

GRANITE REGIONAL PARK

July 9, 1998

Planned Unit Development
Design Guidelines

FOR CITY CLERK USE ONLY

RESOLUTION NO.: 98-397
DATE ADOPTED: AUG 06 1998

P00-066

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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, 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. 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.

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II. PROCEDURES FOR APPROVAL

A. Special Permit Requirement

Development of parcels within the PUD is subject to Special Permit approval by the City. Special Permit development plans shall be in conformance with the Schematic Plan, PUD Guidelines, mitigation measures and conditions of approval as adopted by the Planning Commission and/ or City Council.

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. P/M/T (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.

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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.

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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).

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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.

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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. 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

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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.

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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

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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.

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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.

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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

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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.

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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.

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- (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.

VIII. 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.

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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

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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.

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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.

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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.

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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.

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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.

IX. 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. The wording of signs shall not describe the products sold, process, or any type of advertising except as part of the occupant's trade name or insignia.
4. No signs shall be permitted on canopy roofs or building roofs.

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5. No sign or any portion thereof shall project above the building or top of the wall upon which it is mounted.
6. No signs perpendicular to the face of the building shall be permitted.
7. No exposed bulb signs shall be permitted.
8. No signage shall be allowed which identifies or advertises a land use located outside the PUD.
9. Handicap accessible signage shall be provided per UBC Section 1103.4.
10. 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.
11. All electrical signs shall bear the UL label and their installation shall comply with all local building and electrical codes.
12. No exposed conduit, tubing, or raceways shall be permitted.
13. All conductors, transformers, and other equipment shall be concealed.
14. 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.
15. 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.
16. 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.
17. No signmakers' 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

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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.
2. Maximum area of each sign: forty-eight (48) square feet.
3. Maximum height: eight (8) feet from street grade or parking lot grade whichever is lower.
4. Location: To be located at the major entry/exit to the parcel. May be placed in the setback area; however, the sign 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.

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(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) milliamperes 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)

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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

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compliment the building materials on which the sign is attached.

2. Number. One (1) attached sign per occupancy.
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

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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.

X. 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.

XI. BUILDING OCCUPANCY

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

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.

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EXHIBIT 3

PLANNED UNIT DEVELOPMENT CONDITIONS

Office and retail development of the Granite Regional Park PUD consists of four planning areas. Area I will occur on the West Rim, Area II will occur on the East Rim, Area III will occur in the West Basin and Area IV will occur in the East Basin (See Exhibit 2). Requirements to construct portions of the park and specified perimeter and offsite traffic improvements are phased with development of the office space. There will also be requirements for additional environmental review at various stages of development. The provisions of the Zoning Ordinance and PUD shall apply in addition to the following conditions of approval.

A. General conditions to be applied to all phases of the PUD:

1. The developer shall comply with requirements included in the Mitigation Monitoring Plan kept on file in the Planning Division office (P96-009);
2. Applicant and all successors shall comply with the Granite Regional Park PUD Guidelines and Schematic Plan (Exhibits 1 and 2);
3. All required Special Permits and Building Permits shall be obtained prior to construction. Construction shall be in conformance with the approved Granite Regional Park Schematic Plan and PUD Guidelines, and submitted site plans and elevations. Any substantial changes to the Schematic Plan and PUD Guidelines are subject to review and approval of the Planning Commission, or City Council as specified in Section 8 of the Zoning Ordinance;
4. Landscaping and irrigation shall be provided as specified in the PUD Guidelines and City Zoning Ordinance except as noted in condition #22. Large canopy trees shall be planted in the parkstrips along all public streets at a distance of 40 feet on center. Irrigation shall be provided for all trees. Tree plantings and irrigation provided for each area shall be subject to the review and approval of the City Tree Services Division prior to issuance of each Special Permit;
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. Applicant shall comply with and meet all requirements of the Development Agreement and any amendments thereto, City Agreement No. 94-007. The Development Agreement will be formally amended following approval of the PUD in a manner to render the funding provisions (amounts, use of funds, timing of payments, etc.) in the Development Agreement consistent with the funding provisions in the entitlements approved as part of the PUD. The Development Agreement Amendment shall be completed to the satisfaction of the City Attorney prior to the issuance of the Building Permit for the third building in the PUD. The business points

contained in Attachment 1 shall be incorporated into the Development Agreement Amendment and the Financing Plan;

7. Applicant shall enter into an agreement to develop and participate in a Financing Plan to the satisfaction in form and content to the City Attorney. Details of the Financing Plan may extend beyond the approval of the initial entitlements. The parameters of the agreement for the Financing Plan shall be in place to the satisfaction of the City Attorney prior to the issuance of the Building Permit (shell permit) for the third building in the PUD. Applicant shall not oppose the formation of any fee district or other mechanism(s) required by the Financing Plan including, but not limited to, Mello Roos Community Facilities Districts (CFD's) and assessment districts;
8. If additional street widening is required, dedicate a standard 12.5-foot public utility easement for underground public utility facilities and appurtenances adjacent to all public ways;
9. All driveway locations shall be approved at the time of Special Permit;
10. Dedicate slope easements, as required, adjacent to streets to the satisfaction of the Public Works Department;
11. Provide standard subdivision improvements pursuant to Section 40.12.1211 of the City Code;
12. During the review of each Special Permit for development within the PUD, a supplemental traffic study at the developer's expense may be required to identify the needs/ timing of certain public improvements;
13. Any continuing aggregate mining operations shall not use public streets within the Granite Regional Park area without the written approval of the City Director of Public Works;
14. Install permanent street signs to the satisfaction of the Public Works Department;
15. An encroachment permit shall be required prior to construction of the fixed rail for the on-site shuttle for any crossings of public streets;
16. Prior to development of buildings or park uses within 200 feet of the spline, slope protection and an all weather access will be provided along the County's 39" sewer facility. The all weather access road shall be an emergency vehicle access constructed with an AC surfacing and designed to support H-20 vehicle loading. The width of the access shall be 20 feet. A vehicular gate with a Knox Box Lock shall be provided to the satisfaction of the City Fire and Police Departments and County Sanitation at the north end of the access adjacent to Assessor's Parcel Number 079-0031-029;
17. Only one pump station will be accepted for permanent maintenance by CSD-1. The pump station shall be constructed to the satisfaction of CSD-1. The pump station site will be approximately 20' X 40' and dedicated to CSD-1 in fee title and served by continuous and all weather access;

18. 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;
19. Obtain fire flow data through the Utilities Department for the review and approval of the Fire Department prior to issuance of the building permit;
20. Reciprocal ingress, egress, utility, and drainage easements shall be granted to adjacent properties as required;
21. Slopes shall be constructed as necessary to accommodate any required roadway widening required by conditions of approval for this project and/ or any such roadway widening necessary for slope stability. Slope construction in this condition shall not apply to any future widening or alignment due to any realignment of State Highway 16;
22. Lighting Plans shall reflect PG&E's limitation on height within its easements for power lines adjacent to Power Inn Road including the power lines that diagonally cross the westerly portion of the project. Landscape mounds in PG&E easements for power lines will also be prohibited due to the ground to conductor clearances now at the minimum. Lighting and landscaping at maturity is limited to 15 feet in height. PG&E recognizes that its towers in the diagonal line easement are on mounds and that taller trees and light standards might be allowed. However, PG&E will want to review and consent to any improvements, planting and light standard heights before construction in any of its easements;
23. A Transportation Management Plan (TMP) shall be developed for the PUD and shall be reviewed and approved by the City Transportation Coordinator prior to the issuance of the Final Building Permit for Building B. The TMP shall include measures to reduce vehicle trips, especially single occupant vehicle trips, to the site. The TMP should include paid parking, an internal trolley or shuttle, ridesharing programs and other features;
24. Limits of street dedications and construction may need to be extended as required to serve new park development;
25. Applicant shall pay established mitigation for the Sacramento Unified School District prior to issuance final building permit for all buildings;
26. Applicant shall enter into an agreement pertaining to security of the grounds and activities and maintenance of the facilities (public and private) with the City Landscape Architect prior to issuance of the shell building permit for the third building in the PUD;
27. The applicant shall design and install park improvements on the land designated as Regional Park on the Granite Park Schematic Plan and as more specifically shown on the Granite Park

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Master Plan approved concurrently with approval of the Granite Park PUD, subject to and in accordance with the following provisions:

a. Timing

The applicant shall commence construction of various phases of the park prior to the issuance of any building permit which will result in excess of the following number of cumulative square feet in the project.

PARK PHASE #	CUMULATIVE BUILDING SQUARE FEET
1. West Basin	Begins when building permit is issued for Building B. Prior to the issuance of an occupancy permit for the third office building, park improvements costing \$1.7 million must be completed, or the Developer must give the City financial assurances for any unbuilt part of \$1.7 million of require park improvements.
2. East Basin	Begins when building permits for over 300,000 square feet of development is approved on the East Rim.
3. West Basin Enhancements	Begins when building permits for over 900,000 square feet of development is approved in the PUD.
4. East Basin Enhancements	Begins when building permits for over 1.2 million square feet of development is approved in the PUD.

Park facilities shall be constructed and improved according to detailed plans to be prepared by the applicant and approved by the City Landscape Architect. The detailed plans shall be consistent with the preliminary design described in the Granite Park Master Plan per the provisions of the Development Agreement amendment;

28. The developer shall pay the park development fees and land acquisition fees per the schedule in the amended development agreement (see Business Points, Attachment 1);
29. The applicant shall form a new Section 501^c non-profit entity to be called the Granite Park Regional Park Foundation to raise additional funds for the construction, operation and maintenance of the park. The Board of Directors shall include, but not be limited to business owners and residents in the vicinity of the park. The applicant shall fund the reasonable administrative expenses of the Foundation for two (2) years and shall provide onsite office space for the foundation;
30. Undeveloped building pads in the East Basin shall be cordoned off with balusters or by other means approved by the City Landscape Architect to prevent the sites from being used as uncontrolled parking. The undeveloped pads shall be kept in an orderly manner such as keeping the weeds cut or discing the sites until development occurs;

31. Limits of street dedications and construction may need to be extended as required to serve new park development;
32. All public infrastructure shall be constructed to the satisfaction of the Director of Public Works;
33. 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; and

34. No building permit shall be issued for development beyond the "Near Term Development" (692,500 square feet) until the City Council approves a Granite Traffic Mitigation Comprehensive Financing Plan following a noticed public hearing process and additional CEQA study, if necessary. Regional Park General, or successor in interest, shall develop, to the satisfaction of the City's Public Works Department, a Comprehensive Financing Plan that addresses: (1) the permitting/ processing requirements for necessary improvements, (2) identification of funding sources to pay full costs of design, permitting and construction, and (3) construction schedules for all feasible traffic improvements identified in the Granite EIR (including the Power Inn Road/ Fruitridge Road intersection) beyond the "Near Term Development."

B. AREA Conditions: In addition to the above general PUD conditions, office, retail and warehouse development shall be subject to the following area-specific requirements.

1. AREA I: The following conditions shall apply to planning entitlements in Area I:
 - a. At the time specified by staff, a drainage structure and slope protection adjacent to the drainage structure shall be constructed to the satisfaction of CSD-1;
 - b. Dedicate and construct Cucamonga Avenue to a 90 foot street (4 lanes) (refer to typical cross-section on Tentative Master Parcel Map) between Power Inn Road and the westerly rim of the park. Additional widening may be required for expanded intersections as required in the Mitigation Monitoring Plan;

- c. Dedicate and construct Ramona Avenue to a 90 foot street (4 lanes) (refer to typical cross-section on Tentative Master Parcel Map) between Power Inn Road and the westerly rim of the park. Additional widening may be required for expanded intersections as required in the Mitigation Monitoring Plan. The area adjacent to the north side of Ramona may have a privately owned and operated fixed-rail shuttle system line (refer to typical cross-section on Tentative Master Parcel Map);
- d. Dedicate and construct Power Inn Road between the Regional Transit Light Rail tracks and the southerly PUD boundary (approx. 350 feet north of 14th Avenue) to the satisfaction of the Department of Public Works to a standard Divided Major Street (6-lane) plus bikelanes (67 foot half-section). Additional widening may be required for expanded intersections as required in the Mitigation Monitoring Plan;
- e. Reconstruct existing traffic signal at Power Inn Road and Cucamonga Avenue as necessary to accommodate street widening;
- f. Construct new traffic signal at Power Inn Road and Ramona Avenue. This shall be reconstructed as necessary in the future to accommodate necessary Power Inn Road widening;
- g. Dedication shall include but not be limited to replacement right of way for any necessary PG&E electric transmission tower right of way; and
- h. The following interim construction requirements for onsite and site-adjacent road improvements shall be provided prior to the 6 lane Power Inn Road widening project. The following must be completed prior to issuance of any final building permit on the designated parcel:

Parcel #	Construction Requirement
1 and 2	No requirement. (Curb, gutter and sidewalk exist on Power Inn and Cucamonga frontages)
3	Construct public sidewalk along Power Inn Road frontage (Curb and gutter exist).
4	Construct Ramona Avenue to a 90 foot street(4 lanes) between Power Inn Road and the westerly rim of the park. Additional widening may be required for expanded intersections as required in the Mitigation Monitoring Plan. The area adjacent to the north side of Ramona may have a privately owned and operated fixed-rail shuttle system line (refer to typical cross-section on the Tentative Master Parcel Map)

Parcel #	Construction Requirement
4 (continued)	<p>New Ramona Avenue improvements will connect to existing Power Inn Road improvements on the north side of Ramona and to either the Option #1 or Option #2 improvements on the south side of Ramona. Construct a public sidewalk north of Ramona Avenue adjacent to the existing Power Inn Road curb and gutter improvements fronting Parcels 4 and 5.</p> <p>Construct a new traffic signal at Power Inn Road and Ramona Avenue. This shall be reconstructed as necessary in the future to accommodate necessary Power Inn Road widening.</p> <p>Options for interim northbound Power Inn Road right turn movements onto Ramona Avenue include the following two options. The City Department of Public Works shall select the option to be constructed, in consultation with PG&E, and shall have final approval of the design and final alignment of Option #1 if it is selected:</p> <p>Option #1 - Construct a 12' foot wide interim deceleration/right turn lane across Parcel 7, separated from existing Power Inn Road improvements. This lane would be constructed between the two existing high voltage towers located just south of Ramona Avenue and create an "island" on which the westerly of these two towers would be temporarily located until the ultimate 6 lane Power Inn Road widening project is constructed and the towers are relocated as part of that widening project. A sidewalk would be constructed on the east side of the interim deceleration lane, connecting to sidewalk on the south side of Ramona Avenue and extending along Power Inn Road to the south PUD boundary on Power Inn Road.</p> <p>Option #2 - Construct a public sidewalk south of Ramona Avenue adjacent to the existing Power Inn Road curb and gutter improvements fronting Parcels 6 and 7.</p>
5,6 and 7	No requirements in addition to those required for Parcel 4.
Land north of Cucamonga	Construct a public sidewalk adjacent to the existing Power Inn Road curb and gutter improvements fronting this land. Extend Cucamonga to the western edge of the Basin (Park).

2. AREA II - The following conditions of approval shall apply to AREA II:

- a. Dedicate and construct Ramona Avenue to a 90 foot street (4 lanes) (refer to typical cross-section on Tentative Master Parcel Map) between Florin-Perkins Road and the easterly rim of the park. Additional widening may be required for expanded intersections as required in the Mitigation Monitoring Plan. The area adjacent to the north side of

Ramona may have a privately owned and operated fixed-rail shuttle system line (refer to typical cross-section on Tentative Master Parcel Map);

- b. Dedicate and construct Jackson Road to a standard 80 foot Collector Street plus bikelanes (45 foot half-section). A right of way study shall be done to assure that the existing street right of way and any required dedication will provide the necessary right of way width. A slope stability study shall be done by a registered geotechnical engineer to assure that slope instability is not a concern regarding the location of Jackson Road. Additional widening may be required for expanded intersections as required in the Mitigation Monitoring Plan;
- c. Dedicate and construct Florin-Perkins Road to a standard Divided Major Street (6-lane) plus bikelanes (67 foot half-section). Additional widening may be required for expanded intersections as required in the Mitigation Monitoring Plan;
- d. Construct a new traffic signal at Florin-Perkins Road and Ramona Avenue;
- e. Reconstruct existing traffic signal at Florin-Perkins Road and Jackson Road as necessary to accommodate street widening;
- f. Comply with requirements of the Financing Plan for off-site street improvements; and
- g. No Building permits shall be issued in Area II until there is a Financing Plan adopted by the City Council to 100% fund all perimeter and offsite road improvements identified as mitigation measures in the Granite Park EIR. Alternatively, the developer may elect to 100% fund any such mitigation measures needed for a particular building, subject to future reimbursement for amounts paid in excess of the developer's fair share as identified in the EIR.

3. AREA III - The following conditions of approval shall apply to AREA III:

- a. Dedicate and construct Cucamonga Avenue to a 66 foot street (90 foot street less 24 feet) (refer to typical cross-section on Tentative Master Parcel Map) between the westerly rim of the park and Ramona Avenue. Additional widening may be required for expanded intersections;
- b. Dedicate and construct Ramona Avenue to a 90 foot street (4 lanes) (refer to typical cross-section on Tentative Master Parcel Map) between the westerly rim of the park and the mid-point Road a. Additional widening may be required for expanded intersections. The area adjacent to the north side of Ramona may have a privately owned and operated fixed-rail shuttle system line (refer to typical cross-section on Tentative Master Parcel Map);
- c. Dedicate and construct Road A to a 90 foot street (4 lanes) (refer to typical cross-section on Tentative Master Parcel Map) between Ramona Avenue and 14th Avenue. Additional widening may be required for expanded intersections;

- d. Construct the northerly one-half (33 foot) of 14th Avenue to a 66 foot street (90 foot street less 24 feet) (refer to typical cross-section on Tentative Master Parcel Map) between the westerly PUD boundary (approximately 500 feet east of Power Inn Road) and Road A. The existing street centerline, the centerline of the new street, and the southerly boundary of the new 33 foot half-section shall be the same line. A slope stability study shall be done by a registered geotechnical engineer to assure that slope instability is not a concern regarding the location of 14th Avenue. Additional widening may be required for expanded intersections as required in the Mitigation Monitoring Plan;
- e. Reconstruct existing traffic signal at Power Inn Road and 14th Avenue as necessary to accommodate street widening;
- f. Comply with requirements of the Financing Plan for off-site street improvements; and
- g. An emergency vehicle access shall be provided around the perimeter of the nature area(s). Each end of the access shall connect either to a public street or paved park parking. The access shall be 12 feet in width, AC surfaced, and designed to support a grass fire rig. This access may be a part of bicycle/ walk paths.

4. AREA IV - The following conditions of approval shall apply to AREA IV:

- a. Dedicate and construct Ramona Avenue to a 90 foot street (4 lanes) (refer to typical cross-section on Tentative Master Parcel Map) between the easterly rim of the park and Road a. Additional widening may be required for expanded intersections. The area adjacent to the north side of Ramona may have a privately owned and operated fixed-rail shuttle system line (refer to typical cross-section on Tentative Master Parcel Map);
- b. Construct new traffic signal at Ramona Avenue and Road A;
- c. Comply with requirements of the Financing Plan for off-site street improvements;
- d. The developer shall pay the park development fees and land acquisition fees per the schedule in the amended development agreement; and
- e. An emergency vehicle access shall be provided around the perimeter of the nature area(s). Each end of the access shall connect either to a public street or paved park parking. The access shall be 12 feet in width, AC surfaces, and designed to support a grass fire rig. This access may be part of bicycle/walk paths.

Attachment 1

GRANITE REGIONAL PARK BUSINESS POINTS
Draft 6/26/98

Developer agrees to provide Park Improvements, On-site Infrastructure Improvements and Off-site Improvements. The following is the basic understanding of the parameters involved in providing those improvements. These business points will be used as the basis for amending the Development Agreement for the Granite Regional Park PUD project and developing the subsequent Financing Plan.

INFRASTRUCTURE IMPROVEMENTS

The 1994 Development Agreement (DA) envisioned Developer payments in the aggregate sum of \$5 million for combined onsite and offsite infrastructure including all infrastructure identified in the EIR for the PUD. The DA provided for payments of this \$5 million as each building permit was issued at the rate of \$1.37/ sq.ft., assuming total cumulative approved building square feet of 3.637 million. In the event that costs exceeded \$5 million, the DA allowed the Developer to terminate the DA without penalty.

The above referenced DA provisions shall be amended to be consistent with the following:

Onsite Infrastructure

All onsite infrastructure required by any Special Permit, subdivision map, PUD Guidelines or the PUD conditions shall be constructed or funded 100% by the Developer at those times specified in such entitlement documents or approvals. The current estimated cost of onsite infrastructure is \$7.0 million.

Off-site Improvements

The PUD shall be responsible for the following "fair share" offsite road improvements identified in the PUD EIR:

<u>Improvement</u>	<u>Fair Share PUD Cost</u>
65th/ Folsom	\$ 292,000
65th/14 Ave	74,000
Howe /50	375,000
Power Inn Widening	4,600,000
Florin-Perkins/Folsom	167,000
Florin-Perkins/SR16	208,000
Watt/ Folsom	0 (County Project)
Florin-Perkins/ East project access	200,000

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65th Street/50/Broadway/14thAve	761,640
65th Street/ Fruitridge	50,000
Power Inn/Fruitridge	150,000
Florin-Perkins/SR16 (additional)	202,000
Florin-Perkins/ Fruitridge	84,200
Watt/SR16	10,500
Watt/Fruitridge	0 (County Project)
<u>Watt/ Florin</u>	<u>0 (County Project)</u>
Total	\$7,174,840

Prior to the issuance of any shell building permit, the applicant shall pay a Road Contribution to the City. Such Road Contribution shall be paid at the rate of \$1.97 / sq.ft. of development plus a reasonable annual inflation factor. The \$1.97 /sq.ft. contribution was derived by dividing \$7,174,840 by 3.637 million square feet (total square footage of the PUD).

If total deposits in the Road Contribution account, combined with other committed funding sources, are insufficient to finance 100% of the cost of the following traffic improvements, then no building permit shall be issued beyond the following number of cumulative building square feet in the PUD.

A. Area 1.

Area 1	
Howe/50 Improvements \$1.5 million	Prior to issuance of a shell building permit resulting in cumulative building sq.ft. in excess of 277,000 sq.ft. of Near Term Development (NTD) ¹ (40% of NTD with a mix of retail and office or 320,000 sq.ft. of pure office).

¹Near Term Development was, for purposes of analysis, determined to be first 692,500 square feet of development on the site.

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<p>Power Inn Widening Project \$4.6 million (includes moving all power poles, moving existing high voltage towers, reconstructing signals at Ramona and Cucamonga, widening to 6 lanes between the LRT tracks and the south boundary of the PUD adjacent to Power Inn Road adjacent to the PUD, and other work necessary and incidental to such widening).</p>	<p>Prior to issuance of a shell building permit resulting in cumulative building sq.ft. in excess of 422,425 sq.ft. of NTD (61% of NTD with a mix of retail and office or 490,000 sq.ft. of pure office).</p>
65th/14th	\$74,000

B. Areas 2,3 and 4

A similar program for developing the **East Rim, West Basin, and East Basin** shall be developed prior to the initiation of development of each of those areas. No building permits in each of these three areas shall be issued until the program is specified for those areas.

C. Advanced Payments/ Credit

If Developer elects to advance (i.e. pays in excess of the \$1.97 per building square foot Road Contribution) money to the City for any of the above traffic improvements in order to obtain a building permit, then any such advance shall be a credit against Road Contributions payable by future buildings in the PUD and shall reduce or eliminate those payments otherwise due at the \$1.97 per building square foot upon issuance of a final building permit.

Within 90-days of City Council approval of these PUD conditions, the applicant shall pay the Road Contribution for existing Building A (131,208 sq. ft.).

The Financing Plan shall take into account payments made by the applicant in excess of the PUD's fair share for perimeter and offsite traffic improvements.

If the City elects to reduce the total PUD fair share for the above listed off-site improvements to an amount below \$7.1 million due to the availability of other funding sources, then any reduction in the \$7.1 million Road Contribution shall be used by the City to fund park capital construction operating and maintenance costs or shall be used by the applicant to construct park improvements. A procedural mechanism for transfer of reduced Road Contribution to fund park shall be specified in the Development Agreement Amendment. The City Council may include a provision in the Development Agreement Amendment which allows some shift of reduced Road Contribution to fund onsite transit which would jointly serve the park and offices.

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Applicant shall comply with and meet all requirements of the Financing Plan to be jointly developed by the City and the applicant. Applicant shall not oppose the formation of any fee district or other mechanism(s) required by the Financing Plan including but not limited Mello Roos Community Facilities Districts (CRD's and assessment districts).

PARK IMPROVEMENTS

The 1994 Development Agreement (DA) provided for two types of payments which could be used for Park Improvements. A Park Contribution of \$5.324 million was required payable as each building permit was issued at the rate of \$1.25 /sq.ft., with no inflation factor. Additionally, Land Payments totaling \$3.873 million were required, payable in three installments due in the six years following approval of the PUD. There was no mandate that the Land Payment be allocated to Park Improvements. \$5.324 million plus \$3,873 million equals \$9.2 million.

The above referenced DA provision shall be amended to be consistent with the following:

The Developer shall design and construct, on a turn key basis, park improvements on a phased basis as office and retail build out occurs, subject to and in accordance with the following provisions:

A. Timing:

The Developer shall commence construction of various phases of the park prior to the issuance of any building permit which will result in excess of the following number of cumulative square feet on the project. Phases may occur in a different sequence than listed below.

Park Area #	Cumulative-Building Square-Feet
1. West Basin Park	Begins when building permit is issued for Building B. Prior to the issuance of an occupancy permit for the third office building, park improvements costing \$1.7 million must be completed, or the Developer must give the City financial assurances for any unbuilt part of \$1.7 million of require park improvements.
2. East Basin Park	Begins when building permits for over 300,000 square feet of development is approved on the East Rim.

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3. West Basin Park Enhancements	Begins when building permits for over 900,000 square feet of development is approved in the PUD.
4. East Basin Park Enhancements	Begins when building permits for over 1.2 million square feet of development is approved in the PUD.

The Developer shall diligently proceed with construction of each park phase and use best efforts to complete each park phase within nine (9) months of the date of commencement of construction of that phase. If a construction completion deadline for any park phase is not satisfied due to reasons within the sole control of the developer or any of its contractors, the City may deny issuance of future building permits in the project in excess of the above-defined cumulative building square foot maximums.

B. City Approval of Detailed Plans

Park facilities shall be constructed and improved according to detailed plans to be prepared by the Developer and approved by the City Landscape Architect. The detailed plans shall be consistent with the preliminary design described in the Granite Park Master Plan but shall include only those facilities estimated to cost, in total, \$9.2 million as further specified in subsection C below.

Detailed park construction plans, specification, and drawings shall be approved by the City Landscape Architect prior to the commencement of construction of any park of that park phase.

C. Cost

The Developer shall be responsible for constructing onsite park improvements with a total cost of \$9.2 million plus a reasonable inflation factor. \$9.2 million is the sum of the Park Contribution and the Land Payment obligation set forth in the Development Agreement approved in 1994 for the Granite Park project. Compliance with this condition shall replace and supersede the Park Contribution and Land Payment provision in the 1994 Development Agreement.

The \$9.2 million park funding obligation shall include the cost of design and construction plans, City administrative review and construction monitoring costs, and all other costs incurred incidental to construction park improvements and parking lots owned by the City. The \$9.2 million park funding obligation shall not include costs such as the park's fair share for on-site road improvements, the park's fair share for joint use parking lots which primarily serve office, retail and warehousing land uses, grading, slope stabilization, drainage to serve non-park land uses, and other work reasonably needed to prepare land designated for active recreational uses, the park service yard, and City-owned parking for construction

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of those park uses. The cost to construct and monitor wetlands shall be split between the City (from the \$9.2 million) and the Developer (in addition to the \$9.2 million) as specified in the Development Agreement Amendment.

If the City elects to reduce the total PUD fair share for the Road Contribution for off-site traffic improvements to an amount below \$7.1 million due to the availability of other funding sources, that portion of the reduction remaining may be added to the \$9.2 million park allocation.

D. Utilities and Road Improvements Adjacent to Park Improvements

Park improvements shall include all utilities and all landscaping and irrigation necessary to serve the park. The Developer and the City will work together to examine feasible options to provide sewer service to initial park development in the West Basin. When installing road improvements adjacent to the park, the developer shall construct the frontage improvements therefor (excluding landscaping and sidewalks), unless the park is developed at the same time as such frontage improvements are being installed and stub utilities for the park site, subject to direction for the City on the location of such utility stubs.

F. Transfer of title and maintenance of the park

Upon satisfactory completion of park improvements constructed in accordance with the City-approved detailed plans and any City-approved change orders to such plans (1) the City shall assume the ownership and maintenance of the park; and (2) the City shall accept the conveyance of the park site if the park site is not already owned by the City.

Area 1 (West Basin)

- a) Grading (rough and finish) and drainage of all City-owned acreage within the West Basin. Grading is also to include improvements to the West Basin's perimeter embankments as described in Item 4.
- b) Water, sewer, and electrical service infrastructure to support this phase of proposed park improvements.
- c) Planting (turf & trees) of all City-owned acreage within the West Basin, with the exception of planned lake, parking lots and roadways.
- d) Irrigation of all City-owned acreage within the West Basin, with the exception of the lake, canal, parking lots, roadways and wetlands.
- e) West Basin "wetlands" in its finished state; including grading, drainage (hydrology), planting, walkways, viewing platforms, and interpretive signage.
- f) Picnic area tables, trash cans, and barbeques at the "special events area", "lake", and "wetlands" and "horseshoe area". (picnic shelters are in a future phase).
- g) Multi-use sports fields at the "soccer/ rugby complex" (between Cucamonga

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- Avenue and the wetlands area) and at the "special events area" (south of Ramona) including grading, drainage, irrigation, turf, and trees.
- h) The lake, including grading, bank stabilization, drainage, water filtration and circulation system.
 - i) Two permanent, plumbed public restrooms.
 - j) 16 horseshoe courts, complete and in place.
 - k) One pedestrian bridge (the second bridge will be installed at a future phase).
 - l) Children's play area, including one 8500 sf. adventure playground and one 4500 sf. tot lot.
 - m) Park designated parking, including grading, drainage, and aggregate base surfacing:
 - area west of Cucamonga and north of Ramona: two lots -- one north and one south of the "lake".
 - area east of Cucamonga and north of Ramona: two lots -- one at "horseshoe area" and one at "soccer/ rugby complex".
 - area south of Ramona: three lots -- one at "special events area", and one south and one west of "amphitheater".
 - one lot at designated temporary maintenance yard location.
 - n) Amphitheater area shall be graded in a semi-circle to form an informal amphitheater. The amphitheater area shall be irrigated and planted in turfgrass to allow use until the formal (hardscape) amphitheater is constructed.
 - o) Hiking/ jogging trails -- 4 feet wide decomposed granite.
 - p) Multi-use trails/ maintenance and security access -- 12' wide decomposed granite (to be replaced with concrete at future phase).
- 2) Design and construction documents for this phase of park development within the West Basin shall be prepared by the Developer for review and approval by the City Landscape Architect prior to issuance of the building permit for the third building on the West Rim (Area 1).
- 3) A parking agreement shall be prepared for review and approval by the City Landscape Architect prior to issuance of the building permit for the third building on the West Rim (Area 1). The parking agreement shall include:
- a) number of public and shared parking spaces to be provided and the location of the parking spaces shown on the plan.
 - b) details as to how public parking will be coordinated with the adjacent paid parking.
 - c) details as to how the shared parking will be available on weekends and evenings.
 - d) a parking lot maintenance and security component (private vs City responsibility/ commitment. Consider both week-day and weekend use; daytime and evening use; and shared-use and separate use areas.)
 - e) conflict resolution component (e.g. in the event park use conflicts with a business use).

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- f) a plan for occasional use of office parking during weekdays for special events. (e.g. to agree that the park use can have a greater amount of parking for planned special events. During the special event, the office complex may have an "Alternative Commute Day" where incentives are given for employees to rideshare, use transit and other forms of transportation).
- 4) A park maintenance and security agreement shall be prepared for review and approval by the City Landscape Architect prior to issuance of the building permit for the third building on the West Rim - Area 1.
- 5) A slope stabilization plan for the entire property (for perimeter slopes in both East and West Basins) shall be prepared at the Developer's expense for review and approval by the City Landscape Architect prior to issuance of the building permit for the third building on the West Rim - Area 1. Slopes adjacent to proposed building shall be subject to geotechnical studies and slope stabilization at the Developer's expense prior to the first phase of park construction in the West Basin.
- 6) The overlook road shall be provided with park improvements to the East Basin. A description of the overlook road shall be provided for review and approval of the City Landscape Architect prior to issuance of the building permit for the third building on the West Rim- Area 1.

Area 2 (East Rim)

- 7) Park improvements in the East Basin shall be provided at the Developer's expense no later than completion of the fourth building within Area 2 (East Rim). Park improvements to be constructed where shown on plan in the East Basin for this phase of development shall include:
 - a) grading (rough and finish) and drainage of all City-owned acreage within the East Basin. Grading is also to include improvements to the East Basin's perimeter embankments as described in Item 9.
 - b) Water, sewer, and electrical service infrastructure to support this phase of proposed park improvements.
 - c) Planting (turf & trees) of all City-owned acreage within the East Basin, with the exception of planned parking lots and roadways.
 - d) Irrigation of all City-owned acreage within the East Basin, with the exception of parking lots, roadways, and wetlands.
 - e) East Basin "wetlands" in its finished state; including grading, drainage (hydrology), planting, walkways, viewing platforms, and interpretive signage.
 - f) Picnic area tables, trash cans and barbeques adjacent to the "baseball/ softball complex". (picnic shelters are in a future phase).
 - g) Multi-use sports fields at the "baseball/ softball complex (north of Ramona) including grading, drainage, irrigation, turf, and trees.
 - h) Two permanent, plumbed restrooms.
 - i) Park designated parking, including grading, drainage, and aggregate base

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surfacing of:

- area north of Ramona: two lots - adjacent to the "baseball/ softball complex".
- area south of Ramona: two lots - one adjacent to the "skate & court complex" and one at the park maintenance yard.
- j) Hiking/ jogging trails -- 4' wide decomposed granite.
- k) Multi-use trails/ maintenance and security access -- 12' wide decomposed granite (to be replaced with concrete at future phase).
- l) Volleyball courts.

Park construction to be in conformance with the Granite Regional Park Master Plan.

- 8) Design and construction documents for this phase of park development within the East Basin shall be prepared by the Developer for review and approval by the City Landscape Architect prior to issuance of the building permit for the first building on the East Rim - Area 2.
- 9) Slopes adjacent to proposed buildings shall be subject to geotechnical studies and slope stabilization as required with individual building permits. All other slopes within the East Basin shall be subject to geotechnical studies and slope stabilization at the Developer's expense prior to the first phase of park construction in the East Basin.

Area 3 and 4 (West and East Basins)

- 10) A plan for the completion of the park (both West and East Basins) shall be provided by the Developer for review and approval by the City Landscape Architect prior to issuance of a building permit for the first building in the West Basin. Plans shall provide provisions and timing for the completion of all park improvements including:
 - a) all public and shared parking areas.
 - b) water, sewer and other (e.g. lighting) infrastructure.
 - c) the community center.
 - d) the permanent amphitheater
 - e) soccer/ rugby fields and stadium.
 - f) picnic shelters.
 - g) baseball/ softball complex.
 - h) roller hockey rinks and skate park.
 - i) basketball and tennis court complex.
 - j) all restrooms
 - k) pedestrian bridge
 - l) installation of concrete multi-use trails and sidewalks
 - m) completion of all master planned park components

G. GRANITE REGIONAL PARK FOUNDATION

The applicant shall form a new Section 501(c) non-profit entity to be called the

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Granite Park Regional Park Foundation to raise additional funds for the construction, operation and maintenance of the park. The Board of Directors shall include, but not be limited to, business owners and residents in the vicinity of the park. The applicant shall fund the reasonable administrative expenses of the Foundation for two years and shall provide onsite office space for the Foundation.

- H. The applicant agrees not to sell or transfer any properties within the PUD to any entity outside the partnership until the amendment to the Development Agreement is adopted by the City Council.

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