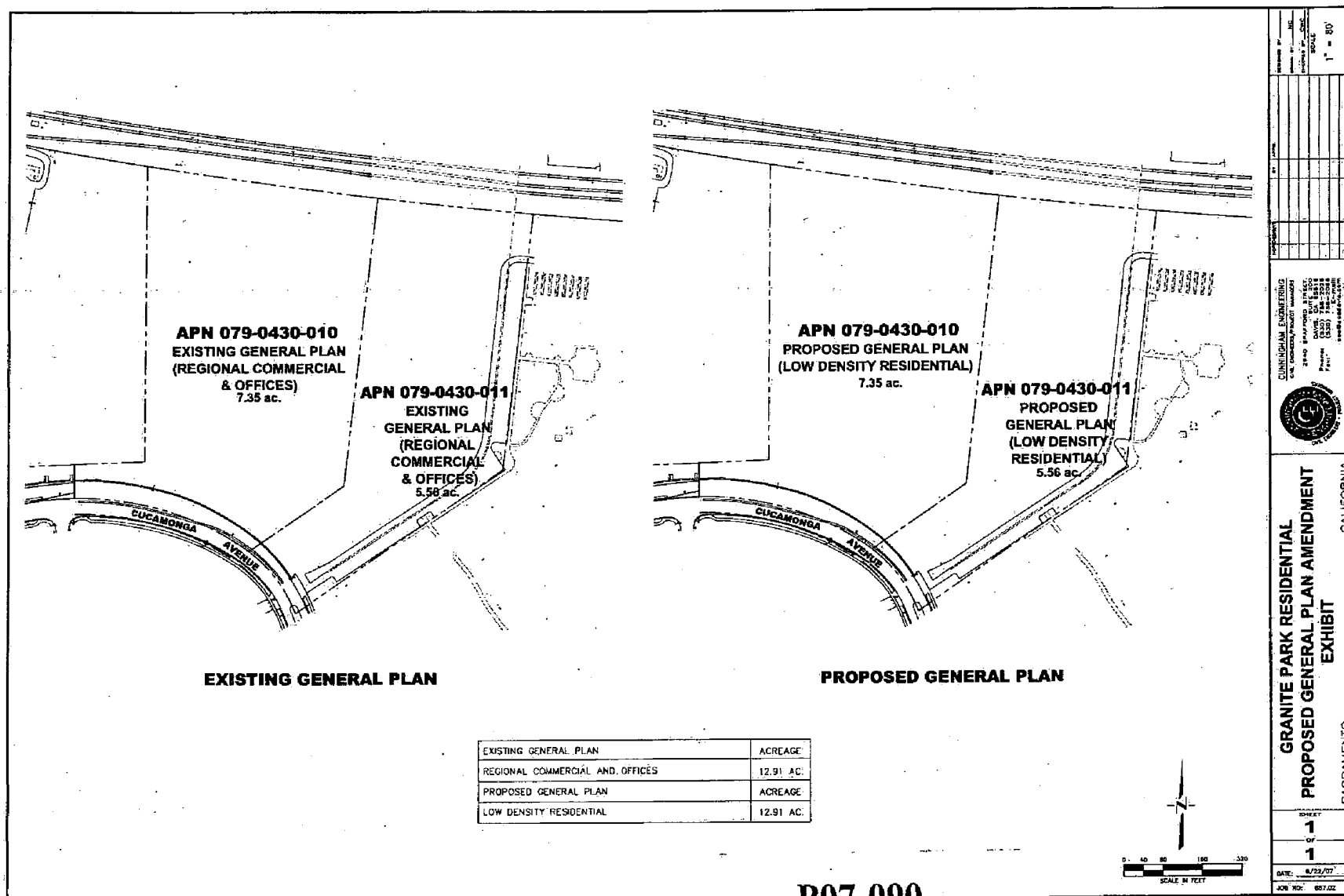
**BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL
RESOLVES AS FOLLOWS:**

Section 1. The property (APNs: 079-0430-010 and 011), as described on the attached Exhibit A, within the City of Sacramento, is hereby designated on the General Plan land use map as Low Density Residential 4-15 du/na.

Table of Contents:

Exhibit A: General Plan Amendment – 1 page

Exhibit A-General Plan Amendment



P07-090
June 22, 2007

Attachment 5 – PUD Amendments

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

**AMENDING THE PREVIOUSLY APPROVE GRANITE REGIONAL PARK PLANNED
UNIT DEVELOPMENT SCHEMATIC PLAN AND DEVELOPMENT GUIDELINES FOR
THE PROPERTY LOCATED 900' EAST OF THE INTERSECTION AT POWER INN
ROAD AND CUCAMONGA AVENUE ON THE NORTH SIDE OF CUCAMONGA
AVENUE, SACRAMENTO, CALIFORNIA.
(P07-090) (APNS: 079-0430-010 AND 011)**

Background

A. On April 24, 2008, the City Planning Commission conducted a public hearing on, and forwarded to the City Council a recommendation to approve the PUD Guidelines and Schematic Plan Amendments for the Granite Park Residential project.

B. The City Council conducted a public hearing on _____ concerning the above plan amendments and based on documentary and oral evidence submitted at the public hearing, the Council hereby finds:

1. The PUD amendments conform to the General Plan; and
2. The PUD amendments meet the purposes and criteria stated in the City Zoning Ordinance in that the PUD facilitates mixed uses designed to assure that new development is healthy and of long-lasting benefit to the community and the City; and
3. The PUD amendments will not be injurious to the public welfare, nor to other property in the vicinity of the development and will be in harmony with the general purposes and intent of the Zoning Ordinance in that the PUD ensures that development will be well-designed, and that the residential, commercial, and open spaces uses will not create a negative impact on adjacent uses.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento, in accordance with the Comprehensive Zoning Ordinance, Title 17 of the City Code, as amended, that:

1. The Schematic Plan and Development Guidelines for the Granite Regional Park are amended as attached hereto as Exhibits 1 and 2, with the following conditions:

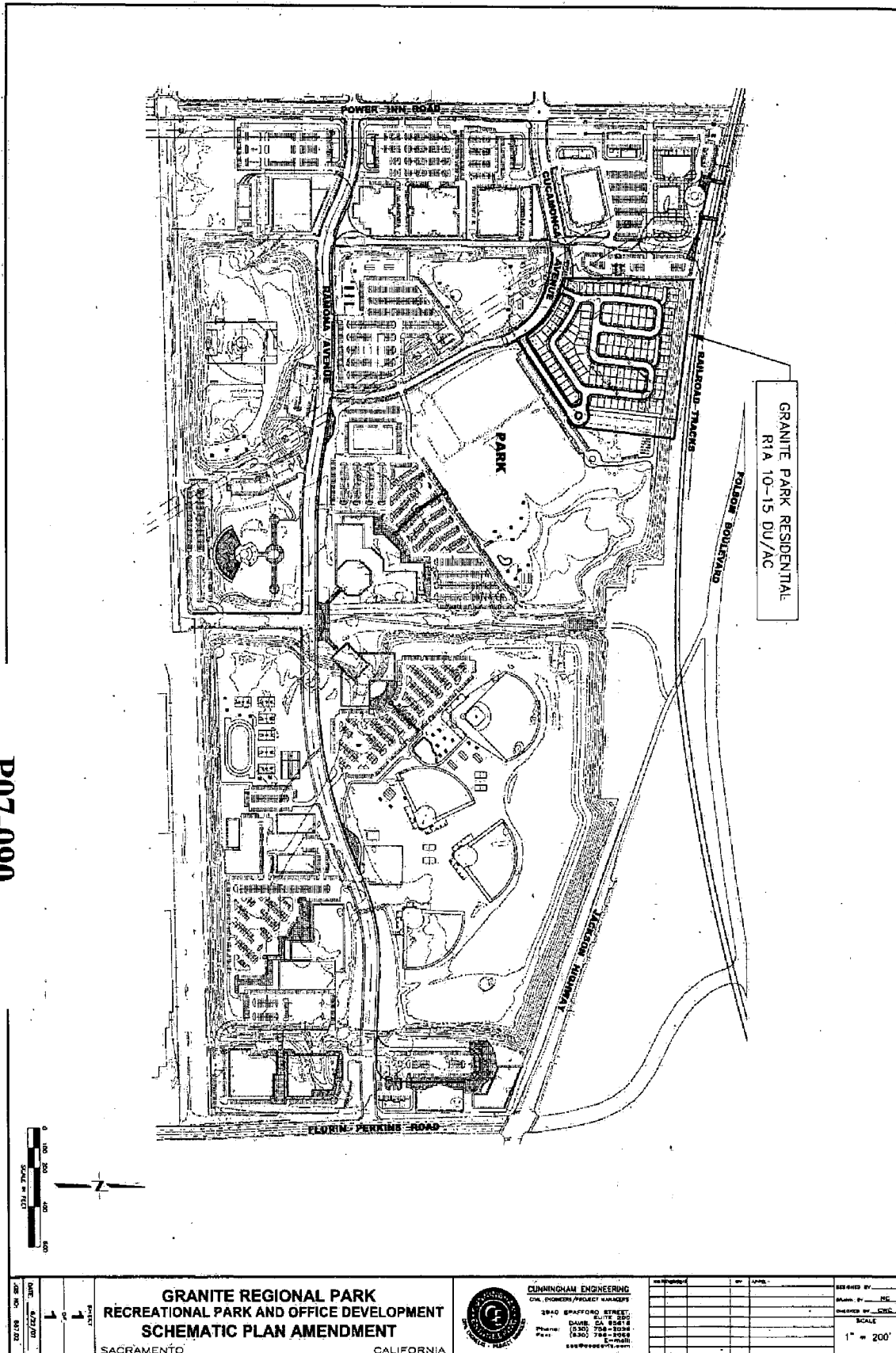
- a. Comply with requirements included in the Mitigation Monitoring Plan developed by, and kept on file in, the Planning Division Office (Resolution No. 98-395).
- b. Tentative Map conditions and approved Tentative Map Street sections shall supersede PUD guidelines.
- c. Residential development within the Single-family Alternative (R-1A) zone shall comply with the design criteria outlined in the amended Development Guidelines.

Table of Contents:

Exhibit 1 – Schematic Plan Amendment

Exhibit 2 – PUD Guidelines

Exhibit 1 – Schematic Plan Amendment



P07-090

June 22, 2007

Exhibit 2 – PUD Guidelines

GRANITE REGIONAL PARK

June __, 2008

Revised
Planned Unit Development
Design Guidelines

ATTEST:

SECRETARY TO
CITY PLANNING COMMISSION

CHAIRPERSON

DATE _____

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I. PURPOSE AND INTENT

The Granite Regional Park is a Planned Unit Development (PUD) comprised of a planned midrise office complex, retail center, single family residential, and regional park on approximately 260± acres. These guidelines, as approved and accepted by the City of Sacramento City Council, shall be adopted and used by the Granite Regional Park Architectural Review Committee (ARC) and City staff. The owner and/or managing entity of the Granite Regional Park shall establish and maintain an Architectural Review Committee (ARC) established by the declarant and providing for successors which shall be set forth in the respective Covenants, Conditions, and Restrictions (CC & R's) governing the office/business park and residential neighborhood. The ARC shall include a representative from the City Parks Department to address development on the public parkland. The ARC 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 and to maximize utilization of Public Transportation and the Light Rail Stations adjoining the Park.
3. To preserve and enhance aesthetic quality throughout the project.
4. To promote public health, safety, comfort, convenience and general welfare.
5. To enhance the value of land and structures within and adjacent to the PUD.

These Guidelines shall incorporate the Schematic Plan for the Granite Regional Park PUD approved by the Sacramento City Council. Subject to the limitations set forth in Zoning Ordinance Section 8, these Guidelines shall supersede conflicting provisions in the Zoning Ordinance. To the extent that these Guidelines are silent on an issue regulated by the Zoning Ordinance, the Zoning Ordinance requirement(s) shall govern. Any amendments to these Guidelines can only become effective upon approval by the appropriate authority and satisfaction of applicable conditions.

II. PROCEDURES FOR APPROVAL

A. Special Permit Requirement

Development of parcels within the PUD is subject to Planning Director Plan Review.

B. Project Applications

The following information shall be submitted with a Special Permit application:

1. Project questionnaire.
2. Letter of Agency.
3. 500-foot radius map and list of property owners.
4. Names and address of the applicant, engineer, builder, contractor, developer and architect.
5. Ten sets of project site plans (blueprints including site plan, floor plans, and elevations) with dimensions taken from recorded plat (folded to 8 ½ by 11).
6. PMT (hardcopy) reduction of plans --- one 8 ½ x 11 per plan sheet.
7. Topography showing existing grades and proposed grades at one (1)-foot intervals with spot elevations as required to clarify drawings, showing building corner elevations and landscaping. Initial submissions to show a preliminary site plan with rough grades called out.
8. Photos of site and adjacent sites.
9. Proposed landscaping, including automatic irrigation system. Plans demonstrating compliance with the City's Parking Lot Tree Shading and Water Conservation Ordinances.
10. Retaining walls.
11. Locations, details, and colors of temporary and permanent signs, including dimensions. If the specific signage program is not known, the applicant shall designate a zone or alternative zones on the building facade(s) on which attached signage may be located and the location or alternative

locations of detached signage. The Planning Commission shall approve the acceptable location(s) or zone(s) as part of the Special Permit.

12. Temporary and permanent fences. Identify height and materials.
13. Location of property lines, front, side, and rear setbacks and distances from buildings to property or parcel lines.
14. Easements and rights-of-way, including existing and proposed slope and road easements, and rights-of-way. Street names and right-of-way widths. Existing street improvements including sidewalks, curbs, and gutters.
15. Location and details regarding all aspects of site drainage including pipes, berms, ditches and swales.
16. On-site circulation including ingress and egress, driveways with dimensioned widths, parking areas, bus stops, shuttle / trolley lines and pathways existing and proposed. Dimensions for typical parking stalls, maneuvering areas, loading and service areas, and walkways.
17. Locations and details of benches and patios.
18. Location of exterior storage and screening devices for trash, mechanical and communications equipment, meters, and recycling facilities/areas.
19. Location of light poles and light fixtures, and transformers, with height and type indicated. Location of all exterior lighting; design of all exterior lighting including colors, materials, height, and wattage; plot plan showing the overall luminescence of the proposed lighting (i.e. foot candles).
20. Preliminary notation of sewer alignments, easements and rights-of-way, and location of manholes and inverts.
21. Preliminary notation of drainage swales, detention areas, and culverts.
22. Mailboxes, if any.
23. Roof projections and/or roof plan and screening treatment.
24. Land use distribution, percent and square footage of site used for the following:
 - Building pad;
 - Surface parking and any other paved area;
 - Landscaping (includes private sidewalks, patios, walls and fences).

25. Building elevations for all sides and height to top plate, top of roof, and top of screening elements.
26. Location of existing and proposed buildings and pads.
27. Bar scales on all plans. Site plan showing parking lot areas shall be drawn to an engineer scale (e.g. 1"=30'; 1"=40'; 1"=50').
28. Stamped plans indicating that plans were approved by the Granite Regional Park ARC.
29. Location and details regarding any on-site storage of hazardous or toxic material regulated by City Ordinance No. 82-097, if any.
30. Total gross square footage of buildings by type of use and net acreage already approved by a Special Permit(s) within the same zone in the PUD.
31. A joint use parking agreement between the applicant and the City for all shared parking. An agreement to record access easements to City-owned parking and joint-use office parking areas.
32. Description of proposed security personnel or equipment (e.g. secure entryway, card lock system, etc.), and estimated occupancy (number) as well as hours of operation.
33. Exterior colors and materials of construction.
34. Transportation Management Plan for the building(s).

III. DETERMINATION OF COMPLIANCE/PROCEDURES FOR AMENDMENT

Compliance with the Schematic Plan and/or Guidelines shall be determined by the City Council or, in limited circumstances, by the Planning Commission in accordance with the Planned Unit Development Guidelines (PUD) provisions of the Zoning Ordinance. The Schematic Plan approved by the City Council concurrently with these Design Guidelines is conceptual in nature and adjustments that do not materially affect the nature or character of the PUD may be made during the Special Permit process without the need to amend the Schematic Plan or Guidelines.

Adjustments which may be made without having to amend the Schematic Plan or Guidelines include, but are not limited to:

- A. An increase in individual building square footages of up to fifty percent (50%), or a decrease of up to 50 percent (50%), provided that the total square footage in the PUD is not exceeded and the proposed use is consistent with these Guidelines, as approved by the City Council; and
- B. Other adjustments that do not materially affect the nature or the character of the PUD such as, but not necessarily including building orientation, placement of buildings or entrances, landscaping, and parking configuration.

IV. PERMITTED USES IN THE OFFICE BUILDING ZONE (OB)

- A. The OB Zone within the PUD is intended to house large floor plate office users seeking a campus-like office park setting. Office uses normally allowed in the C-2 zone are permitted. Examples include:
 - 1. Corporate and regional headquarters, State of California Offices, and other public agencies.
 - 2. Banking and other financial operations.
 - 3. Insurance companies, general administrative offices.
 - 4. Computer programming, data processing and other software services.
 - 5. Telecommunication exchanges.
 - 6. Research and development facilities in the fields of electronics, communications, medical, data processing and computer technologies, environmental control, measuring devices, scientific instrumentation, and advanced engineering research. Such uses may include the manufacture or assembly of the products derived from the research or development process.
- B. Food service uses (e.g. fast foods and restaurants) are permitted as ancillary uses within office buildings. Drive-through facilities require Special Permit approval.

V. PERMITTED USES IN THE WAREHOUSE AND INDUSTRIAL ZONE (M-1)

- A. Permitted uses in this zone shall be as defined by the City Zoning Ordinance and approved by the Granite Regional Park ARC.

- B. The overall gross square footage (GSF) in the M-1 zone of the PUD shall not exceed one hundred thousand (100,000 sq. ft.).
- C. This zone is intended to allow storage and minor corporation yard type uses, ancillary to businesses and users located elsewhere in the PUD.
- D. Warehouse and Industrial uses will be permitted throughout the PUD, where properly zoned.

VI. PERMITTED USES IN THE SHOPPING CENTER (S-C) AND COMMERCIAL (C-2) ZONES

These zones within the PUD are intended to house on-site services for other PUD land uses as well as provide retail services for the area. Permitted uses in these zones shall be as defined by the City Zoning Ordinance and approved by the Granite Regional Park ARC.

VII. PERMITTED USES IN THE SINGLE FAMILY ALTERNATIVE ZONE (R-1A)

This residential zone permits single-family residences where the lot sizes, height, area and/or setback requirements vary from standard single-family. It will accommodate alternative single-family designs including single-family attached or detached units, cluster housing, row houses, townhouses, condominiums, or similar housing types that are compatible with standard single-family areas. Maximum density in this zone is fifteen (15) dwelling units per net acre.

VIII. ENVIRONMENTAL STANDARDS IN THE OB, S-C, C-2, AND M-1 ZONES

A. General

1. All buildings, structures, paved areas and building materials, color schemes, and landscape elements shall be designed and constructed to create a desirable environment for the intended use and relate harmoniously to other buildings and to adjacent land uses. For security purposes, all plant and shrub landscaping shall be maintained at a maximum height of 30 inches from ground level. All trees shall be pruned so that the lowest branch is a minimum of six feet from the ground. Landscaping shall be maintained in a manner which will not obstruct or diminish levels of lighting throughout the project.
2. Pedestrian walkways, bikeways, jogging trails, trolley/shuttle right-of-way, and trolley/shuttle stations may be located within required setbacks that are adjacent to public rights-of-way and private drives.
3. All driveway locations shall be approved at the time of Special Permit.

B. Landscaping

1. General: Landscaping shall comply with applicable City Ordinances for water conservation and be composed of native species and ornamental plant materials including trees, shrubs, and ground cover with automatic

irrigation systems. All landscaping shall be maintained in a neat and orderly fashion.

2. Minimum Landscaping Coverage per Parcel or Building: Except as provided in the following sections, there is no minimum landscape coverage percentage requirement. The Granite Regional Park ARC shall review all proposed landscaping plans to assure consistency with the standards set forth in these Guidelines.
3. Plant Materials. All trees, shrubs, and groundcover plant materials shall conform to the PUD approved plant list unless an alternative plant material is approved by the Granite Regional Park ARC. A plant list for the PUD shall be submitted for approval by the Planning Director and City Landscape Architecture Section with submittal of the first Special Permit application.
4. Setbacks Adjacent to Public Right-of-Way and Private Drives. There shall be a 25-foot landscaped area adjacent to all perimeter and interior streets. These abutting frontages shall be landscaped subject to review and approval by the Landscape Architecture Section prior to installation. These frontages shall be landscaped with trees, shrubs, groundcover and grass in conformance with City standards, the standards of the Granite Regional Park ARC and the approved 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 and the City Landscape Architecture Section with submittal of the first Special Permit application.

5. Prior to the removal of any trees with circumferences over 100 inches (there are five cottonwoods in this category), a Save or Remove permit shall be approved by the City Tree Services Division. Replacement trees may be required.
6. Irrigation. All landscaped areas shall be irrigated with timed permanent automatic underground, non-drip systems.
7. Surfaced Parking Lots. Trees shall be planted and maintained throughout the surfaced parking lot in conformance with the City's Parking Lot Tree Shading Ordinance to insure that within fifteen (15) years after the establishment of the parking lot, a least fifty percent (50%) of the parking area will be shaded at noon on August 21st.
8. Approval of Landscaped Plans. Special Permit approvals shall be subject to submittal of detailed landscape and irrigation plans for review and

approval by City 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 City staff.

Large canopy shade trees shall be planted with 40 foot spacing along roadways in designated parkstrips between the curb and sidewalk or as approved by the City Arborist. Large canopy trees shall be planted in the parkstrips along all public streets at a distance of 40 feet on center to the satisfaction of the City Arborist. Irrigation shall be provided for all trees.

9. Front and Street Side Yard Setback Area. Landscaping in these areas shall consist of an effective combination of trees, shrubs, and groundcover.
10. Side and Rear yard Setback Area. All unpaved areas not utilized for parking and storage shall be landscaped utilizing turf groundcover and/or shrubs and trees. Undeveloped areas proposed for future expansion shall be maintained in a reasonable condition but need not be landscaped. Balusters or other fencing , as approved by the City Landscape Architect shall be provided as necessary to curtail unauthorized parking in unpaved and/or unauthorized parking areas.
11. Installation of Landscaping. Prior to the issuance of any temporary or final occupancy permits, landscaping for that building, 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 (1) and five (5) gallon shrubs and five (5) gallon, fifteen (15) gallon and twenty-four (24) inch box trees.
12. Landscape Maintenance. A landscape maintenance program for the PUD shall be established to ensure that landscape elements are well maintained. The landscape plan may be used by the ARC to evaluate projects in the PUD.
13. Landscaping is limited at maturity to 15-feet in height within PG&E easements for tower lines adjacent to Power Inn Road. Landscaping mounds along Power Inn Road will generally be precluded. PG&E must review and approve height of landscaping within the diagonal line easement that crosses the PUD property.
14. Pedestrian walkways and bikeways shall have parallel tree plantings a minimum of 40-feet on center to provide shade in the summer. Irrigation must be provided for these areas.

15. Prior to the widening of Power Inn Road, a 25 foot landscape area adjacent to the street with plantings will be applied where possible. The standards for the setback, landscaping and plantings along Power Inn Road may be reduced to accommodate the widening of Power Inn Road to 6 lanes. In any case, the 25 foot setback should not be reduced to a width below 12.5 feet.

C. Circulation

1. Pedestrian and Bicycle Circulation. Primary and secondary walkways shall be designed to link street access, bus stops, trolley, shuttle stops, light rail, parking areas, adjacent structures and abutting properties. Both walkways and bikeways shall be designed with pedestrian health and safety in mind. On and off-street bikeways shall be striped and marked. Portions of public off-street bikeways and walkways immediately adjacent to private development shall be installed at the developer's expense and shall meet City standards.

Lighting, scaled to the needs of the pedestrian and/or bicyclist, shall be provided for safety and aesthetics.

2. Truck Circulation. Truck loading areas shall be located to the rear or sides of the buildings. Truck ingress and egress shall be directed off of the primary access points on Power Inn Road.
3. Handicapped Entrance. Safe and convenient access shall be provided for handicapped persons to all sidewalks, bikeways, and building entrances. All ADA requirements shall be met.

D. Parking Standards

1. General: Adequate off-street parking shall be provided to accommodate all parking needs within the PUD. The intent is to eliminate the demand for on-street parking and to encourage use of the PUD shuttle system. Interim and/or temporary parking may be placed on future building pads. Interim and/or temporary parking shall be allowed with a minimal level of site improvements.
2. Location: Required off-street parking for any PUD land use may be located either on the same parcel ("subject site") or on another PUD parcel located within a reasonable distance of the subject site. Off-site parking shall require submission of written evidence, satisfactory to the City Planning Commission that (a) the users of the subject site will have a legal right to use the off-site parking location; and (b) total number of required

parking spaces for the PUD will be achieved (i.e. minimum 1:200 for retail, 1:400 for general office, 1:200 for medical office, 1:1000 for warehousing).

3. Controlled parking: There will be a charge for all parking with the following exceptions: (a) parking for retail uses and light rail; (b) up to 10% of spaces required for other land uses, which spaces shall be designated "visitor" "short term" parking; and (c) joint-use parking for park uses. All controlled parking will be operated by the Granite Park Transportation Company, or other entity approved by the City.
4. Parking Requirements: Parking requirements for the entire PUD shall satisfy City Zoning Ordinance requirements. Office parking shall be provided at an overall ratio of one space for every 400 square feet of office use, or 2.5 spaces per 1,000 feet.

Retail parking shall be provided at an overall ratio of 1 space for every 200 square feet of retail use, or 5 spaces per 1,000 square feet. Warehouse parking shall be provided at an overall ratio of at least 1 space per 1,000, and no more than 1 space per 500, or 2 spaces per 1,000.

The Zoning Ordinance contains no parking requirements for park/recreation use. Parking for park/recreation use within the project shall be as shown on the site plan based on use-specific minimum parking requirements established by the Parks Department staff. Any parking to be located on RT property and used jointly by RT passengers and retail customers will require an agreement with RT.

The Zoning Ordinance has no requirements for light rail stations. Parking for the light rail park and ride facility shall meet Regional Transit requirements as shown on the site plan.

The above parking ratios may be modified, as permitted by the Zoning Ordinance.

5. As part of the Special Permit process for the fifth office building, the City Planning Commission shall review the above minimum parking requirements in light of factors such as:
 - (a) actual needs for parking demonstrated by users of the first four office buildings and any completed park area;
 - (b) the effectiveness of controlled parking in reducing office parking needs;
 - (c) what is known about the specific businesses which have or are likely to locate in the PUD, their employees ability to use alternate commute modes to the single-occupant vehicle; and,

(d) other relevant information.

The Planning Commission will then consider to impose parking maximums, below the above defined parking minimums, based on the information received.

6. 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 designated on approved parking plans. Such barriers shall be located to prevent parked vehicles from extending into areas where parking is prohibited and to protect public right-of-way and adjoining properties from damaging effects of surface drainage from parking lots. Barrier devices such as fences and walls shall not be used to separate office uses from park areas. A curb and no additional barrier shall be used to separate joint-use parking areas from the regional park unless they serve other purposes such as security. Minimum stall dimensions shall comply with the standards provided in the City Zoning Ordinance except that the front two feet of all stalls shall be incorporated into the adjacent landscaping or walkway improvements, resulting in a net decrease of two feet of the required surface depth of the parking stall and a minimum net increase of two feet in width of the landscaped planter. Individual prefabricated wheel stops shall be permitted. A continuous six (6)-inch raised concrete curb shall be provided along all landscaped areas abutting parking or drives.
7. Maximum of forty percent (40%) of all vehicle parking spaces may be compact spaces.
8. Curbs and drives shall be constructed in accordance with the latest requirements of the City of Sacramento.
9. Handicap accessible parking shall be provided per the Zoning Ordinance and Section 1129B of the UBC.
10. Reciprocal parking shall be allowed. Appropriate access easements and agreements must be provided and recorded. Reciprocal access agreements shall address issues such as availability of joint-use parking, maintenance and clean-up, security, liability and indemnification, access, and reservation for special events.

Regional Park General shall enter into joint use parking agreement with the City for all properties in the PUD with shared parking. The parking agreement shall identify the number and location of shared parking spaces and arrangements including, but not limited to the number, location and terms of parking spaces shared with park uses in the PUD. The

agreement shall be recorded as appropriate in all deeds of properties that have shared parking. The parking agreement shall be reviewed and approved by the Planning Director, City Landscape Architect in a form approved by the City Attorney. The finalized parking agreement shall be recorded in all deeds as appropriate.

11. Carpool, vanpool, bicycle, and handicap (per ADA) parking spaces shall be located closest to the building entrances. Bicycle racks and enclosure/lockers shall be located within public view, out of the way of pedestrian movement, within sight of building entries. The number and type of bike racks and enclosures shall be as specified in the PUD Transportation System Management (TSM) Plan and shall comply with all bicycle parking requirements of the Zoning Ordinance.

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. Lighting levels shall be as follows: 1.5 foot-candles of minimum maintained illumination per square foot of parking space from one hour before dark to one hour after sunrise.
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.
4. Exterior lighting fixtures shall be similar and compatible throughout the PUD and subject to the design standards utilized by the Granite Regional Park ARC. Light standards are limited to 15-feet in height within PG&E easements for tower lines adjacent to Power Inn Road. PG&E must review and approve light standard heights within the diagonal line easement that crosses the PUD property.
5. Street lighting to be maintained by the City shall be constructed to City standards.

F. Performance Standards

1. Purpose and Intent. It is the intent of these restrictions to prevent any use of the PUD which may create dangerous, injurious, noxious or otherwise objectionable conditions.

2. Nuisance. No nuisance shall be permitted in the PUD. City Code Sections 61.03-301 and 61.04-401 define nuisance activity. Additionally, the term "nuisance" shall include, but not 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 in the PUD 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 in the PUD or residing in adjacent neighborhoods.
 - (c) Exceeds permissible noise levels as established by the City of Sacramento.
 - (d) Stores hazardous or toxic materials on-site unless in compliance with all applicable governmental regulations.
3. Public Safety. To protect and enhance public safety, the following measures shall be implemented:
 - (a) A minimum of 0.25 foot-candles of illumination shall be provided at the surface of any walkway, alcove, or passageway related to the building project from one hour before dark to one hour after sunrise.
 - (b) Individual businesses in the PUD shall have well lit, clearly visible, and well defined addresses.
 - (c) Uniformed security personnel shall be assigned to routinely patrol parking areas until after final closing of all uses within the PUD. Security will generally provided as specified in the City-Developer Security- Maintenance Agreement required as a PUD condition for the project.
 - (d) Law enforcement and fire protection access to all locked areas shall be ensured by providing "Knox boxes". Automatic gates must be approved by the Police and Fire Departments.

IX. ENVIRONMENTAL STANDARDS IN THE R-1A ZONE

A. General

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

B. Landscaping

1. General: Landscaping shall comply with applicable City Ordinances for water conservation and be composed of native species and ornamental plant materials including trees, shrubs, ground cover, and grass with automatic irrigation systems. All landscaping shall be maintained in a neat and orderly fashion.
2. Minimum Landscaping Coverage per Building or Parcel: Except as provided in the following sections, there is no minimum landscape coverage percentage requirement. The Granite Regional Park ARC shall review all proposed landscaping plans to assure consistency with the standards set forth in these guidelines.
3. Plant Materials: All trees, shrubs, and groundcover plant materials shall conform to the PUD approved plant list unless an alternative plant material is approved by the Granite Regional Park ARC.
4. Setbacks Adjacent to Public Right-of-Way and Private Drives: There shall be a minimum two foot (2'0") landscaped area adjacent to all perimeter and interior streets. Adjacent to private lanes there shall be a three foot (3'0") landscaped area with planting pockets located between driveway aprons. These abutting frontages shall be landscaped subject to review and approval by the City Landscape Architecture Section prior to installation. These frontages shall be landscaped with trees, shrubs, groundcover, and grass in conformance with City standards, the standards of the Granite Regional Park ARC, and the approved PUD plant list.
5. Irrigation: All landscaped areas shall be irrigated with timed permanent automatic underground, non-drip systems.

C. Circulation

1. Pedestrian and Bicycle Circulation: Primary and secondary walkways shall be designed to link street access, bus stops, trolley, shuttle stops, light rail, parking areas, adjacent structures and abutting properties. Both walkways and bikeways shall be designed with pedestrian health and safety in mind. On and off-street bikeways shall be striped and marked as required by the City of Sacramento street standards.

D. Parking Standards

1. General: Adequate off-street parking shall be provided to accommodate the parking needs of residents within the R-1A zone.
2. Location: Required off-street parking in the R-1A zone shall be located on the same parcel.

3. Parking Requirements: In the R-1A zone, off-street parking shall be provided at a ratio of two (2) spaces per dwelling unit.
4. Guest Parking Location: On-street parking may be utilized to accommodate the parking needs of guests. Guest parking shall be provided at a ratio of one-quarter (0.25) spaces per dwelling unit.
5. Minimum dimensions for all garages and uncovered parking spaces shall conform with the Zoning Ordinance Section 17.64.030.

E. Exterior Lighting

1. All lighting shall utilize shielded or cut-off luminaries to direct light down

F. Private Driveways

1. Private driveways shall provide access to properties that do not include frontage on a public street. These private driveways shall be located within the extended frontage of private lots and shall be so designated on the final map creating each lot.
2. A reciprocal maintenance agreement shall be recorded against each lot receiving benefit from a private driveway giving each owner with the right and the obligation to provide regular maintenance of the driveway improvements.
3. No on street parking shall be permitted in these private driveways.
4. In locations where these private driveways are to also serve pedestrian circulation, a pedestrian easement shall also be created in the same area as the private driveway. Private driveways shall not serve more than 4 homes on a single side, and no more than 8 homes when homes are sided on both sides of the private driveways. In cases where two private driveways terminate at the same point, a vehicular barrier shall be constructed sufficient to prohibit through vehicular traffic, however pedestrian pass through shall be maintained.

X. ARCHITECTURAL STANDARDS IN THE OB, SC, C-2, and M-1 ZONES.

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. All construction shall adhere to the City Building Code and UBC standards.

B. Architectural Design

The aesthetic theme of the PUD is Mediterranean Revival. This does not preclude other interpretations when scale or utility requires it. The intent of the design theme is to establish consistency within the PUD while allowing for and

achieving design diversity between each building. Consistent use of themes, materials, colors, and building orientations shall be applied to the uses and circulation systems within the PUD.

C. Building Setbacks

All setbacks shall comply with the City Zoning Ordinance, or other applicable easement requirements.

Exterior walls shall have fire resistance and opening protection as required by UBC Section 5022.

D. Building Height

The following are maximum building heights (to the plate line):

1. Offices (OB) - one hundred twenty-five (125) feet.
2. Warehouse and Industrial (M-1) - sixty (60) feet.
3. Commercial (C-2) - one hundred twenty-five (125) feet.

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

E. Exterior Wall Materials

1. Finished building materials shall be applied to all sides of a building, all trash enclosures and mechanical and communications equipment screens.
2. Tilt-up concrete construction technique shall be allowed, but only if full compliance with all of the other conditions of these Guidelines is maintained.
3. For warehouse and industrial land uses in the M-1 zone, full tilt-up concrete structures may be permitted when the exterior appearance resembles a precast concrete structure. The goal is to avoid the monotonous sheer wall effect of a warehouse and to achieve structures that contain indentations and positive and negative spaces and exterior treatments similar to and compatible with non-tilt-up structures within the PUD.
4. Exposed concrete block may be used as an exterior surface if approved by the Granite Regional Park ARC. The intent is not to preclude such

concrete block construction as split face block, texture block, slump stone, or other similar material.

5. Exterior wall materials shall be compatible with those used on all other buildings in the development. Examples of acceptable exterior wall materials are stucco, stone, concrete, wood, glass, metals, tile and brick.

F. Colors

1. Building colors shall be harmonious and compatible with the colors of other buildings in the development and with the natural surroundings. Terra cotta tile roof elements are encouraged.
2. The general overall atmosphere of color shall be light earth tones, including muted shades of gray, tans, pastel materials, natural colors found in stone, and terra cotta tiles. Metal features and wood features shall be in natural finishes. If painted surfaces are used, these shall be compatible. Accent colors may be used, if approved by the Granite Regional Park ARC and the City.

G. 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 of the building.

H. Energy Conservation Standards

1. Purpose and Intent. The purpose of these energy conservation standards is to establish cost-effective energy saving measures which shall be incorporated into the design of all buildings in the PUD.
2. Standards:
 - (a) Buildings shall be designed to meet current state and federal energy requirements in effect at the time of construction.
 - (b) Landscaping shall be designed to shade structure, walks, streets, drives and parking area to minimize surface heat gain and comply, at a minimum, with all current City standards.

- (c) Site design shall take into consideration thermal and glare impact of construction materials on adjacent structures, vegetation and roadways.
- (d) Outdoor lighting shall be designed to provide the minimum level of site lighting consistent with security needs.

I. Construction Trailers

- 1. Construction trailers shall be permitted only during construction and shall be removed promptly upon completion of the permanent building.
- 2. Construction trailers shall be as inconspicuous as possible and shall cause no inconvenience to the general public.

J. Loading Areas

- 1. 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 area without proper screening and landscaping. The intent is to locate these facilities in the most inconspicuous manner possible.
- 2. The site plan for each PUD building shall provide adequate on-site space for service and delivery vehicles. Landscaped islands, curbs, and signs shall be used to clearly distinguish parking from loading and delivery areas and driving lanes.

K. 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.
- 2. For warehouse and industrial land uses in the M-1 zone, open storage of materials, goods, parts and equipment, including company owned or operated trucks and other motor vehicles, shall be allowed only as an accessory use incidental to the primary use of the parcel, provided that all such activities shall be screened or shielded by landscaping and/or earth berms so that no stored materials, goods, parts or equipment are visible from any adjacent public streets.

L. Garbage Services/Trash Enclosures

Requirements for these areas, including garbage services, trash enclosures, recycling operations, and related equipment, shall comply with Section 34 of the Zoning Ordinance.

M. Utility Connections, Mechanical Equipment and Communications Equipment.

1. Mechanical and communications equipment, utility meters, storage tanks, and sewage and drainage pump stations shall not be visible except as provided in subsections M.6 and M.7 below.
2. If concealment within the building is not possible, then these items shall be concealed by screen walls which shall be landscaped.
3. All utility lines shall be underground (except for the two existing major overhead power line corridors along Power Inn Road and bisecting the west part of the PUD).
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 designed and incorporate materials similar to and compatible with those used in the building or complex in which it is located.
6. Placement of mechanical and communications equipment, utility meters, utility substations, and storage tanks shall minimize their visibility from the public right-of-way. Visual barriers, such as walls or landscaping, shall be used when such equipment cannot be placed out of view, provided such barriers do not significantly impede the proper functioning of the equipment.
7. Communications towers and accessory communications equipment buildings shall be allowed. The towers shall be designed and constructed to be compatible with the project. Visual barriers, such as walls and landscaping, shall screen the towers and equipment buildings.

N. On-site Drainage

1. Each building site shall provide adequate drainage facilities as required by City standards and/or standards imposed by the City on the PUD.
2. Stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff caused by PUD development. Because the PUD is not served by a regional water quality

control facility and is greater than 5 acres, both source controls and on-site treatment control measures shall be required.

3. Recommended source controls for commercial and industrial projects include painted storm drain signs ("NO DUMPING! FLOWS TO RIVER") at all storm drains, and controls on material storage, loading and unloading of material, vehicle and equipment fueling, vehicle maintenance and repair, equipment operations and maintenance, and waste handling.
4. Recommended on-site treatment controls include grassy swales, filter strips, media filter (surface sand filter; vault sand filter), infiltration (trenches, basins, paving blocks), and Delaware sand filter.

O. Exterior Fire Stairs

Unenclosed exterior fire stairs shall not be permitted.

P. Walkways and Courtyards

1. Walkways shall be located throughout the PUD as shown on the approved Schematic Plan.
2. Walkways and courtyard materials shall be approved by the Granite Regional ARC as being complimentary to the exterior wall materials of adjacent buildings. Walk and path systems shall meet the standards of the PUD. Surfaces shall have a non-skid finish.
3. Layout and design shall provide maximum comfort and safety to pedestrians. All ADA requirements shall be met. Walkways shall be well lit to provide safety and convenience to users.
4. Walkway patterns shall have an obvious relationship to the buildings. Frequent, convenient and covered walkway connections shall be provided along building frontages and, when feasible, between adjacent buildings, public sidewalks, and bus turnouts.

Q. Hazardous Materials

1. All buildings or structures containing hazardous materials shall be labeled at all doorways with easy-to-read signs that provide emergency response teams with information on the hazardous contents of the building or structure, and proper containment procedures. Labeling shall be based on existing systems (such as the National Fire Protection Association 705 System) and approved by the City Fire Department and City Toxics Planner.

XI. ARCHITECTURAL STANDARDS IN THE R-1A ZONE

A. Purpose and Intent

1. 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 the indiscriminate and insensitive use of materials and design. All construction shall adhere to the City Building Code and UBC Standards

B. Architectural Design

1. The aesthetic theme of the office and retail components of the PUD is Mediterranean Revival. This does not preclude other interpretations when scale or utility requires it. While somewhat removed from the nearby, established communities of East Sacramento and Tahoe Park there is relationship to these communities and carrying over elements of the architectural character of these communities is appropriate. Therefore for the residential component of Granite Regional Park the architectural theme will include styles reminiscent of early California architecture including, craftsman style, bungalows, Spanish colonial, Prairie and similar design found in the classic neighborhoods of the City of Sacramento. The intent of the design theme is to have the community blend with the surrounding neighborhoods with the intent of integrating rather than separating the new from the old. A blend of themes within neighborhoods will be encouraged and is historically accurate as to the way older neighborhoods developed. Materials, colors and building massing shall be consistent with the style of the architectural theme applied to the housing.
2. To ensure a blend of designs and streetscape interest these guidelines prohibit the building of the same plan, elevation and color palate on lots that are adjacent. To ensure adequate variety in the home designs each home approved for construction within Granite Regional Park shall have no less than 3 different front elevations, and each elevation shall have 3 distinct color schemes. For purposes of this section adjacent lots shall mean lots that share a common side yard property line.

C. Building Setbacks – Buildings in the R-1A zone shall be subject to the following setback requirements:

1. Front Yard. The minimum front yard setback shall be ten feet;
2. Street Side Yard. The minimum street side yard setback shall be eight feet.
3. Rear yard. The minimum rear yard setback shall be three feet.
4. Interior Side Yard. The minimum side yard setback shall be zero feet (0'0") with the minimum distance between buildings shall be five feet.
5. Allowable Projections into Setbacks. Every part of a required yard shall be open and unobstructed from its lowest point to the sky except:

- i. Chimneys, awnings, media niches, and eaves which may project into a yard up to two feet (2'0").
- ii. Architectural features, such as, but not limited to, bay windows, sills, cornices, buttresses, may encroach up to two feet (2'0") provided that the following requirements are met:
 1. In no event shall the distance between an architectural feature and the front, street side, interior side, or rear property line be less than three feet (3'0").
 2. The architectural feature shall not extend into any required vehicle parking, access, or maneuvering areas, unless located on the second level of the building above.
- iii. Any floor above the first story may project a maximum of five feet (5'0") into a required front or street side yard setback area.
- iv. Unenclosed fire resistant stairs and ramps at the ground level may project into the required front, street side, interior side, and rear setback areas.
- v. Necessary landings at the ground level may project into the required front, street side, interior side and rear setback areas a maximum of five feet (5'0").

D. Building Height

The following are maximum building heights (to the ridge line):

1. Single-Family Alternative (R1-A) - thirty-five (35) feet.

E. Exterior Wall and Building Elements Materials and Application

1. Finished building materials shall be applied to all sides of a building, all trash enclosures, and mechanical and communications equipment screens if they are attached to the building. Exterior wall materials and building elements shall be of a type consistent with the architectural theme of the residence. Where stone or wood products are indicated manufactured materials, such as fiber-cement wood siding, or manufactured stone products are acceptable in place of natural products. They include the following acceptable materials:
 - i. Exterior Wall Materials - Materials such as stucco, wood, stone and masonry should be utilized as building or accent materials. Wood siding shall be of high quality and not be pressed plywood or particleboard. The use of cinder blocks and untreated concrete is prohibited.
 - ii. Posts and Columns - stone or pre-cast concrete masonry, stucco, or wood
 - iii. Arches and Piers - stone or pre-cast concrete masonry, stucco, or wood.

- iv. Porches, Balconies, Decks, Stoops, and Stairs - wood, wood polymer, stucco, concrete, or stone.
 - v. Railings and Balustrades – iron, welded steel, pre-cast concrete, stone, wood, or wood polymer
 - vi. Trellises – iron, welded steel, or wood.
 - vii. Window Shutters – wood, composite, vinyl, or fiberglass
2. Exterior wall materials can only be changed at horizontal lines or at an inside corner of two vertical planes
 3. Any material used on a front façade shall return along side walls to a significant architectural feature or a minimum of three feet (3'0") if there is no architectural feature in the first eight feet (8'0"). This requirement shall not apply to materials used in roof gable ends.
 4. Stucco shall be either a hand-troweled or a sand finish.
 5. All balconies, decks, and trellises shall be visibly supported by columns, beams, or brackets.
 6. Columns and posts shall be a minimum 5" in section
 7. Masonry shall be installed as close to the finished ground surface as possible following manufacturer's recommendations.
 8. The area under first floor raised porches and decks shall be screened with wall or fencing material appropriate to the architectural style of the home.

F. 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 light to medium earth tones, including muted shades of gray, taupe, tans, caramel, tobacco, mustard, and natural colors found in stone and terra cotta tiles. Stronger colors are encouraged as an accent to elements of the buildings facing the public streets. Front doors, window shutters or other architectural elements are all areas where color can add to the style of the architecture, and where its use is consistent with use in the particular architectural style. Neighborhood color schemes shall be approved by the Granite Regional Park ARC.

G. Roof Projections and Design

1. Roof mounted air conditioning and heating units are prohibited in the Single Family Alternative Zone (R-1A).
2. Projections shall be painted to match the roof of the building.
3. Mansard or flat roofs will not be permitted unless special conditions warrant approval, such approval to be granted only by the Granite Regional Park ARC.
4. Principal sloped roofs shall have symmetrical 4:12 to 12:12 pitches
5. Eaves shall overhang in a manner authentic to the architectural style of the home.

6. On front elevations, gutters shall be of a style authentic to the architectural style of the home.
7. Downspouts shall be metal and round or rectangular in shape. Styles consistent with the architectural theme, such as standoffs shall be encouraged..
8. Acceptable roof materials include: concrete, clay, or slate tile in flat, barrel, or s-tile shapes. Architectural grade composition shingles may be permitted by the Granite Regional Park ARC if such use is consistent with the architectural theme.

H. Windows and Doors

1. Individual windows on street facing elevations should be vertical in proportion. The use of round or other geometric shapes are acceptable as accent window treatments consistent with the architectural theme.
2. Windows and doors shall be recessed a minimum of 2" from finish surface to window frame or surrounded by trim
3. Door and window shutters shall be proportional to the door or window size they appear to cover.
4. Acceptable window materials include: energy efficient wood, metal, or vinyl-clad wood, vinyl, or steel frames and sashes with clear or low-e glass
5. Entry and garage door styles must be appropriate to the architectural style of the home.
6. Acceptable materials for entry and garage doors are wood, fiberglass, or embossed metal.
7. Sliding glass doors are allowed only where screened from public view.

I. Wall, Fence, and Gate Regulations

1. R1-A Zone, Front and Street Side Yard.
 - i. Fences located within two feet (2'0") from front or street side property lines adjacent to sidewalks must be transparent decorative open metal wrought iron or tubular steel. A transparent fence has at least 50% of vertical surface open. The transparent fence may have a solid base with a maximum height of one foot (1'0"), with an overall maximum height of the fence not to exceed three feet (3'0").
 - ii. A solid (non-transparent) wall consisting of masonry, brick, or stucco may be constructed in the front yard to a height of three feet (3'0") with a minimum two foot (2'0") offset from the front and street side property lines. The minimum height of a solid wall is one and one-half feet (1'6").
 - iii. A post or pilaster, consisting of masonry, brick or stucco not exceeding one and one-half foot (1'6") square and three and one-half feet (3'6") tall, may be used to support the wrought iron or tubular steel fence or the solid wall at the minimum distance between posts of six feet (6'0").

- iv. No fences or walls may be constructed in the street side yard beyond two feet (2'0") behind the front façade of the building.
 - v. Decorative gates are permitted to be located in these front yard fences or walls.
2. R-1A Zone Interior Side Yard.
- i. A solid or transparent fence or wall may be constructed on the property line of the interior side yard to a maximum height of three feet (3'0") in the front yard.
 - ii. A solid or transparent fence or wall may be constructed on the property line of the interior side yard to a maximum height of six feet (6'0") starting at a minimum of four feet (4'0") behind the building line and a solid or transparent fence or wall may be constructed between buildings at this point on a line parallel to the front property line. Decorative gates are permitted to be located in this fence or wall.
3. R-1A Zone Rear Yard
- i. A solid fence or wall shall be constructed on the rear property line of all interior lots to a maximum height of six feet (6'0").
 - ii. A masonry, brick or stucco wall shall be constructed on the rear property line of all lots that back onto a collector or arterial roadway to a maximum height of six feet (6'0"). Walls up to eight feet (8'0") in height if required by the noise study for the property will be permitted. Wall heights exceeding eight feet (8'0") will be required to use a combination of wall and berming to achieve their required height. Special circumstances where the wall height cannot be achieved by this method will require approval of the Granite Regional Park ARC and the City of Sacramento.
 - iii. A combination six foot (6'0") combination transparent fence (tubular steel, wrought iron, etc.) and masonry wall shall be constructed on the rear property line of lots backing to open space or parks. The transparent fence shall be constructed on a "knee wall" of masonry, brick or stucco, consistent with any perimeter wall for the neighborhood. The knee wall shall be no less than one and one-half foot (1'6") tall with a maximum height of two and one-half (2'6"). The combined knee wall and fence shall not exceed six feet (6'0") in height.
 - iv. A solid fence or wall may be constructed in the rear yard of alley-loaded lots a minimum of two feet (2'0") behind the rear building line, maximum height is six feet (6'0"). Decorative gates are permitted to be located in this fence or wall.
4. Parcels Abutting Freeways and Railroads.
- i. All developments abutting freeways or railroads may construct a maximum twelve foot (12'0") high solid wall subject to issuance of a zoning administrator's special permit. The wall shall comply with

the development standards for sound walls pursuant to Section 17.76.100 of the Zoning Ordinance.

5. Height Transitions.

- i. Fences/walls may not change height at corners; if they must transition in height due to changes in grade, the transition must occur along side or front fences/walls. Fences and walls to have level top surfaces, they may transition in height at posts to maintain maximum height, as required by changes in grade elevation.

J. Energy Conservation Standards

1. Purpose and Intent. The purpose of these energy conservation standards is to establish cost-effective energy saving measures which shall be incorporated into the design of all buildings in the PUD.
2. Standards:
 - a. Buildings shall be designed to meet current state and federal energy requirements in effect at the time of construction
 - b. Landscaping shall be designed to shade structure, walks, streets, drives, and parking area to minimize surface heat gain and comply, at a minimum, with all current City standards
 - c. Site design shall take into consideration thermal and glare impact of construction materials on adjacent structures, vegetation, and roadways
 - d. Outdoor lighting shall be designed to provide the minimum level of lighting consistent with security needs

K. Construction Trailers

1. Construction trailers shall only be permitted during construction and shall be removed promptly upon completion of the permanent building
2. Construction trailers shall be as inconspicuous as possible and shall cause no inconvenience to the general public.

L. 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 unless screened from public view by a solid wood fence not to exceed six feet (6'0") in height. The outdoor storage area must be related to the on site construction activity and may only provide storage to the project underway. Enclosed storage containers must be enclosed in this area as well. Only one enclosed area for outside storage is permitted per residential community

M. Garbage Services / Trash Enclosures

1. Requirements for these areas, including garbage services, trash enclosures, recycling operations, and related equipment, shall comply

with Chapter 17.72 Recycling and Solid Waste Disposal Regulations of the Zoning Ordinance.

N. On-Site Drainage

1. In the Single Family Alternative Zone (R-1A) each lot within a residential neighborhood shall be designed such that run-off from the lot is released to a public right of way or drainage improvement and no drainage is allowed to flow over other private property, unless appropriate easements exist.

O. Sign Criteria and Regulations

1. New residential construction in the Single Family Alternative Zone (R-1A) shall comply with the regulations in the Zoning Ordinance Chapter 15.148.110 Signs – Residential zones.
2. Monument signs, neighborhood signs and other permanent signs shall be submitted to the City of Sacramento for approval of a Special Permit. Prior to installation of the signs approval by the Granite Regional Park ARC is also required.
3. Directional signs, marketing signs, construction signs and other temporary signs shall comply with the City ordinance and shall be approved by the Granite Regional Park ARC prior to installation.

XII. SIGN CRITERIA AND REGULATIONS

- A. These criteria will aid in eliminating excessive and confusing sign displays, preserve and enhance the appearance of the PUD, safeguard and enhance property values, and encourage signage which is integrated with and harmonious with resulting buildings. These sign criteria are intended to compliment the City Sign Ordinance. Where the PUD Design Guidelines pertaining to signs do not address specific criteria, then the provisions of the Sign Ordinance will govern.

B. General Requirements

1. A sign program for each building shall be submitted with individual project Special Permit applications or to City Planning staff if submitted subsequent to the City Planning Commission hearing on the Special Permit. See PUD Guidelines Section II, Item 11.
2. All signs shall be reviewed and approved by the Granite Regional Park ARC.
3. No signs shall be permitted on canopy roofs or building roofs.

4. No sign or any portion thereof shall project above the building or top of the wall upon which it is mounted.
5. No signs perpendicular to the face of the building shall be permitted.
6. No exposed bulb signs shall be permitted.
7. No signage shall be allowed which identifies or advertises a land use located outside the PUD.
8. Handicap accessible signage shall be provided per UBC Section 1103.4.
9. The location of signs shall be as shown on the approved special permit site plan. No sign may be located in the public right-of-way.
10. All electrical signs shall bear the UL label and their installation shall comply with all local building and electrical codes.
11. No exposed conduit, tubing, or raceways shall be permitted.
12. All conductors, transformers, and other equipment shall be concealed.
13. All sign, fastenings, bolts, and clips shall be of hot dipped galvanized iron, stainless steel, aluminum, brass or black iron of any type shall be permitted.
14. All exterior letters or signs exposed to the weather shall be mounted at least three fourths of an inch (3/4") from the building to permit proper dirt and water drainage.
15. 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 Granite Regional Park ARC. Installation shall comply with the approved drawings.
16. No sign makers' labels or other identification shall be permitted on the exposed surface of signs, except those required by City Ordinance which shall be placed in an inconspicuous location.

C. Designated Park Project Identification Signs

1. Two monument signs as defined by Section 3.250 of the City Sign Ordinance shall be allowed to designate the entire project at the main entrances to the PUD at Ramona/Power Inn Road and at Ramona/Florin Perkins Road.

2. Maximum area of sign: forty-eight (48) square feet.
3. Maximum height: eight (8) feet from street grade or parking lot grade, whichever is lower.
4. Each sign may be placed in the setback area; however, it must be located farther than ten (10) feet from the public right-of-way and from any driveway.

D. Detached Signs in the OB, M-1, C-2, and SC Zones.

1. One monument sign as defined by Section 3.250 of the City Sign Ordinance shall be allowed per parcel. However, there shall be no more than three (3) monument signs located along the Power Inn Road Frontage (one north of Cucamonga Avenue, one between Cucamonga Avenue and Ramona Avenue, and one south of Ramona Avenue), and no more than two (2) monument signs located along the Florin-Perkins Road frontage (one north of Ramona Avenue, and one south of Ramona Avenue).
2. Monument signs may contain copy for multiple tenants.
3. Maximum area of each sign: forty-eight (48) square feet.
4. Maximum height: eight (8) feet from street grade or parking lot grade whichever is lower.
5. Location: To be located at the major entry/exit to the parcel. May be placed in the setback area; however, the sign shall be located more than ten (10) feet from the public right-of-way and from any driveway.

E. Attached Signs in the OB, M-1, C-2, and SC Zones for Office and Industrial Land Uses

1. Materials, Construction and Design

- (a) Signs shall be constructed of solid metal individual letters, marble, granite, ceramic tile or other comparable materials which convey a rich quality, complimentary to the material of the building exterior.

Examples of acceptable metal materials are chrome, brass, stainless steel or fabricated sheet metal. Plastic or wood signs are specifically prohibited.

- (b) The following are suggested applications for individual solid metal letters.

- Fabricated aluminum letters with a polished chrome plated finish in fourteen (14) gauge aluminum with three (3) inch returns.
 - Fabricated polished brass letters with clear lacquer finish in fourteen (14) gauge brass plate with three (3) inch returns.
 - Fabricated sheet metal letters painted Dourandodic Bronze #313 or semi-gloss enamel in fourteen (14) gauge sheet metal with three (3) inch returns. If painted, only subdued hues or color tones may be used. Examples of such color tones are dark blue, rust, green, brown, and black.
2. Number. One (1) sign per building, except that buildings on corner lots may have one sign facing each street frontage.
3. Illumination
- (a) Letters may be internally illuminated to create a halo backlit effect or non-illuminated letters shall be lighted with white neon tubing and thirty (30) mill amperes transformers.
 - (b) Lighting shall not produce a glare on other properties in the vicinity and the source of light shall not be visible from adjacent property or a public street.
4. Location
- (a) Signs must be attached to and parallel to a building face. A sign may not project above the wall on which it is located.
 - (b) Signs may be located anywhere on the face of a building subject to 4(c) and (d) below and may be oriented toward roadways.
 - (c) A sign may be located in the "upper signage area". "Upper signage area" shall be defined as the area bounded by the 1) top of windows of the tallest floor of the building; 2) the building parapet line; and 3) the two vertical edges of the building face on which the sign is attached.
 - (d) A sign may be located outside the "upper signage area" if in a sign zone approved as part of a Special Permit.

- (e) If the specific signage program is not known, the applicant shall designate a zone or alternative zones on the building facade(s) on which attached signage may be located and the location or alternative locations of detached signage. The Planning Commission shall approve the acceptable location(s) or zone(s) as part of the Special Permit.
- 5. Wording and Logos. A sign may consist of company logo and/or a company name. No other wording is permitted.
- 6. Maximum Size
 - (a) A sign located in the "upper signage area" shall not exceed ten percent (10%) of that area.
 - (b) The length of a sign shall not exceed thirty percent (30%) of the length of linear building face on which the sign is affixed.
 - (c) A sign located below the second floor windows shall not exceed fifty (50) square feet.
 - (d) In a scale consistent with (a), (b), and (c) above, the Granite Regional Park ARC shall determine the maximum size of the following types of signs;
 - Signs located other than as specified in (a) and (b) above.
 - Signs located on buildings with a unique or unusual architectural design.
- F. Attached Signs in the OB, M-1, C-2, and SC Zones for Retail and Other Non-Office, Non-Industrial Land Uses
 - 1. Materials, Design, Location, and Lighting. Signs shall comply with all Sign Ordinance requirements. The design and materials used in all signs shall compliment the building materials on which the sign is attached.
 - 2. Number. Two attached signs shall be allowed per tenant indicating only the name and the nature of the occupancy. One of the two signs shall be an attached sign, to be located within a sign (fascia) band. The second sign shall be located near a secondary entrance to the tenant space and shall be attached perpendicular to the building wall underneath a canopy, awning, or architectural projection. Under-canopy signs shall not project over 16" below the canopy, and shall not exceed 16" x 72".

3. Maximum Size and Height. Maximum area per sign shall not exceed 48 square feet for buildings with only one occupant/business, or 30 square feet per occupant for buildings with more than one occupant/business. Maximum height of sign shall not exceed two (2) feet.

G. Additionally Permitted Special Signs

1. Floor signs, such as inserts into terrazzo, special tile treatment, etc., shall be permitted within the occupant's lease space or property line if approved by the Granite Regional Park ARC.
2. Informational and directional signs relating to pedestrian and vehicular flows within the Granite Regional Park PUD shall conform to City Sign Ordinance requirements.
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 shall 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.
5. Building Address. Each occupant with a non-consumer door for receiving merchandise must apply on said door, in a location as directed by the ARC, 2-inch block letters indicating the occupant's name and address. Where more than one occupant use the same door, each name and address shall be applied. Address numbers shall be provided and installed in the exact location as stipulated by the US Postal Office. Color and design of letters shall be approved by the ARC.
6. Door Lettering. Signage indicating the tenant name or logo, hours of business, and emergency telephone numbers is permitted on the primary entrance. Such lettering shall not cover more than 4 square feet of the entire door area. Color and design shall be compatible with the architectural detailing and be approved by the ARC. No other door signs shall be permitted.
7. Window Lettering. Signage indicating the tenant name or logo, hours of business, and emergency telephone numbers is permitted on the exterior window(s). Such signage shall not cover more than 8 square feet of the window(s). Color and design shall be compatible with the architectural detailing and be approved by the ARC. No other window signs shall be permitted.

XIII. ISSUANCE OF BUILDING PERMITS

Except as otherwise provided in the Special Permit or other approval, no building permit shall be issued for any building or structure in this PUD until the plans submitted for the building permit have been reviewed by the City Building Official and it has been determined that said plans conform to a valid Special Permit issued for this PUD and that adequate fire flow is demonstrated for each site.

XIV. BUILDING OCCUPANCY

A final inspection for all building code items shall be made prior to the issuance of a "Certificate of Occupancy" by the Building Department. After issuance of said certificate, the building may be occupied.

Attachment 6 – Project Approval – Draft Resolution

RESOLUTION NO.

Adopted by the Sacramento City Council

**ADOPTING FINDINGS OF FACT AND APPROVING
THE GRANITE PARK RESIDENTIAL PROJECT (P07-090)**

BACKGROUND

A. On April 24, 2008, the City Planning Commission conducted a public hearing on, and forwarded to the City Council a recommendation to approve with conditions the Granite Park Residential project.

B. On _____, the City Council conducted a public hearing, for which notice was given pursuant Sacramento City Code Section 17.200.010 (C)(2)(a), (b), and (c) (publication, posting, and mail 500'), and received and considered evidence concerning the Granite Park Residential project.

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

Section 1. Based on the verbal and documentary evidence received at the hearing on the Granite Park Residential project, the City Council approves the Project entitlements based on the findings of fact and subject to the conditions of approval as set forth below.

Section 2. The City Council approves the Project entitlements based on the following findings of fact:

A. **Environmental Determination:** The Addendum to a previously certified EIR for the Project has been adopted by Resolution No. _____.

B. **Tentative Map:** The Tentative Map to merge two parcels comprising ±12.9 acres and then subdividing same into 119 parcels plus landscape lots is approved based on the following findings of fact:

1. None of the conditions described in Government Code Section 66474, subsection (a) through (e), inclusive, exist with respect to the proposed subdivision as follows:

a. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City's General Plan, all applicable community and specific plans, and Title 16 of the City Code, which is a specific plan of the City;

b. The site is physically suitable for the type of development proposed and suited for the proposed density;

c. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife their habitat;

d. The design of the subdivision and the type of improvements are not likely to cause serious public health problems;

e. The design of the subdivision and the type of improvements will not conflict with easements, acquired by the public at large, for access through or use, of, property within the proposed subdivision.

2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, and Title 16 Subdivisions of the City Code, which is a specific plan of the City (Gov. Code §66473.5);

3. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in a violation of the applicable waste discharge requirements prescribed by the California Regional Water Quality Board, Central Valley Region, in that existing treatment plants have a design capacity adequate to service the proposed subdivision (Gov. code §66474.6);

4. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities (Gov. Code §66473.1);

5. The City Council has considered the effect of the approval of this tentative subdivision map on the housing needs of the region and has balanced these needs against the public service needs of its residents and available fiscal and environmental resources (Gov. Code §66412.3).

C. Subdivision Modification: The Subdivision Modification to construct non-standard streets and elbows in the proposed Single-family Alternative (R-1A) zone is approved based on the following findings of fact:

1. That the property to be divided is of such size or shape, or is affected by such topographic conditions, or that there are such special circumstances or conditions affecting the property that it is impossible, impractical, or undesirable in the particular case to conform to the strict application of these regulations;

2. That the cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification;

3. That the modification will not be detrimental to the public health, safety or welfare or be injurious to other properties in the vicinity;

4. That granting the modification is in accord with the intent and purposes of the provisions of Title 16 of the Sacramento City Code (the Subdivision Ordinance) and is consistent with the general plan and with all other applicable specific plans of the city.

D. Subdivision Modification: The Subdivision Modification for non-standard intersection spacing in the proposed Single-family Alternative (R-1A) zone is approved based on the following findings of fact:

1. That the property to be divided is of such size or shape, or is affected by such topographic conditions, or that there are such special circumstances or conditions affecting the property that it is impossible, impractical, or undesirable in the particular case to conform to the strict application of these regulations;

2. That the cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification;

3. That the modification will not be detrimental to the public health, safety or welfare or be injurious to other properties in the vicinity;

4. That granting the modification is in accord with the intent and purposes of the provisions of Title 16 of the Sacramento City Code (the Subdivision Ordinance) and is consistent with the general plan and with all other applicable specific plans of the city.

E. Special Permit: The Special Permit to construct an alternative-style single-family residential subdivision is approved based on the following Findings of Fact:

1. The project, as conditioned, is based upon sound principles of land use in that the proposed use is allowed in the Single-family Alternative (R-1A) zone with the approval of a special permit. It will provide housing within walking distance of existing employment and the light rail station and supports the implementation of the SACOG Blueprint Strategies Plan with the small lot sizes, increasing the available housing units in an urban setting, and the housing design embraces the Single-family Residential Design Principles.

2. The proposed use would not be detrimental to the public health, safety or welfare, or result in the creation of a nuisance in that the project, as conditioned, will establish new residential single-family units in the community, and will provide:

- a. Eyes on the park and street by employing the Single-family Residential Design Principles;
- b. Adequate on-site parking to meet the City's single-family parking requirement as well as on-street parking for guests;
- c. Large street trees for shade and maintenance for all landscape areas.;

3. The proposed project is consistent with the residential land use policies and development requirements of the General Plan in that the project will be promoting the strategic development of an urban property located at a crossroad for jobs and transportation

with the expansive office area and light rail station nearby and will develop the project according to City standards.

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

F. Tentative Map: The Tentative Map to merge two parcels comprising ± 12.9 acres and then subdivide same into 119 alternative-style single-family lots and additional landscaping lots is approved subject to the following conditions of approval:

NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map or any contradictory provisions in the PUD guidelines approved for this project (P07-090). The design of any improvement not covered by these conditions or the PUD Guidelines shall be to City standard.

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

GENERAL: All Projects

1. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
2. Pursuant to City Code Section 16.40.190, indicate easements on the Final Map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the Development Engineering Division after consultation with the U.S. Postal Service;
3. Private reciprocal ingress, egress, maneuvering and parking easements are required for future development of the area covered by this Tentative Map. The applicant shall enter into and record an Agreement For Conveyance of Easements with the City stating that a private reciprocal ingress/egress, maneuvering, and parking easement shall be conveyed to and reserved from Parcels 37 and 38, at no cost, at the time of sale or other conveyance of either parcel.;
4. Comply with requirements included in the Mitigation Monitoring Plan developed by, and kept on file in, the Planning Division Office (P07-090) and (P00-066);
5. Meet all conditions of the existing PUD (P07-090) & (P00-066) unless the condition is superseded by a Tentative Map condition;
6. Show all continuing and proposed/required easements on the Final Map;
7. If unusual amounts of bone, stone, or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to

develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition;

DEF: Streets

8. Submit a Geotechnical Analysis prepared by a registered engineer to be used in street design. The analysis shall identify and recommend solutions for groundwater related problems, which may occur within both the subdivision lots and public right-of-way. Construct appropriate facilities to alleviate those problems. As a result of the analysis street sections shall be designed to provide for stabilized subgrades and pavement sections under high groundwater conditions;
9. Construct standard subdivision improvements as noted in these conditions pursuant to section 16.48.110 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Development Engineering Division. Improvements required shall be determined by the city. Any public improvement not specifically noted in these conditions or on the Tentative Map shall be designed and constructed to City standards. This shall include street lighting and the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk per City standards to the satisfaction of the Development Engineering Division;
10. The applicant shall pay a Road fee per the Granite Regional Park development Agreement (ordinance No. 2000-042). The fee is currently estimated at \$2.08 per square foot of development (This fee/square foot may not be the latest figure). If the fee is not paid within one year of the approval of this special permit, it is subject to an increase per the Development Agreement; **(To be modified)**
11. The applicant shall dedicate and construct Cucamonga Avenue and full frontage improvements per City standards and to the satisfaction of the Development Engineering Division. The applicant shall also construct a left turn pocket along Cucamonga Avenue at the Street D intersection per City standards and to the satisfaction of the Development Engineering division. The left turn pocket shall be for 150-feet and shall restrict left-out movements per the traffic analysis and as shown in the Tiered Negative Declaration for phase II (figure 4-5);
12. No individual driveway accesses is permitted along Cucamonga Avenue and street "D";
13. The applicant shall construct the proposed alleys (A & B) per City standards in concrete and to the satisfaction of the Development Engineering Division;
14. No Parking is allowed on both sides of street A along parcels 44 and 45 as shown on the tentative map dated January 14th, 2008. (parking will be allowed on street A after street E);
15. The design and placement of walls, fences, signs and Landscaping near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply

with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height. The area of exclusion shall be determined by the Development Engineering Division;

16. All right-of-way and street improvement transitions that result from changing the right-of-way of any street shall be located, designed and constructed to the satisfaction of the Development Engineering Division. The center lines of such streets shall be aligned.
17. The applicant shall make provisions for bus stops, shelters, transit centers, etc. to the satisfaction of Regional Transit;

PUBLIC/PRIVATE UTILITIES

18. Dedicate a 10-foot public utility easement (PUE) for underground facilities and appurtenances adjacent to all public/private street rights of way excepting at west side corner lots 99 and 100 shall be 8-foot PUE; (SMUD)
19. Dedicate an area 4-foot wide by 6-foot deep adjacent to back of above said PUE, as public utility easement for above ground facilities; at rear yard boundary between lots 58 and 69; 63 and 64; 76 and 77; and 84 and 119; at south west corner of lots 4, 12, 19, 105 and 112; and at north west corner of lot 90; (SMUD)
20. Dedicate lot B as a public utility easement for underground facilities and appurtenances; (SMUD)
21. Connection to the District's sewer system shall be required to the satisfaction of the District. Sacramento County Improvement Standards apply to sewer construction;
22. Each lot and each building with a sewage source shall have a separate connection to the District's sewer system;
23. In order to obtain sewer service, construction of District sewer infrastructure will be required;
24. Sewer easements will be required. All sewer easements shall be dedicated to the District, in a form approved by the District Engineer. All District sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance. The District will provide maintenance only in public right-of-ways and in easements dedicated to the District;
25. The District shall require an approved sewer study prior to the approval of the Final Map or submittal of improvement plans for plan check to the District, whichever comes first. The sewer study shall demonstrate the quantity of discharge and any "flow through sewage" along with appropriate pipe sizes and related appurtenances from this subject and other upstream areas and shall be done in accordance with the

District's most recent "Minimum Sewer study Requirements". The study shall be done on a no "shed-Shift" basis unless approved by the District in advance and in compliance with Sacramento County Improvement Standards;

26. The District requires their sewers to be located a minimum of 10 feet (measured horizontally from edge of pipe to edge of pipe) from all potable water lines. Separation of sewer line from other parallel utilities, such as storm drain and other 'dry' utilities (electrical, telephone, cable, etc.) shall be a minimum of 7 feet (measured horizontally from the center of pipe to the center of pipe). Any deviation from the above separation due to depth and roadway width must be approved by the District on a case by case basis. Prior to recording the Final Map, the applicant shall prepare a utility plan that will demonstrate that this condition is met;
27. Collector sewer system for the project will not be accepted for maintenance and building occupancy will not be granted until the downstream sewer system serving the project is also accepted for maintenance;
28. All structures along private drives shall have a minimum 10-foot setback (measured horizontally from edge of collector pipe to edge of structure) so that the district can properly maintain the sewer line;

CITY UTILITIES

29. Provide standard subdivision improvements per Section 16.48.110 of the City Code. Construct water, sewer, and drainage facilities to the satisfaction of the Department of Utilities (DOU) and the Sacramento County Sanitation District No.1;
30. Prior to the final map or concurrent with the final map, a home owner association (HOA) shall be formed, and the CC&R shall be approved by the City;
31. The applicant shall prepare a flood risk assessment study (Study), and if determined by the Study, prepare a site-specific flood emergency response plan (RP). The HOA shall be responsible for informing the residents, updating and implementing the RP as determined by the Study. In addition, if required by the RP, the site design shall include early warning (reverse 911 system) or alarm system or automatic computerized notification system;
32. At a minimum, if determined by the Study, provide an emergency stairway along north or west perimeter of the site. Permanent signage and maps through out the project site shall clearly delineate evacuation route. In addition, adequate lighting shall be provided for the entire evacuation route and stairway;
33. If stairway is constructed, the stairway shall be privately owned and maintained by HOA. Necessary easements shall be provided;
34. The applicant shall disclose of such flood risk to all buyers as determined by the Study. A copy of RP shall be provided to the buyers at the time of sale of any lots;

35. The applicant shall provide flood insurance for each lot for a period of two years beginning on the date the lot is first sold;
36. Current storm drain infrastructure does not have any ability to pump the water out of this area in case of a catastrophic situation. If required by the Study, applicant shall install a pump station at a location acceptable to Parks Department and DOU. The size and capacity of pump station shall be to satisfaction of the DOU;
37. Prior to the submittal of improvement plans, prepare a project specific water study for review and approval by the DOU. The water distribution system shall be designed to satisfy the more critical of the two following conditions: (1) at maximum day peak hour demand, the operating or "residual" pressure at all water service connections shall be at least 30 pounds per square inch, (2) at average maximum day demand plus fire flow, the operating or "residual" pressure in the area of the fire shall not be less than 20 pounds per square inch. The water study shall determine if the existing and proposed water distribution system is adequate to supply fire flow demands for the project. A water supply test may be required for this project. Contact the DOU for the pressure boundary conditions to be used in the water study. Note: A 12-inch water main is located in Cucamonga Avenue. Proposed water mains in new public streets shall be placed 7 feet north or west of street centerline where possible;
38. All water connections shall comply with the City of Sacramento's Cross Connection Control Policy;
39. Two points of service for the water distribution system for this subdivision or any phase of this subdivision are required. All water lines shall be placed within the asphalt section of public right-of-ways as per the City's Design and Procedures Manual;
40. Along all streets with separated curb and sidewalk; place minimum 2-inch diameter sleeves (one on each side of the driveway) under the sidewalk for each single family lot for irrigation of the landscape planter. The irrigation sleeves shall be placed prior to construction of sidewalks;
41. Provide separate metered domestic water services to each new parcel. Per City Code, water meters shall be located at the point of service which is the back of curb for separated sidewalks or the back of walk for connected sidewalks. Water and sewer service locations shall be coordinated with the dry utilities where sideyard setbacks and driveway locations are non-standard. Excess services shall be abandoned to the satisfaction of the DOU;
42. Water meter boxes located within concrete lot driveways or private drives (point of service) shall be as follows: (1) for 1-inch domestic water service, Christy traffic box B1324 (H/20 loading) with reading lid B1324-61GH and (2) for 1.5-inch domestic water service, Christy traffic box B1730 (H/20 loading) with reading lid B1730-51G;
43. Residential water taps shall be sized per the City's Building Department onsite plumbing requirements (water taps from the water main in the street to the meter may need to be larger than 1-inch depending on the length of the house service, number of

fixture units, etc.);

44. Relocate the existing fire hydrant (if necessary) at the southwest corner of the site (on Cucamonga Avenue) to the satisfaction of DOU and the Fire Department;
45. The proposed development is located within County Sanitation District No. 1 (CSD-1). Satisfy all CSD-1 requirements;
46. Prior to submittal of improvement plans, a drainage study and shed map as described in Section 11.7 of the City Design and Procedures Manual is required. The drainage study and shed areas shall be in general conformance with the existing Granite Park Master Drainage Study. Sufficient off-site and on-site spot elevations shall be provided in the drainage study to determine the direction of storm drain runoff. The drainage study shall include an overland flow release map for the proposed project. The applicant shall construct drainage improvements to the satisfaction of the DOU. Storm drainage pipes placed in the new streets shall be located along the street centerline where possible. Note: An existing storm drain system is located in Cucamonga Avenue (27" & 30" drain lines) and a 36" & 42" drain lines along Granite Park;
47. Drain inlets shall be at least 6-inches above the 10-year HGL. Finished lot pad elevations shall be a minimum of 1.2 feet above the 100-year HGL and 1.5 feet above the local controlling overland flow release elevation (whichever is higher) and shall be approved by Department of Utilities;
48. Per City Code, the Subdivider may not develop the project in any way that obstructs, impedes, or interferes with the natural flow of existing off-site drainage that crosses the property. The project shall construct the required public and/or private infrastructure to handle off-site runoff to the satisfaction of the DOU. If private infrastructure is constructed to handle off-site runoff, the applicant shall dedicate the required private easements and/or, at the discretion of the DOU, the applicant shall enter into and record an Agreement for Maintenance of Drainage with the City, in a form acceptable to the City Attorney;
49. All lots shall be graded so that drainage does not cross property lines or private drainage easements shall be dedicated;
50. A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. No grading shall occur until the grading plan has been reviewed and approved by the DOU;
51. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to show erosion and sediment control methods on the subdivision improvement plans. These plans shall also show the methods to control urban runoff pollution from the project site during construction;
52. Post construction, storm water quality control measures shall be incorporated into the

development to minimize the increase of urban runoff pollution caused by development of the area. Only source control measures are required. This will not affect site design. Refer to the "Guidance Manual for On-site Storm water Quality Control Measures," dated January 2000, for appropriate source control measures;

53. This project is greater than 1 acre in size; therefore, the project is required to comply with the State "NPDES General Permit for Storm water Discharges Associated with Construction Activity" (State Permit). To comply with the State Permit, the applicant will need to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) and prepare a Storm water Pollution Prevention Plan (SWPPP) prior to construction. A copy of the State Permit and NOI may be obtained from www.swrcb.ca.gov/stormstr/construction.html. The SWPPP will be reviewed by the DOU prior to issuing a grading permit. The following items shall be included in the SWPPP: (1) vicinity map, (2) site map, (3) list of potential pollutant sources, (4) type and location of erosion and sediment BMP's, (5) name and phone number of person responsible for SWPPP and (6) certification by property owner or authorized representative;
54. Unless otherwise approved by the DOU, all public water, sanitary sewer and storm drain pipelines shall be placed within the asphalt concrete (AC) section of public-right-of-ways and easements;
55. Alignment of proposed drainage mains shall be located at the centerline of the street. Proposed water mains shall be located 7-feet north or west of the centerline. Proposed sewer mains shall be located 7-feet east or south of the centerline. Any separation for utilities less than the required aforementioned minimum shall be approved by the DOU;
56. Public streets, alleys with public maintained water, sanitary sewer and storm drain systems shall have a minimum paved AC width of 25 feet from lip of gutter to lip of gutter. Drain inlets, curb and gutter shall be constructed to City Standards for residential streets. Unless otherwise approved by the DOU, parallel underground dry utilities shall not be located in these streets and alleys;
57. Private alleys 'A' & 'B' with two publicly maintained utility systems (sewer and storm drain system), shall have a minimum paved width of 22 feet (lip to lip) and if necessary shall have drain inlets, curb and gutter constructed to City Standards or a v-gutter drain in the center of the pavement to provide surface drainage. Unless otherwise approved by the DOU, parallel underground dry utilities shall not be located in these streets and alleys;
58. The full width of the private alleys 'A' & 'B' with public sanitary sewer and/or storm drain pipelines shall be dedicated as public utility easement. An additional 3 feet minimum at end of the private alleys fronting the public streets shall also be dedicated as an easement for water services/meter boxes and appurtenances for lots 1, 2, 3, 8, 9, 10, 11 & 12. The easement shall include language assuring DOU personnel and maintenance vehicles unrestricted access to any easement at all times;

59. If required by DOU, the applicant shall enter into and record an Agreement for Conveyance of Easements with the City, in a form acceptable to the City Attorney, requiring that private easements be granted, as needed, for drainage, water and sanitary sewer at no cost at the time of sale or other conveyance of any lot. A note stating the following shall be placed on the Final Map: "The lots created by this map shall be developed in accordance with recorded agreement for conveyance of easements in Book____, O.R. Page____.";
60. If required by Department of Utilities, dedicate as IOD for water easement along the north property line (adjacent to Regional Transit Tracks) within Lot A to the satisfaction of Utilities;
61. Dedicate all necessary easements, right-of-way, fee title property, or IOD in fee title property on the final map as required to implement the approved drainage, water and sewer studies, per each approving agency requirements. All dedications shall be at no cost to the City and shall be to the satisfaction of the DOU;
62. Dedicate Lot 'E' (lot between lots 19 & 20) in fee/title to the City. Landscaping to be maintained by an HOA/Public Finance Maintenance District. Landscaping shall be installed and completed to satisfaction of Department of Utilities;
63. Lots A, B, C, D and E shall be landscaped to the satisfaction of the City. Each lot shall have separate irrigation system;
64. The HOA shall be responsible for maintenance of the landscaping for Lot A, B, C, D and E or provide a financing mechanism for the maintenance of the landscaping for the lots;
65. The applicant and/or any successor shall fully participate in any financing mechanism, including but not limited to assessment districts, or community facilities districts formed for the purpose of financing the facilities specified in Condition 36 above. For this purpose, "fully participate" requires that the applicant and/or successor shall, notwithstanding the provisions of Articles XIIC and/or XIID of the California Constitution, or any other applicable federal or state law, rule of regulation, waive and relinquish any right to protest or vote against the formation of the mechanism and/or the levy of any assessment or tax pursuant thereto; actively participate in a positive manner in the proceedings for formation of the mechanism and/or the levy of any assessment or tax pursuant thereto; and pay all taxes, assessments and/or fees levied pursuant thereto;

FIRE

66. All turning radii for fire access shall be designed as 35' inside and 55' outside. ***Turning Circle shall be flush and without planters;***
67. Roads used for Fire Department access shall have an unobstructed width of not less than 20' and unobstructed vertical clearance of 13'6" or more;

68. Roads used for Fire Department access that are less than 28 feet in width shall be marked "No Parking Fire Lane" on both sides; roads less than 36 feet in width shall be marked on one side. ***This shall apply to all turns and the turning circle;***
69. Fire Apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus. (503.2.3);
70. Provide the required fire hydrants in accordance with CFC 508 and Appendix C, Section C105;

SPECIAL DISTRICTS: Assessment Districts

71. Dedicate to the City those areas identified on the Tentative Subdivision Map as Landscape Corridors and Open Space areas (Lots A, B, C, D and E) Annex the project area to the appropriate Landscape Maintenance District, or other financing mechanism acceptable to the City, prior to recordation of the Final Map. Design and construct landscaping, irrigation and masonry walls (or wood fences) in dedicated easements or rights of way, to the satisfaction of the Development Services Department, Parks Planning, Design and Development (PPDD). Acceptance of the required landscaping, irrigation and walls or fences by the City into the Landscape Maintenance District shall be coordinated with the Development Engineering Division (Special Districts and Development Services) and PPDD. The Developer shall maintain the landscaping, irrigation and walls for two years or until acceptance by the City into the District (whichever is less). The two year period shall begin following the issuance of a notice of completion by the City for the landscaping, irrigation and walls or fences;

PPDD: Parks

72. **Development Agreement:** A Development Agreement (Ordinance 2000-042, adopted October 24, 2000) remains in effect for this property. The following components are called out from the Development Agreement. This is not intended to supersede the Development Agreement.
 - a. Park Development Impact Fee. The Development Agreement was originally executed prior to the City's establishment of Park Development Impact Fees; therefore, due to its "silence" on this issue, the Park Development Impact Fees, assessed per dwelling unit for residential uses or per square foot for commercial uses (see Advisory Notes Section);
 - b. Slope Areas. Attachment 1 to Exhibit F of the Development Agreement indicates which slope areas within the complex shall be the City's responsibility. Proposed Lot A is not shown as the City's responsibility;
 - c. Land Subject to Conveyance. Assessor's Parcels 079-0430-010 and -011 are currently City-owned. These parcels are identified as lands that are to be conveyed to the applicant under the conditions of the Development Agreement. The conveyance will need to be completed prior to recordation of the final map;

- d. A proposed lot line adjustment to add 0.235 acres to Parcel 11 to accommodate the road improvements needed for access to the residential project site shall be counted toward the total acreage conveyed to the applicant under the Development Agreement;

73. **Credit.** An existing roadway and chip seal-surfaced parking area, located on Parcel 11, currently serves as access to a portion of the Regional Park. Conveyance of Parcel 11 to the Applicant and the subsequent land division and development will eliminate the road and parking area. The Applicant indicates that it included the costs associated with construction of the roadway and parking area in the materials given to the City to justify the conveyance of Parcels 10 and 11 to the Applicant, in accordance with the Development Agreement. Prior to recording a final map, Applicant shall construct a replacement road and parking area to serve the Regional Park. The design of the replacement road and parking area shall be subject to the review and approval of PPDS. In order to receive credit for the new road and parking area towards regional park improvement costs, Applicant shall provide an itemized cost breakdown for the construction of the existing roadway and parking area, which shall be subject to the review and approval of PPDS. Actual costs shall be adjusted for inflation to reflect the construction costs that would be in effect at the time the proposed parking area and road are to be constructed on park property. These adjusted costs shall be subtracted from the construction cost of the replacement road and parking lot for the purpose of future submittals by the Applicant for credit towards park improvement costs;
74. **Park Land Dedication.** "Granite Park Residential Park Land Dedication Exhibit" dated 2/28/08 identifies a 0.186 acre area for park land dedication on the eastern boundary of the project site. The City will accept this area as park land dedication;
75. **Payment of In-lieu Park Fee:** Pursuant to Sacramento City Code Chapter 16.64 (Parkland Dedication) the applicant shall pay to City an in-lieu park fee in the amount determined under SCC §§16.64.040 and 16.64.050 equal to the value of land prescribed for dedication under 16.64.030 and not satisfied by dedication. (See Advisory Note);
76. **Maintenance District:** The applicant shall initiate and complete the formation of a parks maintenance district (assessment or Mello-Roos special tax district), or annex the project into an existing parks maintenance district. The applicant shall pay all city fees for formation of or annexation to a parks maintenance district. (Contact the Project Manager in the Special Districts Division of the Planning Department). In assessment districts, the cost of neighborhood park maintenance is equitably spread on the basis of special benefit. In special tax districts, the cost of neighborhood park maintenance is spread based upon the hearing report, which specifies the tax rate and method of apportionment;
77. **Improvements:** The applicant shall construct the following public improvements, as shown on the Exhibit entitled "Granite Park Residential Tentative Subdivision Map Lotting and Street Layout", sheet 3 of 5, dated 1/14/08 and as shown on the "Granite Park Residential Park Land Dedication Exhibit" dated 2/27/08:

- a. Parking lot and access road. The location of the parking lot southeast of D Street shall be subject to the review and approval of DPR's Landscape Architecture Section.
- b. Landscaping. Landscaping for the parking area southeast of D Street shall be subject to review and approval of PPDS.
- c. Fencing. Fencing shall be a two-foot high knee wall with an attached four foot high tubular steel fencing (total of six feet in height) on the eastern and southeastern border of the project site on individual lots adjacent to the park to allow clear line-of-sight to the regional park.
- d. Post-and-cable fencing between the park and Lot A (on the eastern boundary of the project site). Refer to PPDS Post and Cable detail and specification.
- e. An emergency access gate with a Knox box shall be located at the northernmost part of the cul-de-sac on D Street, adjacent to the eastern boundary of the subdivision. This also needs to include construction of an emergency road that will extend from the top of the cul-de-sac to tie into the existing roadway that runs along the northern boundary of the site to replace the existing roadway that will be eliminated.

78. **Design Coordination for PUE's and Facilities:** If a 12.5 foot public utility easement (PUE) for underground facilities and appurtenances currently exists or is required to be dedicated adjacent to a public street right-of-way contiguous to the Park Lot proposed for dedication, the applicant shall coordinate with PPDS and SMUD regarding the location of appurtenances within the PUE to minimize visual obstruction in relation to the park(s) and to best accommodate future park improvements. The applicant shall facilitate a meeting(s) with SMUD and PPDS prior to SMUD's facilities coordinating meeting for the project;

79. **Multi-Use Trail:** A multi-use trail and adjacent landscaping shall be dedicated and constructed as specified below and in compliance with the PPDS "Multi-Use Trail Design Guidelines" available by contacting PPDS. The off-street trail is identified as the "Folsom LRT East Trail" in the Bikeway Master Plan. The following shall apply:

- a. Location and width of trail: South side of light rail lines. The trail shall be 12-feet wide with two 2-foot shoulders.
- b. The multi-use trail shall be dedicated in as an easement as approved by PPDS. At the time of dedication, the applicant shall (1) take all actions necessary to convey to and vest in the City full and clear title to the multi-use trail, including all interests necessary for maintenance and access; (2) provide a title report and title insurance insuring that clear title in fee is vested in the City at the time of dedication; (3) provide a Phase 1 environmental site assessment of the multi-use trail; (4) if the environmental site assessment identifies any physical conditions or defects in the multi-use trail that would interfere with its intended use as a multi-use trail, as determined by PPDS in its sole discretion, applicant shall complete a supplemental assessment and remedy any such physical condition or defect, to the satisfaction of PPDS; and (5) take all actions necessary to ensure that the multi-use trail is free and clear of any wetland mitigation, endangered or threatened animal or plant species, sensitive habitat or other development restrictions. The applicant shall be solely responsible, and at its sole cost, for any required mitigation costs or

measures associated with the multi-use trail.

- c. The applicant shall submit and obtain PPDS approval of the alignment and design of the multi-use trail prior to submitting improvement plans for the trail.
- d. The proposed multi-use trail shall comply with Class I bike trail standards, including regulatory signage, as defined in Chapter 1000 of State Department of Transportation Highway Design Manual. The trail shall be 12' of asphalt concrete paving, with clear, graded shoulders that are a minimum of 2' in width. Shoulders should be decomposed granite or an alternate material approved by PPDS. Pavement sections shall be 3" minimum asphaltic concrete over 6" min of aggregate base, with a centerline stripe (refer to PPDS Trail detail and specification).
- e. Vehicular access controls shall be placed at the entrance to all access points to the trail (refer to PPDS details and specifications for approved designs).
- f. Wherever possible and as approved by PPDS and the Department of Utilities, multi-use trails shall be designed as joint-use with utility service roads utilizing the service roads aggregate base as the trail's aggregate base course. Applicant shall design the pavement to meet all required design loads.
- g. Where a multi-use trail is located adjacent to any embankment with a greater than 4:1 slope, the Applicant shall, at his expense, install a post-and-cable fence along the top of the embankment, between the embankment and the multi-use trail.
- h. The Applicant shall disclose the location of the planned multi-use trail to all future/potential owners of parcels within the subdivision.

MISCELLANEOUS

- 80. Meet all conditions of the development agreement;
- 81. Title to any property required to be dedicated to the City in fee shall be conveyed free and clear of all rights, restrictions, easements, impediments, encumbrances, liens, taxes, assessments or other security interests of any kind (hereafter collectively referred to as "Encumbrances"), except as provided herein. The applicant shall take all actions necessary to remove any and all Encumbrances prior to approval of the Final Map and acceptance of the dedication by City, except that the applicant shall not be required to remove Encumbrances of record, including but not limited to easements or rights-of-way for public roads or public utilities, which, in the sole and exclusive judgment of the City, cannot be removed and/or would not interfere with the City's future use of the property. The applicant shall provide title insurance with the City as the named beneficiary assuring the conveyance of such title to City;
- 82. Form a Homeowner's Association. CC&R's shall be approved by the City and recorded assuring maintenance of private alleys. The Homeowner's Association shall maintain all private alleys, lights, common areas and common landscaping;

ADVISORY NOTES:

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

83. The proposed project is located in the Flood zone designated as Shaded X zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) that have been revised by a Letter of Map Revision effective February 18, 2005. Within the Shaded X zone, there are no requirements to elevate or flood proof; (UTILITIES)
84. Prior to design of the subject project, the Department of Utilities suggests that the applicant request a water supply test to determine what pressure and flows the surrounding public water distribution system can provide to the site. This information can then be used to assist the engineers in the design of the fire suppression systems; (UTILITIES)
85. Gravity sewer service may not be available to serve the entire project area;
86. If a lifting and/or pumping station is required to serve this project, the applicant shall install all necessary infrastructures (electrical power and wiring, telemetry, piping, manholes, wells, gates etc.) for the complete operation of the facility at full development and final maximum service capacity as identified in applicable approved sewer studies. The only exception to this requirement is the pump size, which shall be installed in accordance with the initial designed service capacity;
87. If interim sewer infrastructure (such as sewer pipes, manholes, and lifting and/or pumping stations) is required to serve this project, the applicant shall be responsible for the cost to the District, to decommission, and abandon such interim sewer infrastructure. The mechanism to capture these costs shall be approved and accepted by the District prior to recordation of the Final Map or approval of improvement plans for plan check to the District, whichever comes first;
88. Developing this property may require the payment of sewer impact fees. Applicant should contact the Fee Quote Desk at 876-6100 for sewer impact fee information;
89. A disclosure to future residents shall be provided by the Applicant concerning the proximity of a regional park and lighted ballfields to the proposed residences. Plans are in place to light the soccer fields adjacent to the eastern boundary of the residential subdivision; (PARKS)
90. As per City Code, acreage within an existing or proposed drainage area, easement, public right-of-way, or areas with 10% and greater slopes shall not receive parkland dedication credit. Quimby parkland credit can be granted only to "buildable acres"; (PARKS)
91. As per City Code, the applicant will be responsible to meet his/her obligations regarding:
 - a. Title 16, 16.64 Park Dedication / In Lieu (Quimby) Fees, due prior to approval of the final map. The Quimby fee due for this project is estimated at \$244,688. This is based on 119 residential units and an average land value of \$115,000 per acre for the

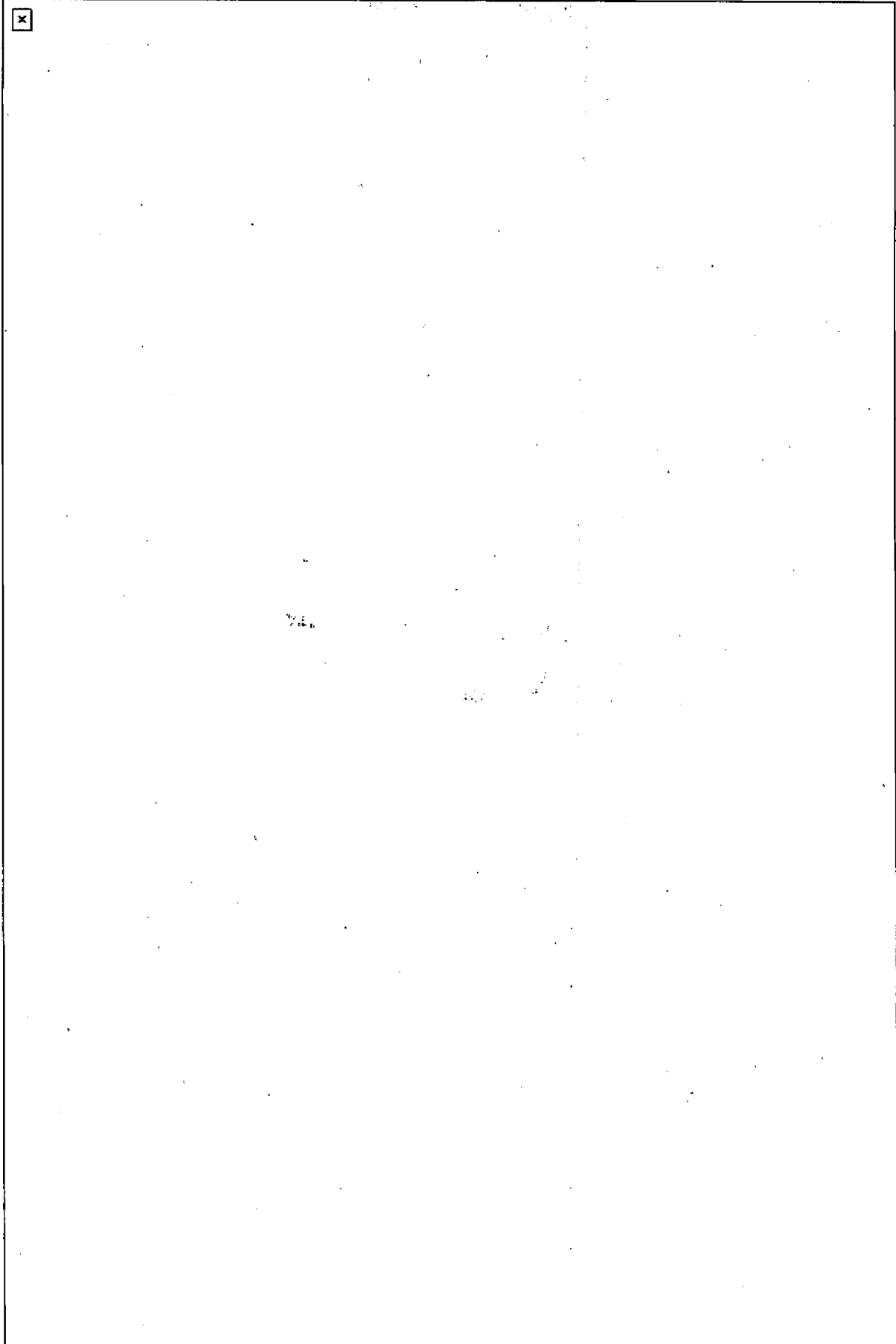
East Broadway Planning Area, plus an additional 20% for off-site park infrastructure improvements, less acres in land dedication. The "Granite Park Residential Park Land Dedication Exhibit" dated 2/28/08, currently identifies 0.186 acre of publicly dedicated parkland. After the deduction of the parkland dedication acreage, the total estimated Quimby fee due for this project is estimated at \$223,298. Any change in these factors will change the amount of the Quimby fee due. The final fee is calculated using factors at the time of payment.

b. Title 18, 18.44 Park Development Impact Fee, due at the time of issuance of building permit. The Park Development Impact Fee due for this project is estimated at \$576,317. This is based on one hundred nineteen (119) single-family residential units at \$4,843 each. Any change in these factors will change the amount of the PIF due. The fee is calculated using factors at the time that the project is submitted for building permit.

c. Community Facilities District 2002-02, Neighborhood Park Maintenance CFD Annexation. (PARKS)

92. Your contractor is to be aware of and observe the minimum clearances for both workers and equipment operating near high voltage electric lines set out in the High-Voltage Electrical Safety Orders of the California Division of Industrial Safety, as well as any other safety regulations; (PG&E)
93. No buildings or structures are to be located within PG&E's easement area. All buildings and structures shall be a minimum of 37.5 feet from the center of PG&E's tower line or located outside PG&E's easement, whichever distance is greater; (PG&E)
94. No grading, cuts or fills is to be done within the tower line easement without written approval from PG&E; (PG&E)
95. Overhead lighting installed within said area shall not exceed 15 feet in height and not be located directly underneath the conductors of PG&E's overhead electric transmission lines (minimum 15 foot horizontal clearance from conductor at rest) or within 25 feet of any tower or pole structure; (PG&E)
96. All trees, shrubs, and plants within PG&E's easement area shall not exceed a height of 15 feet at maturity. No trees shall be planted within 25 feet of any tower structure, or within a 15 foot horizontal distance from the conductor at rest; (PG&E)
97. PG&E operates and maintains two 230kV transmission lines which are located within the southwesterly portion of the proposed project boundaries. Land use is restricted within the easement. One of PG&E's concerns is for continued access to the structures and lines with heavy equipment for maintenance and repair of the towers, insulators, and wires. Another is for adequate ground clearance from the wires as set forth in California Public Utilities Commission General Order No. 95 for the proposed improvements. Should an infraction occur, the developer will be responsible for the costs of raising or the relocating of the facilities; (PG&E)

Exhibit G-1 - Tentative Map



- I. **Special Permit:** The **Special Permit** to construct an alternative-style single-family subdivision is approved subject to the following conditions of approval:

II. **Current Planning**

- a. Obtain all necessary building permits prior to construction.
- b. Development of this site shall be in compliance with the attached exhibits I1-I27 and with the revised Granite Regional Park Planned Unit Development Guidelines (Resolution 2008-
- c. Any modification to the project shall be subject to review and approval by planning staff prior to the issuance of building permits. Any significant modification to the project may require subsequent entitlements.
- d. Landscaping shall be provided, as allowed, to screen ground-mounted mechanical equipment, backflow preventors, transformers, and other similar appurtenances to the satisfaction of the Planning Director.
- e. The homeowners' association shall maintain the grounds and landscaped areas in a clean, weed free and groomed manner. Landscaping shall be replaced with live, healthy plants, trees and turf as needed if original landscaping dies.
- f. The HOA will be responsible for maintaining the front yard landscaping for all houses within the subdivision. For the houses with the rear yard facing the roadway(s) and/or park, (lots 18 through 44), the association shall maintain the rear and side yard areas' landscaping as well. Automatic sprinklers and landscaping shall be installed for the side and rear yard of lots 18 – 44.
- g. For all lots other than lots 18 – 44, the individual homeowner shall be responsible under the CC& R's to maintain their private yards to a standard as established and specified by the HOA;
- h. Lots 18-44 shall have a combination masonry wall and 6' wrought iron fence along the rear property line adjacent to Cucamonga Avenue, D Street and/or along the park.
- i. The design and construction materials of the single-family residences shall be consistent with the attached elevations including trimmed out windows and paned windows on all elevations. Any modifications substitution will require additional planning review and approval prior to the issuance of building permits;
- j. Floor plan 4 shall not be constructed in lots 18 – 44 because it does not afford eyes on the park due to a lack of large windows on the first level. Plans 1, 2, and 3 may be constructed in lots 18 – 44 though no side by side duplication of a house elevation is allowed;

- k. No side by side duplication of a house elevation is allowed.
- l. Comply with requirements included in the Mitigation Monitoring Plan developed by and kept on file in the Planning Division office (Resolution No. 98-395).
- m. Automatic front yard sprinklers and landscaping with an average of one or two ornamental and/or shade trees shall be provided, as feasible, within the front yard and planter area of each residence at the time of construction.
- n. Garages shall be used for parking. Storage within the garage area shall be limited so as to not interfere with the parking of at least one car in the garage.
- o. The minimum setbacks shall be: 10 feet front, 4 feet one side, zero feet for zero lot line side, street side 8 feet, and 3 feet for the rear-garage portion of the lot for all floor plans except plan 4 which may have a 3 foot setback for the garage and a portion of the living area. A minimum driveway depth of 18.5 feet shall be provided for all lots.
- p. Prior to the issuance of any final building permit, the developer shall construct an ADA accessible pedestrian path from the northwest portion of the subdivision site to the adjacent Regional Transit site. Prior to construction of the ramp/pathway, the design of the pathway shall be submitted to the Planning Director for review and approval.

12. Development Engineering

- a. Construct standard subdivision improvements as noted in these conditions pursuant to section 16.48.110 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Development Engineering Division. Improvements required shall be determined by the city. Any public improvement not specifically noted in these conditions or on the Tentative Map shall be designed and constructed to City standards. This shall include street lighting and the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk per City standards to the satisfaction of the Development Engineering Division;
- b. The applicant shall pay a Road fee per the Granite Regional Park development Agreement (ordinance No. 2000-042). The fee is currently estimated at \$2.08 per square foot of development (~~This fee/square foot may not be the latest figure~~). If the fee is not paid within one year of the approval of this special permit, it is subject to an increase per the Development Agreement; **(To be modified)**;
- c. The applicant shall dedicate and construct Cucamonga Avenue and full frontage improvements per City standards and to the satisfaction of the Development Engineering Division. The applicant shall also construct a left turn pocket along Cucamonga Avenue at the Street D intersection per City standards and to the satisfaction of the Development Engineering division. The left turn pocket shall be for 150-feet and shall restrict left-out movements per the traffic analysis and as shown in the Tiered Negative Declaration for phase II (figure 4-5);
- d. No individual driveway accesses is permitted along Cucamonga Avenue and street "D";

- e. The applicant shall construct the proposed alleys (A & B) per City standards in concrete and to the satisfaction of the Development Engineering Division;
- f. No Parking is allowed on both sides of street A along parcels 44 and 45 as shown on the tentative map dated January 14th, 2008. (parking will be allowed on street A after street E);
- g. The design and placement of walls, fences, signs and Landscaping near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height. The area of exclusion shall be determined by the Development Engineering Division;
- h. All right-of-way and street improvement transitions that result from changing the right-of-way of any street shall be located, designed and constructed to the satisfaction of the Development Engineering Division. The center lines of such streets shall be aligned;
- i. The applicant shall make provisions for bus stops, shelters, transit centers, etc. to the satisfaction of Regional Transit;
- j. Form a Homeowner's Association. CC&R's shall be approved by the City and recorded assuring maintenance of private alleys. The Homeowner's Association shall maintain all private alleys, lights, common areas and common landscaping;
- k. All new driveways shall be designed and constructed to City Standards to the satisfaction of the Development Engineering Division;
- l. The applicant shall record the Final Map, which creates the lot pattern shown on the proposed site plan prior to obtaining any Building Permits;
- m. The site plan shall conform to A.D.A. requirements in all respects. This shall include the replacement of any curb ramp that does not meet current A.D.A. standards;

13. Fire Department

- a. Timing and Installation. When fire protection, including fire apparatus access roads and water supplies for fire protection, is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction.
- b. Provide a water flow test. (Make arrangements at the River District Permit Center's walk-in counter: 300 Richards Blvd. rm. 300., 95814.
- c. The furthest projection of the exterior wall of a building shall be accessible from within 150 ft of an approved Fire Department access road and water supply as measured by an unobstructed route around the exterior of the building. (CFC 503.1.1)

- d. Provide at least 5' setback for second story bedroom windows to allow for fire ladder rescue operations. Provide clear access to building openings, free of landscaping and other obstructions. Exterior doors and openings required by this code or the Building Code shall be maintained readily accessible for emergency access by the Fire Department. CFC 504.1

Exhibit J-1 Site Plan

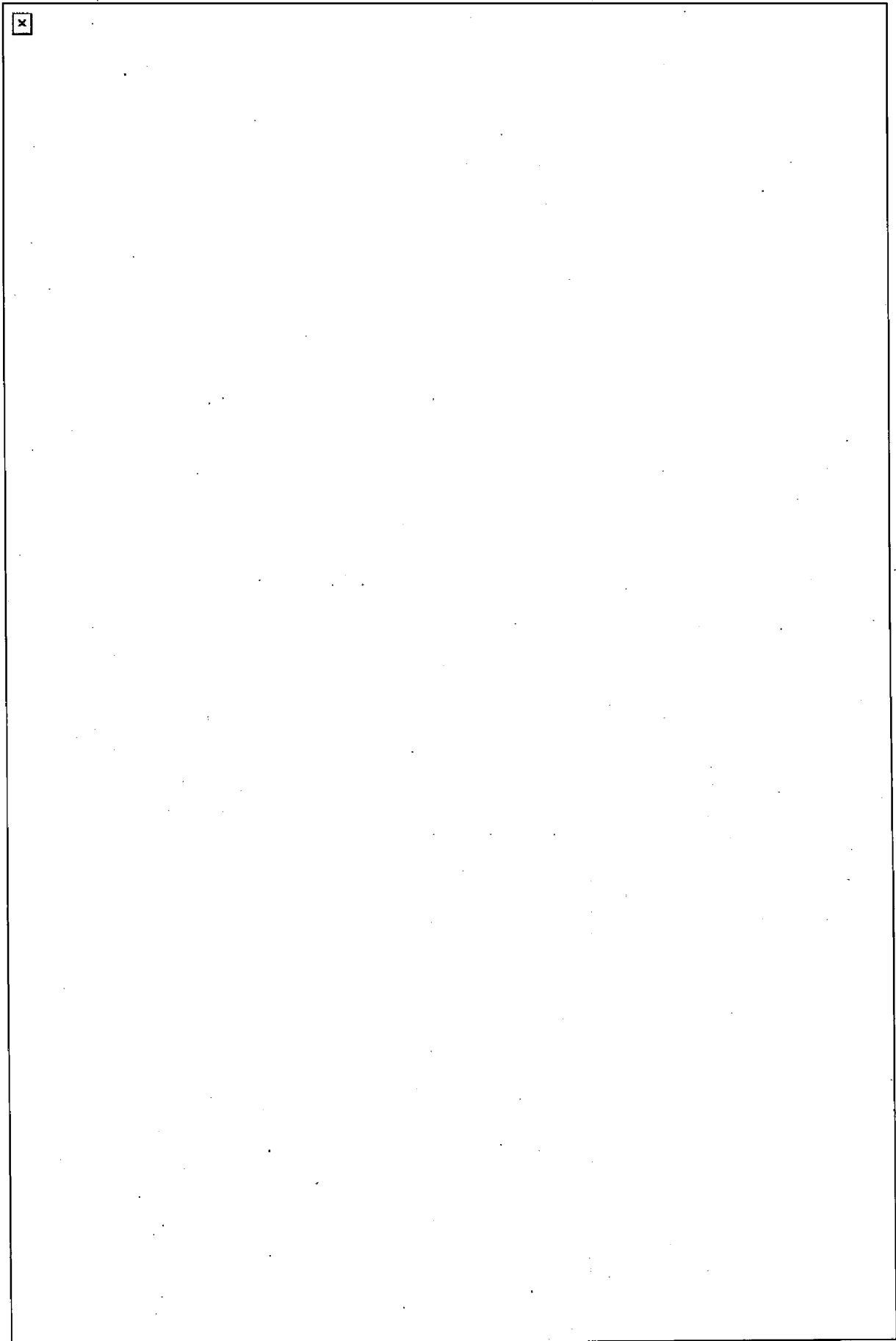


Exhibit J-2

Landscape Plan

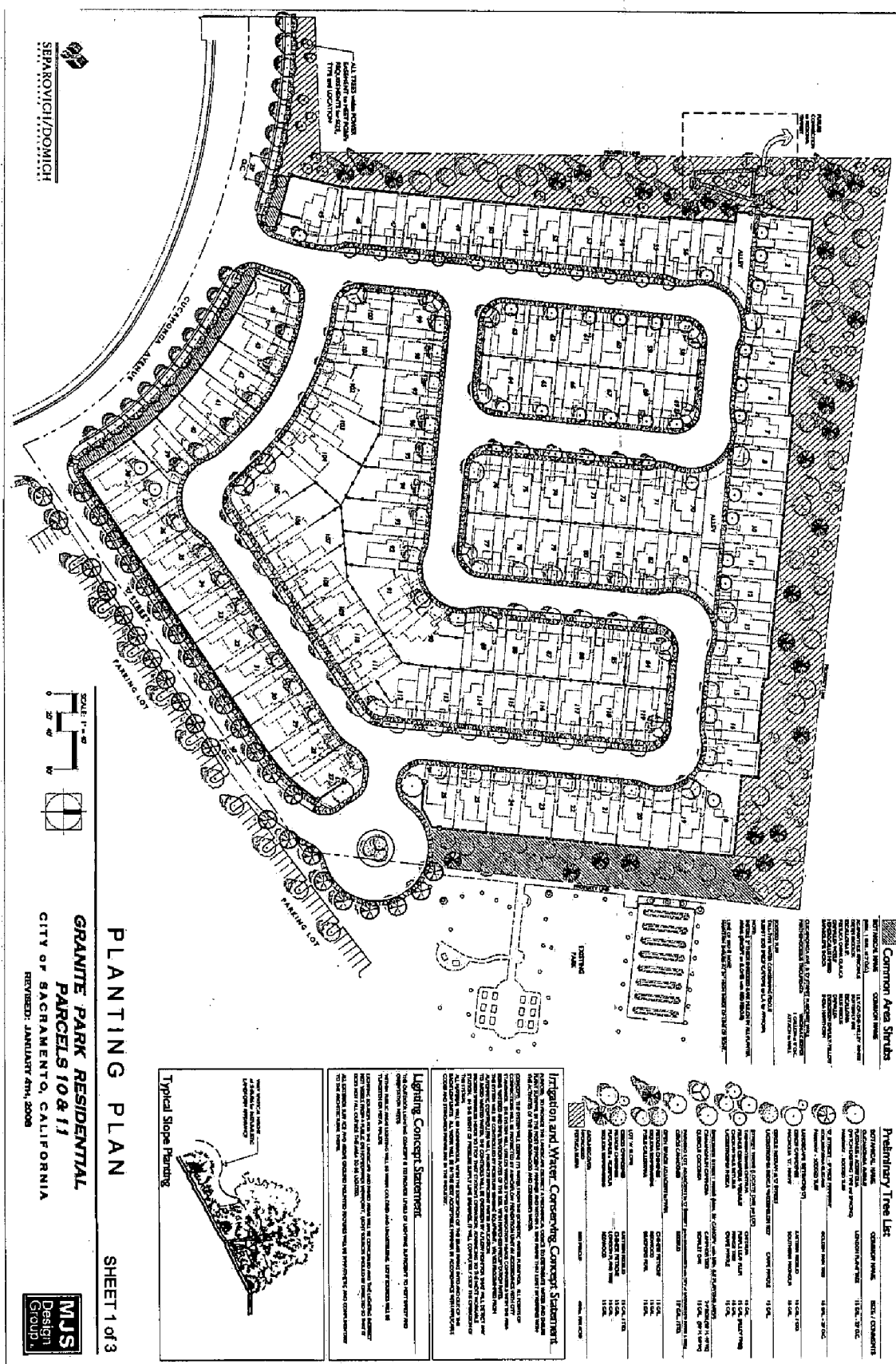
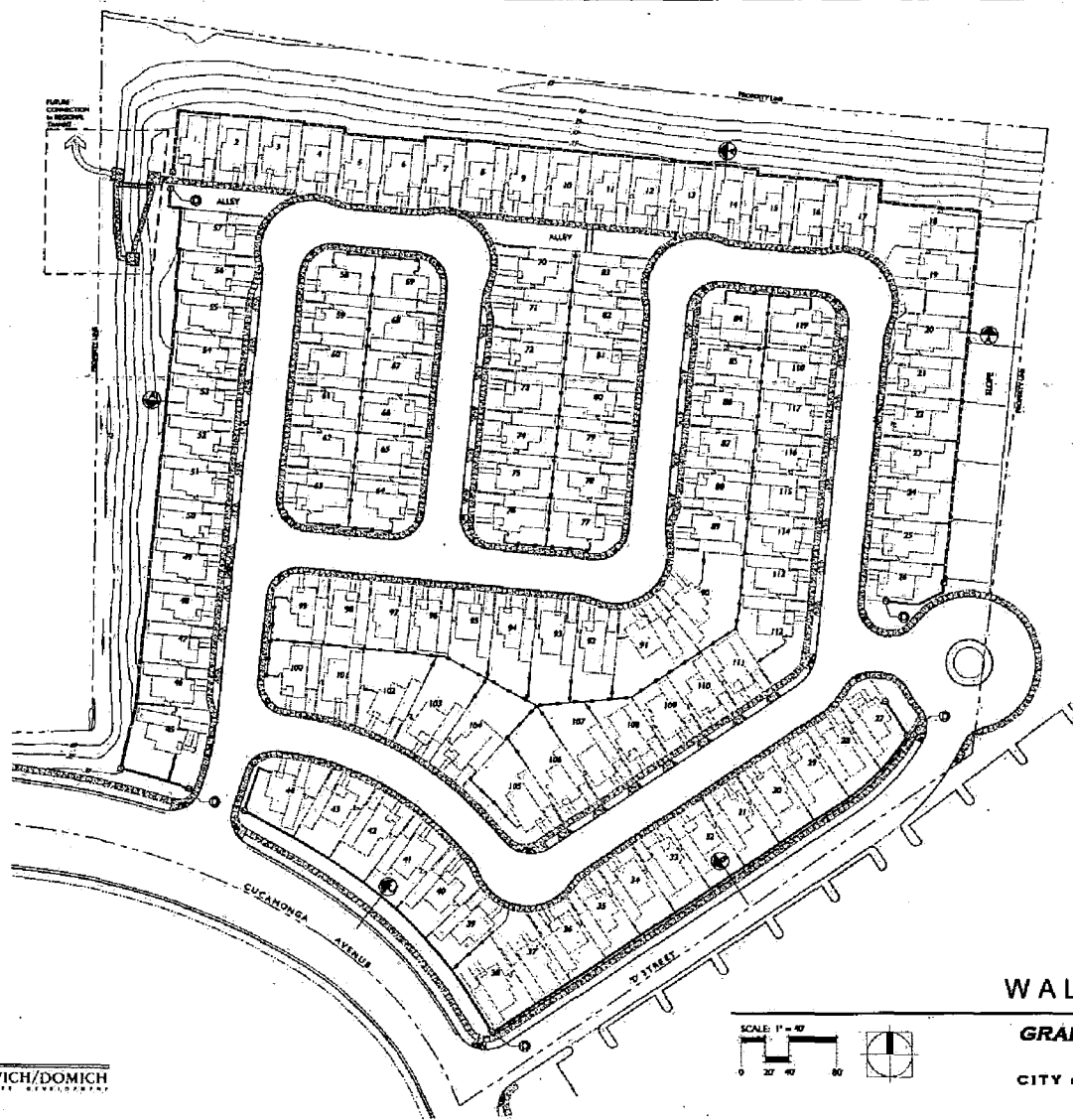


Exhibit J-3 Wall and Fence Plan



WALL & FENCING KEY:

	20' HIGH MAX. LOW MASONRY WALL with 4" DECORATIVE METAL FENCE MATERIALS: MASONRY BLOCK with SPLIT FACE on 1 SIDE, TAN COLOR, with TAN PRECISION CAP. METAL FENCE FINISH: SEMI-GLOSS BLACK SEE SHEET 3, SECTION 'W'
	6' HIGH WOOD FENCE MATERIALS: CEDAR with STEEL POST, with CLEAR SEALER SEE SHEET 3, DETAIL 'V'
	8' HIGH SIDERYARD WOOD GATE MATERIALS: CEDAR with STEEL POST and CLEAR SEALER SEE SHEET 3, DETAIL 'W'
	8' HIGH MAX. HIGH DECORATIVE MASONRY WALL with 4" HIGH METAL MESH FENCE MATERIALS: MASONRY BLOCK, SPLIT FACE on 1 SIDE, TAN COLOR, with TAN PRECISION CAP. METAL FENCE FINISH: SEMI-GLOSS BLACK SEE SHEET 3, SECTION 'W'
	3' HIGH LOW MASONRY RETAINING WALL MATERIALS: SPLIT FACE MASONRY BLOCK, TAN COLOR, with PRECAST COLORED CONCRETE CAP SEE SHEET 3, SECTION 'W'
	3' HIGH DECORATIVE PLASTER MATERIALS: SPLIT FACE MASONRY BLOCK, TAN COLOR, with PRECAST COLORED CONCRETE CAP SEE SHEET 3, SECTION 'W'

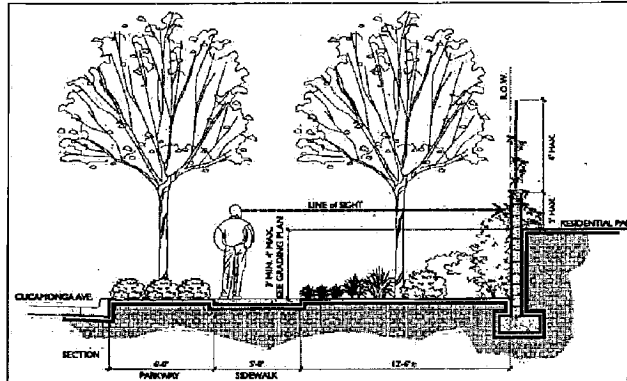
WALL & FENCE PLAN

SHEET 2 of 3

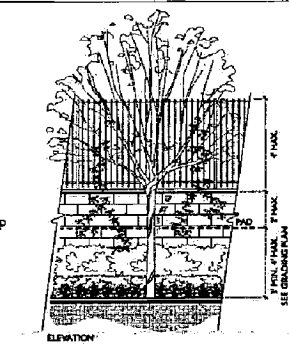
GRANITE PARK RESIDENTIAL
PARCELS 10 & 11
CITY OF SACRAMENTO, CALIFORNIA
REVISED: JANUARY 4th, 2008



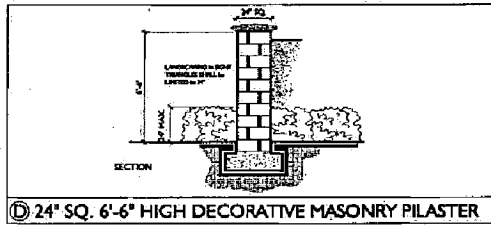
Exhibit J-4 Wall and Fence Details



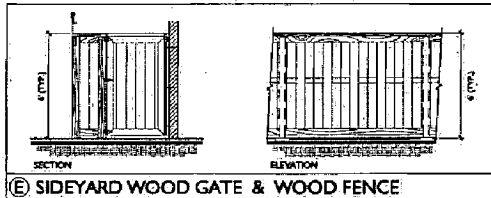
© DECORATIVE MASONRY WALL with 6' METAL VIEW FENCE



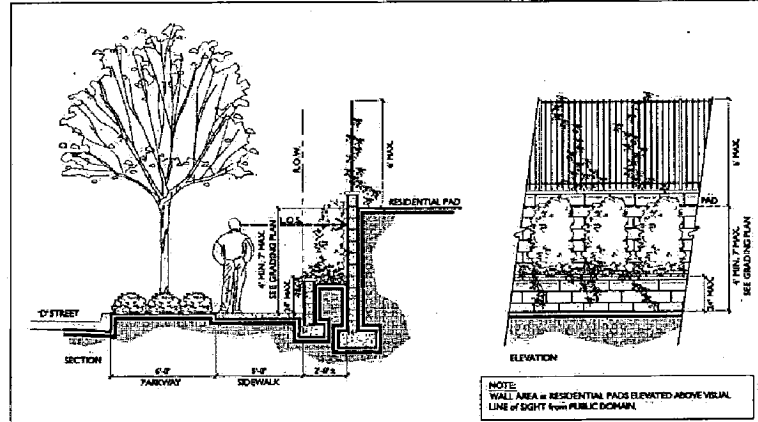
Ⓐ LOW WALL with METAL VIEW FENCE



Ⓓ 24" SQ. 6'-6" HIGH DECORATIVE MASONRY PILASTER



Ⓔ SIDEYARD WOOD GATE & WOOD FENCE



Ⓑ DECORATIVE MASONRY WALL with 6' REAR YARD METAL VIEW FENCE

WALL & FENCE DETAILS

SHEET 3 of 3



GRANITE PARK RESIDENTIAL
PARCELS 10 & 11
CITY OF SACRAMENTO, CALIFORNIA
REVISED: JANUARY 4TH, 2008



[illegible]

Exhibit J-5 Parking Exhibit

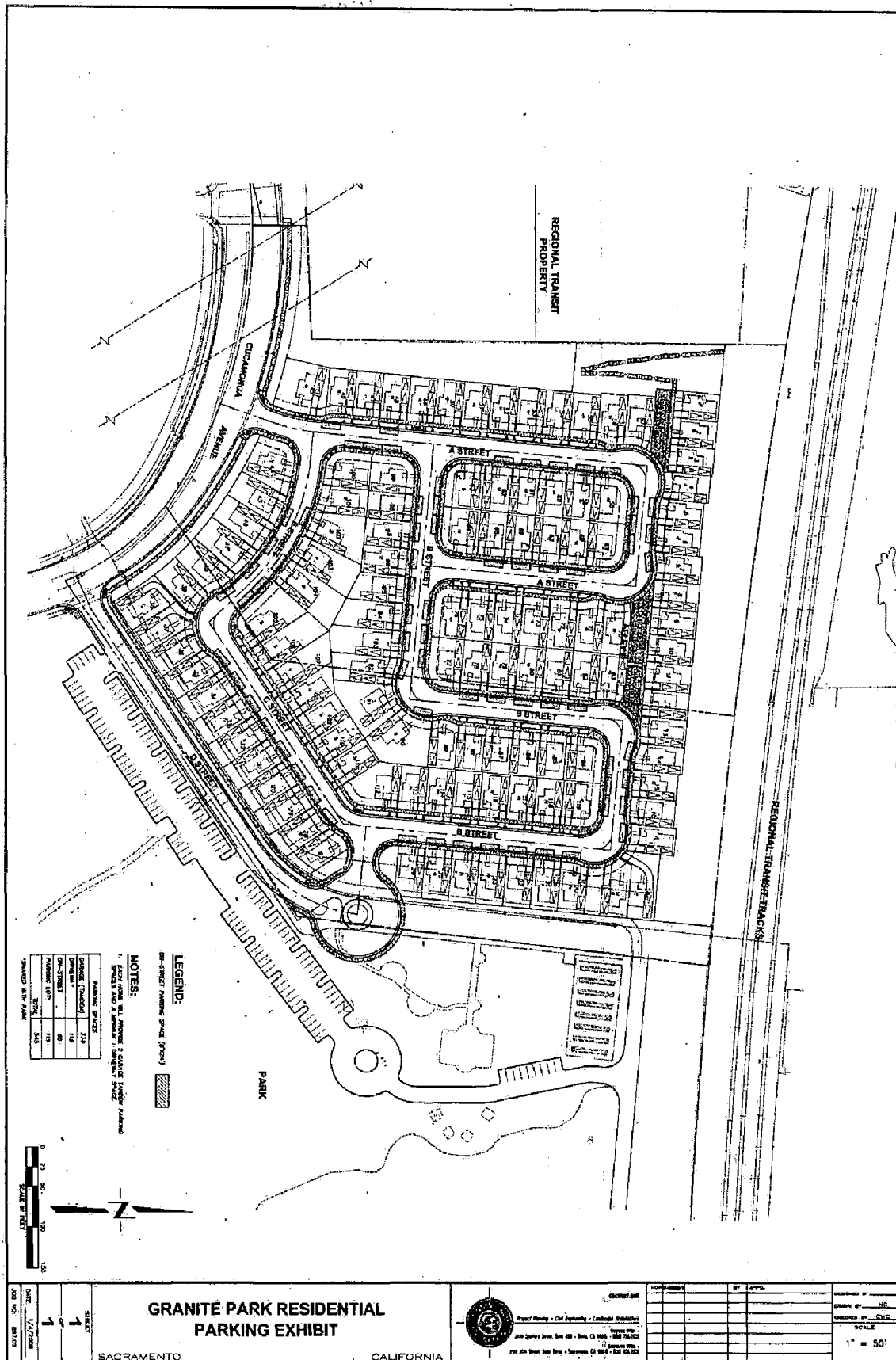


Exhibit J-6 Light Rail Connectivity Concept Exhibit

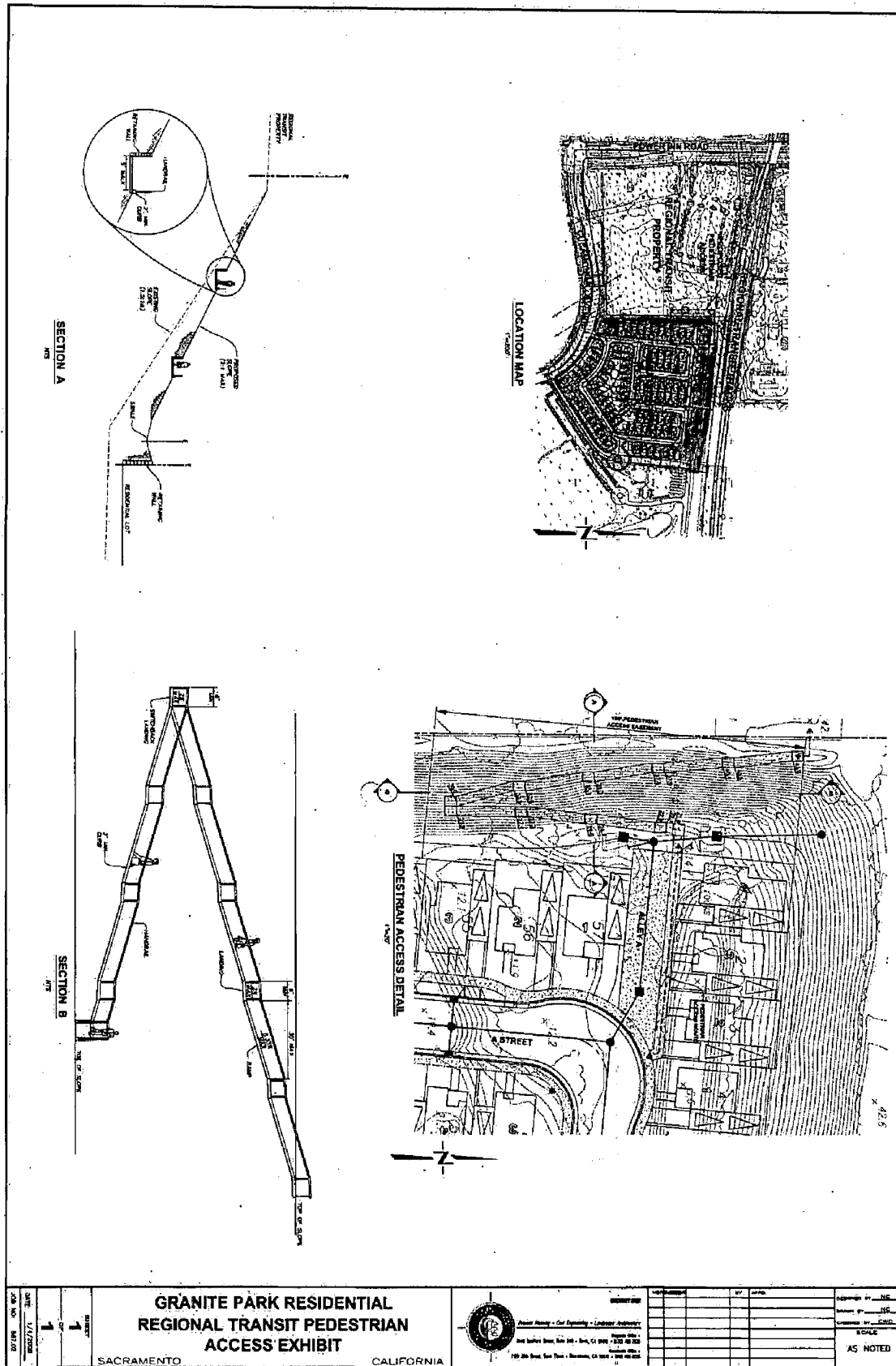
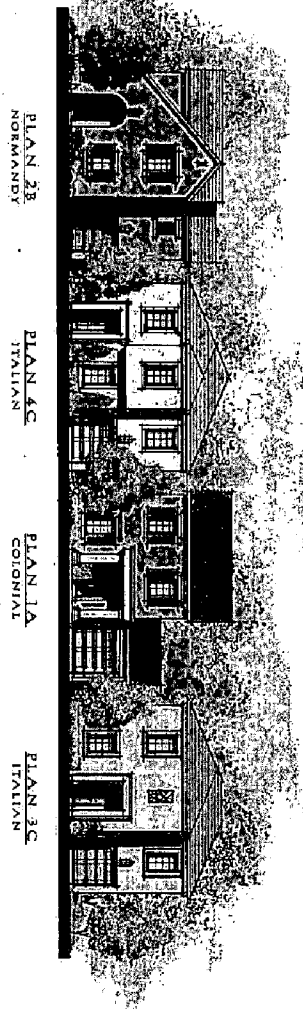
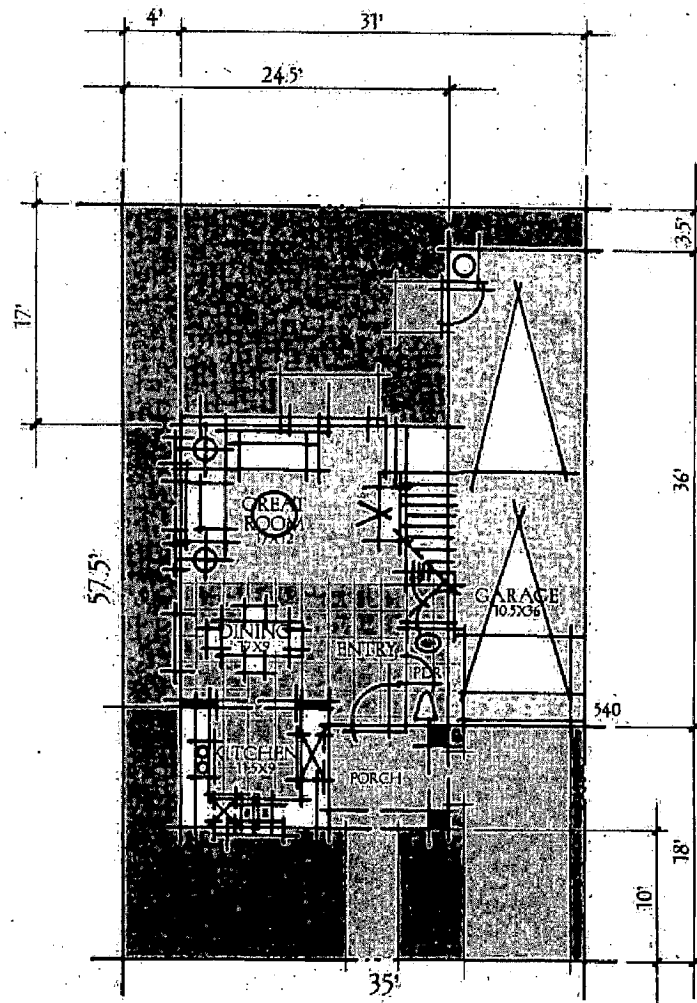


Exhibit J-7 Street Elevation



GRANITE PARK
SEPAROVICH/DOMICH
SCHEMATIC DESIGN STREETSCAPE

Exhibit J-9 Footprint 1-1st Floor plan



1145 SE
LOWER FLOOR
1/8" = 1'-0"

GRANITE PARK - MDR
SEPAROVICH/DOMICH
3 BED, 2.5 BA, 2 CAR TANDEM GARAGE

06.01.07



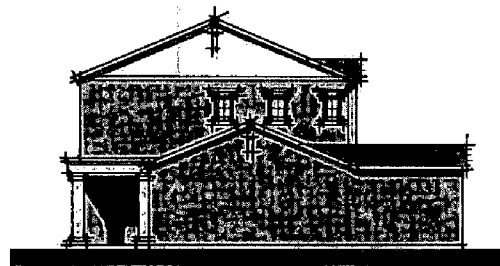
Exhibit J11- Plan 1 Colonial Elevations



1A - FRONT



1A - LEFT



1A - RIGHT



1A - REAR

1a
COLONIAL
1/8" = 1'-0"

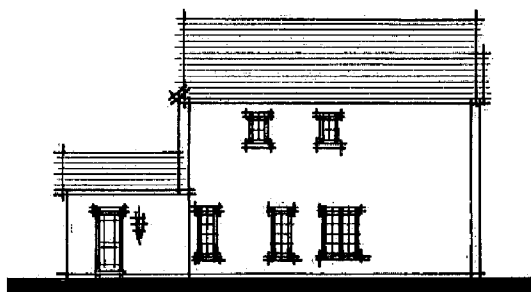
GRANITE PARK
SEPAROVICH/DOMICH
SCHEMATIC DESIGN ELEVATIONS

10.01.07
gbh
ARCHITECTS & PLANNERS

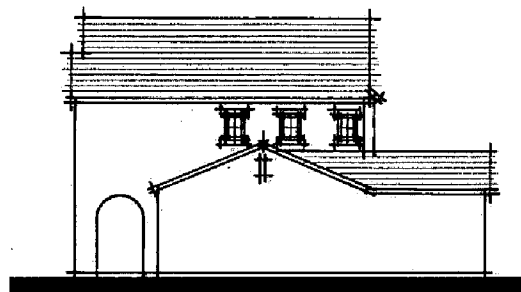
Exhibit J12- Plan 1 Normandy Elevations



1B - FRONT



1B - LEFT



1B - RIGHT

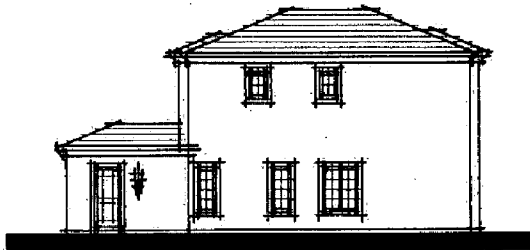


1B - REAR

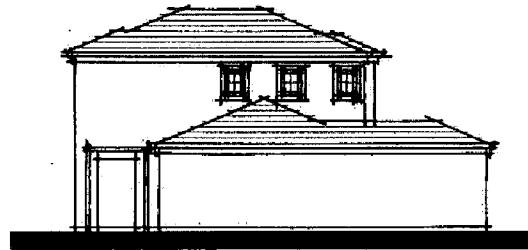
Exhibit J13- Plan 1 Italian Elevations



1C - FRONT



1C - LEFT

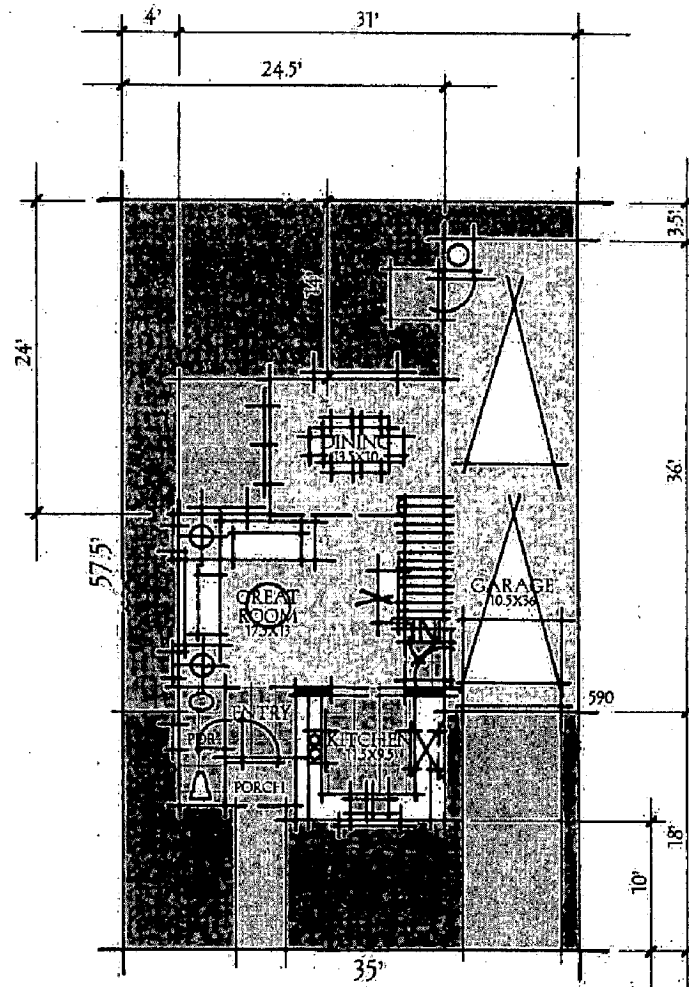


1C - RIGHT



1C - REAR

Exhibit J-14 Plan 1-1st Floor plan

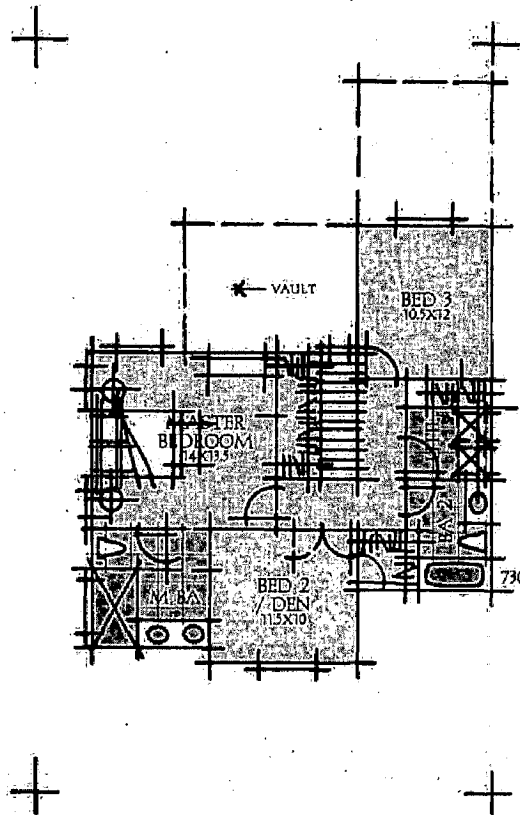


2 1320 S.E.
LOWER FLOOR
1/8" = 1'-0"

GRANITE PARK - MDR
SEPAROVICH/DOMICH
3 BED, 2.5 BA, 2-CAR TANDEM GARAGE



Exhibit J-15 Plan 2-2nd Floor plan

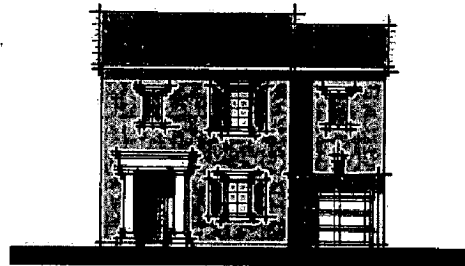


2 1320 SE
UPPER FLOOR
1/8" = 1'-0"

GRANITE PARK - MDR
SEPAROVICH/DOMICH
3 BED, 2.5 BA, 2 CAR TANDEM GARAGE



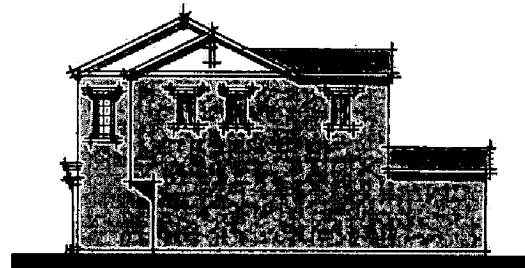
Exhibit J17- Plan 2 Colonial Elevations



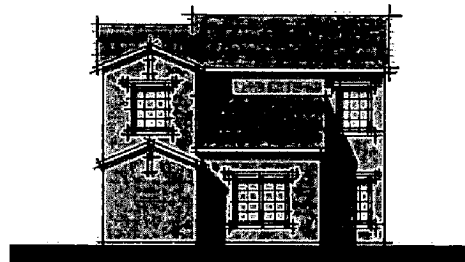
2A - FRONT



2A - LEFT



2A - RIGHT



2A - REAR

2a
COLONIAL
1/8" = 1'-0"

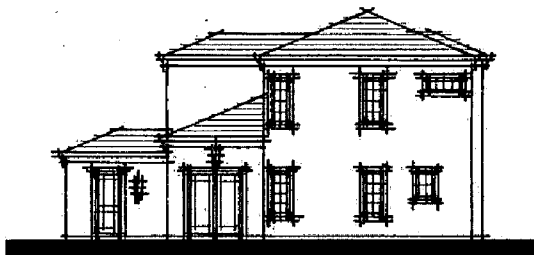
GRANITE PARK
SEPAROVICH/DOMIC
SCHEMATIC DESIGN ELEVATIONS

10.01.07
gbh
PARTNERS
ARCHITECTS & PLANNERS

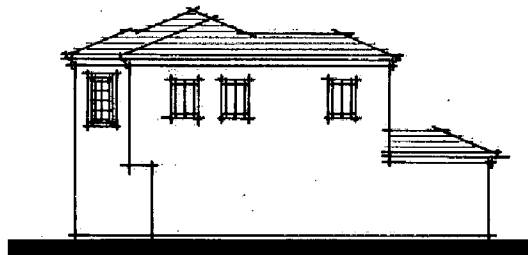
Exhibit J18- Plan 2 Normandy Elevations



2C - FRONT



2C - LEFT



2C - RIGHT

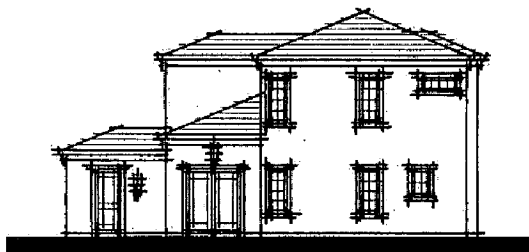


2C - REAR

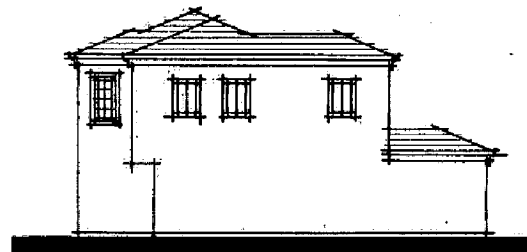
Exhibit J19- Plan 2 Italian Elevations



2C - FRONT



2C - LBFT

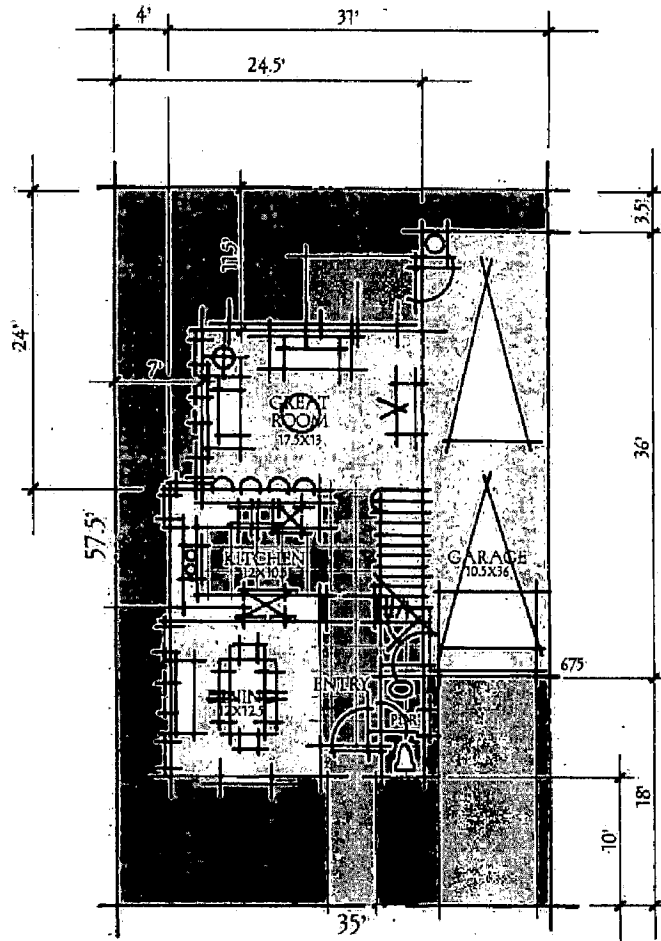


2C - RIGHT



2C - REAR

Exhibit J-20 Plan 3-1st Floor plan



3

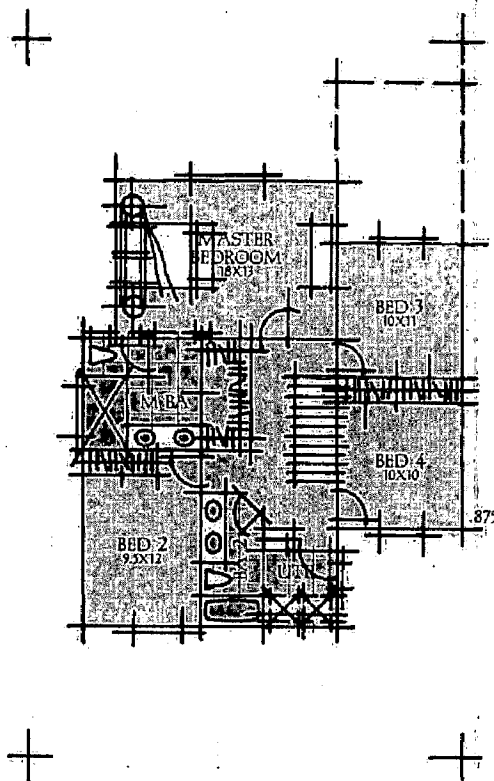
1550 S.E.
LOWER FLOOR
1/8" = 1'-0"

GRANITE PARK - MDR
SEPAROVICH/DOMICH
4 BED, 2.5 BA, 2 CAR TANDEM GARAGE

06.01.07



Exhibit J-21 Plan 3-2nd Floor plan



3

1550 S.E.
UPPER FLOOR
1/8" = 1'-0"

GRANITE PARK - MDR
SEPAROVICH/DOMIC
4 BED, 2.5 BA, 2 CAR TANDEM GARAGE

06 . 01 . 07



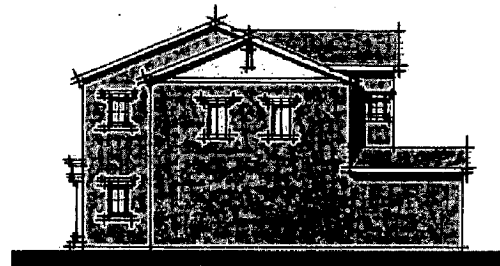
Exhibit J21- Plan 3 Colonial Elevations



3A - FRONT



3A - LEFT



3A - RIGHT



3A - REAR

3a
COLONIAL
1/8" = 1'-0"

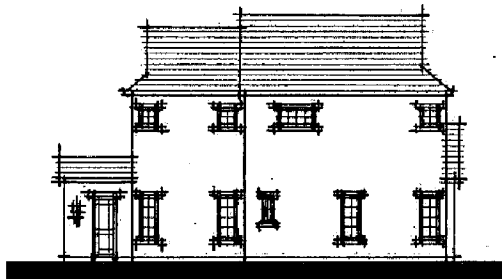
GRANITE PARK
SEPAROVICH/DOMIC
SCHEMATIC DESIGN ELEVATIONS

10.01.07
gbh
ARCHITECTS & PLANNERS

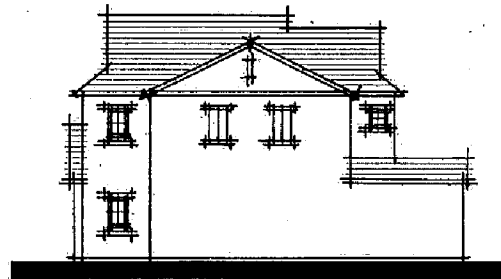
Exhibit J22- Plan 3 Normandy Elevations



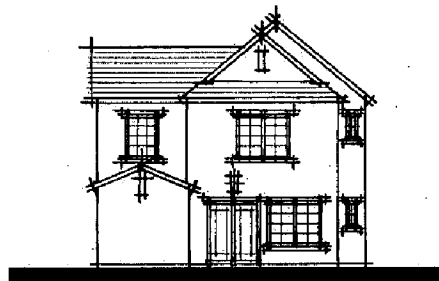
3B - FRONT



3B - LEFT



3B - RIGHT



3B - REAR

3b
NORMANDY
1/8" = 1'-0"

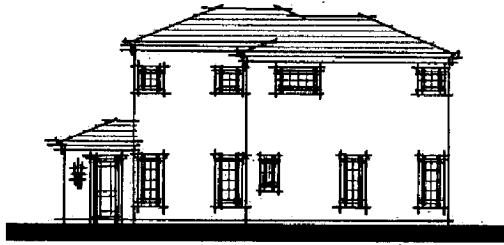
GRANITE PARK
SEPAROVICH/DOMIC
SCHEMATIC DESIGN, ELEVATIONS

10.01.07
gbh
ARCHITECTS & PLANNERS

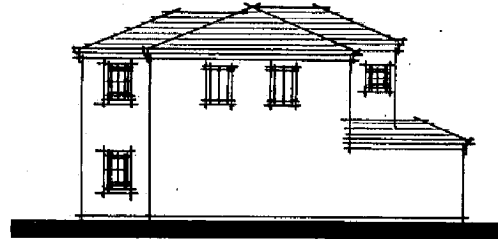
Exhibit J23- Plan 3 Italian Elevations



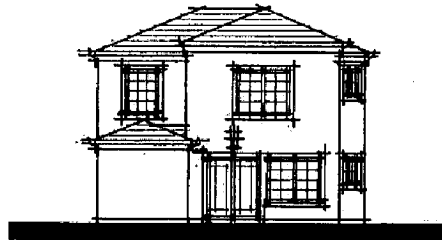
3C - FRONT



3C - LEFT

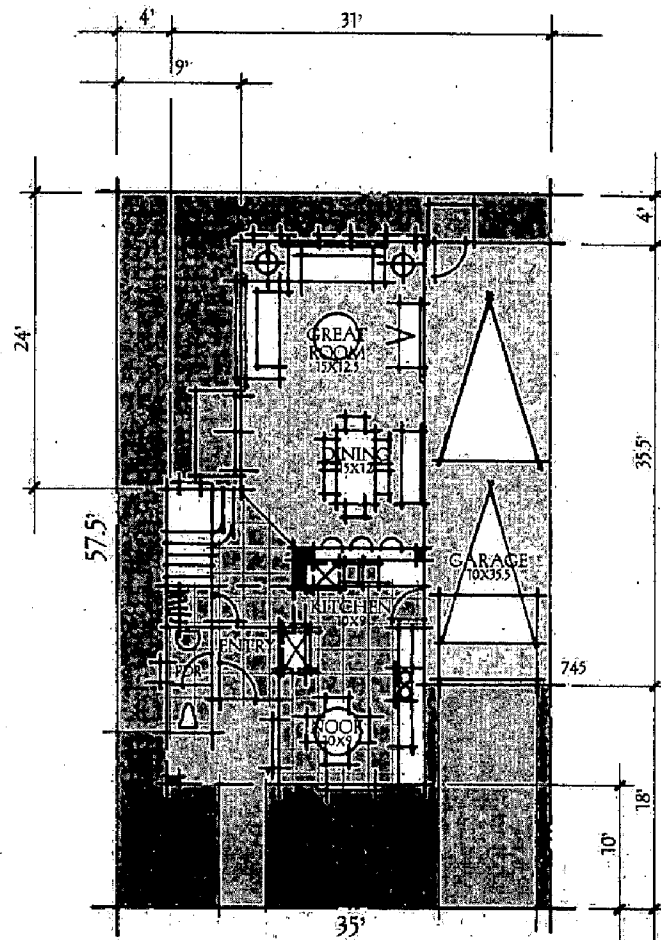


3C - RIGHT



3C - REAR

Exhibit J-24 Plan 4-1st Floor plan



4

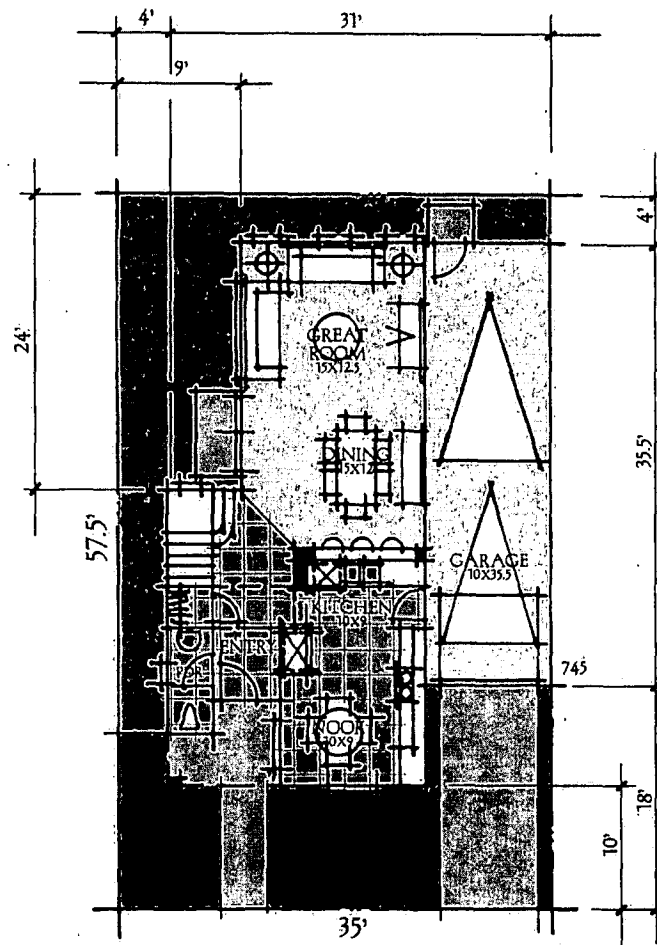
1785 SE
LOWER FLOOR
1/8" = 1'-0"

GRANITE PARK - MDR
SEPAROVICH/DOMICH
4 BED, 2.5 BA, 2 CAR TANDEM GARAGE

09 . 07 . 07

gbh
ARCHITECTS & PLANNERS

Exhibit J-24 Plan 4-1st Floor plan



4

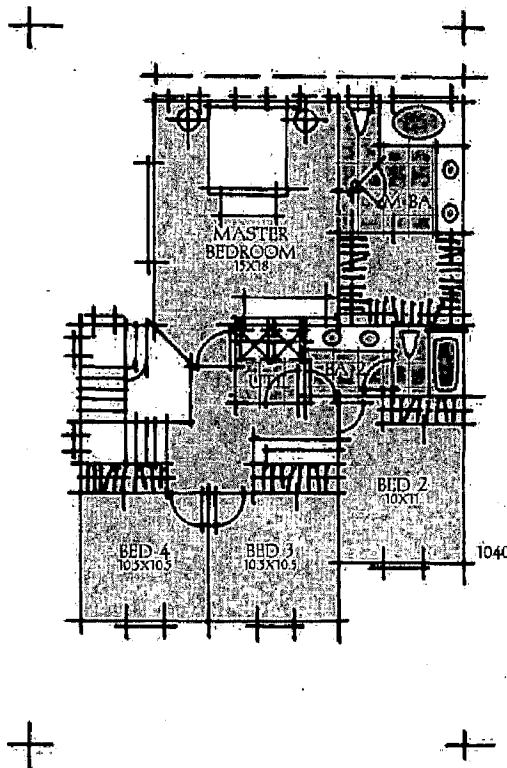
1785 SE
LOWER FLOOR
1/8" = 1'-0"

GRANITE PARK - MDR
SEPAROVICH/DOMICH
4 BED, 2.5 BA, 2 CAR TANDEM GARAGE

09 . 07 . 07

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Exhibit J-24 Plan 4-2nd Floor plan



4 1785 S.E.
UPPER FLOOR
1/8" = 1'-0"

GRANITE PARK - MDR
SEPAROVICH/DOMICCH
4 BED, 2.5 BA, 2 CAR TANDEM GARAGE

09.07.07
gbh
ARCHITECTS & PLANNERS

Exhibit J25- Plan 4 Colonial Elevations



4A - FRONT



4A - LEFT



4A - RIGHT

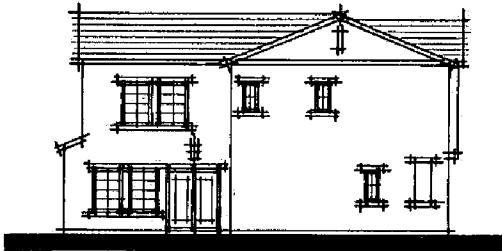


4A - REAR

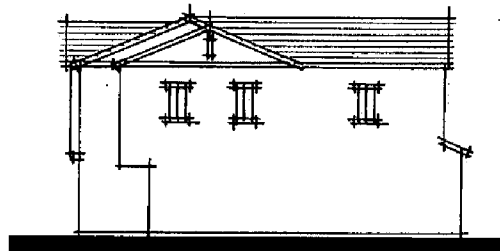
Exhibit J26- Plan 4 Normandy Elevations



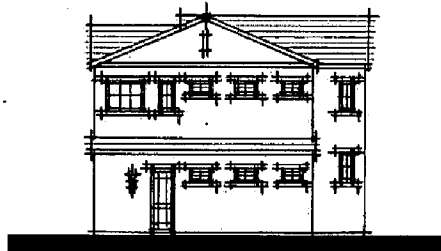
4B - FRONT



4B - LEFT



4B - RIGHT



4B - REAR

4b
NORMANDY
1/8" = 1'-0"

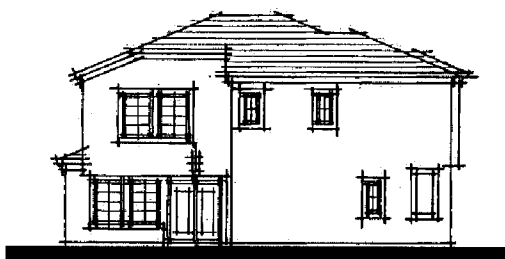
GRANITE PARK
SEPAROVICH/DOMICH
SCHEMATIC DESIGN ELEVATIONS

10.01.07
gbh
ARCHITECTS & PLANNERS

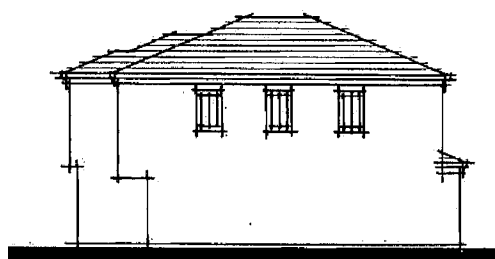
Exhibit J27- Plan 4 Italian Elevations



4C - FRONT



4C - LEFT

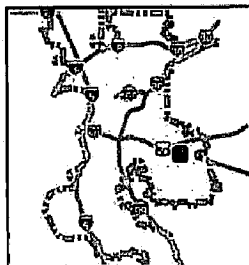
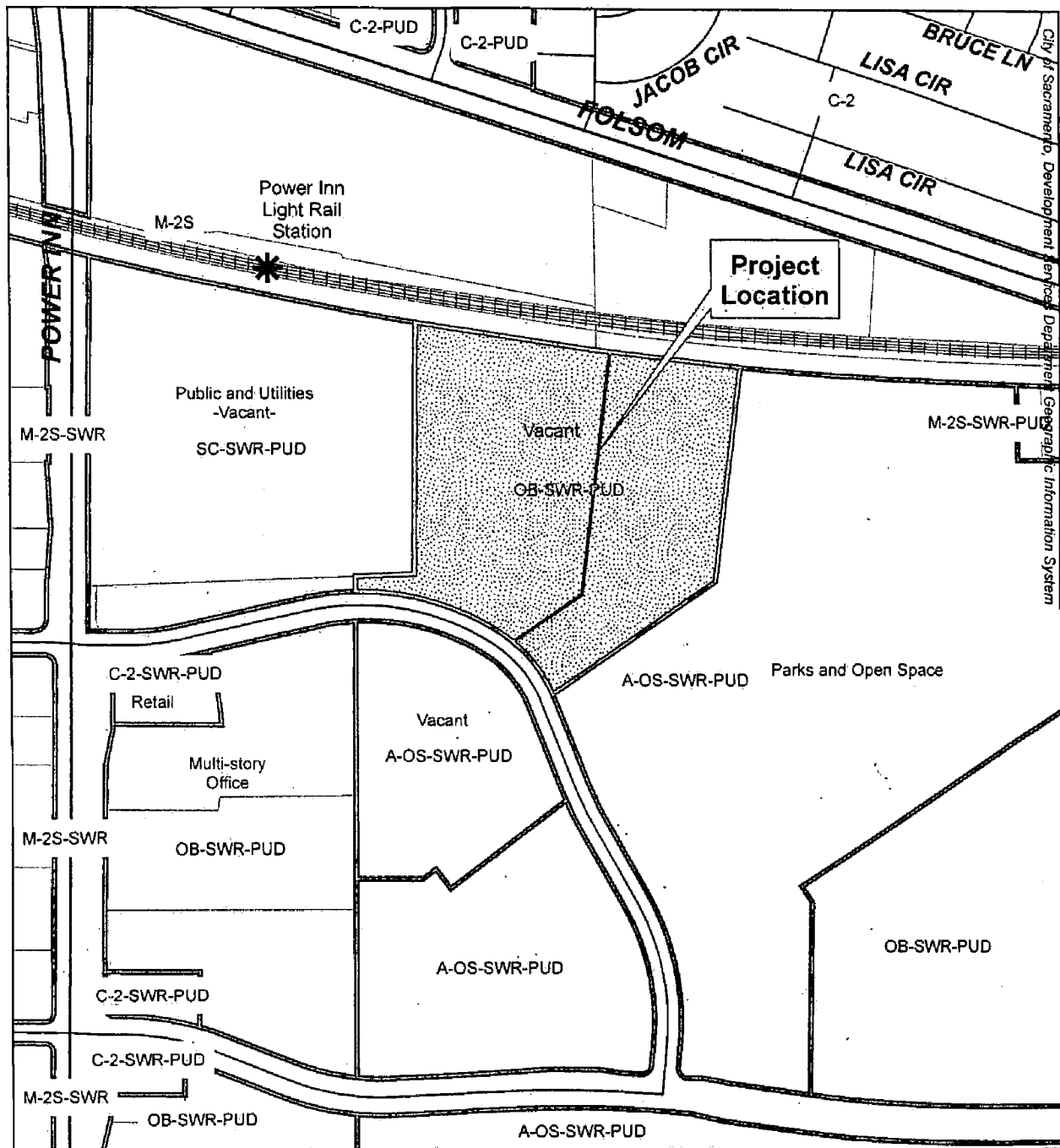


4C - RIGHT



4C - REAR

Attachment 7 - Land Use and Zoning Map



0 100 200 400 600 800 Feet

**Granite Park Residential
Land Use and Zoning Map
P07-090**



July 2007

Attachment 8 : List of Matrix Team Members

Department	Contact Person	Telephone	Email
Current Planning	Kimberly Kaufmann-Brisby	916-808-5590	kkbrisby@cityofsacramento.org
Team Leader	Bridgette Williams	916-808-8053	bwilliams@cityofsacramento.org
Parks	Dana Allen	916-808-2762	dallen@cityofsacramento.org
Fire	King Tunson	916-808-1358	ktunson@sfd.cityofsacramento.org
Dev. Engineering	Anis Ghobril	916-808-5367	aghobril@cityofsacramento.org
Utilities	Jesus Reyes	916-808-1461	jreyes@cityofsacramento.org
Regional Transit	Traci Canfield	916-556-0513	tcanfield@sacrt.com
Urban Forest	Duane Goosen	916-808-4996	dgoosen@cityofsacramento.org
Building	Bryon Nakashima	916-808-2537	bnakashi@cityofsacramento.org