

APPENDIX ONE



DOUGLAS CORRIDOR



DESIGN ELEMENTS AND LANDSCAPE GOALS



Granite Bay Municipal Advisory Council

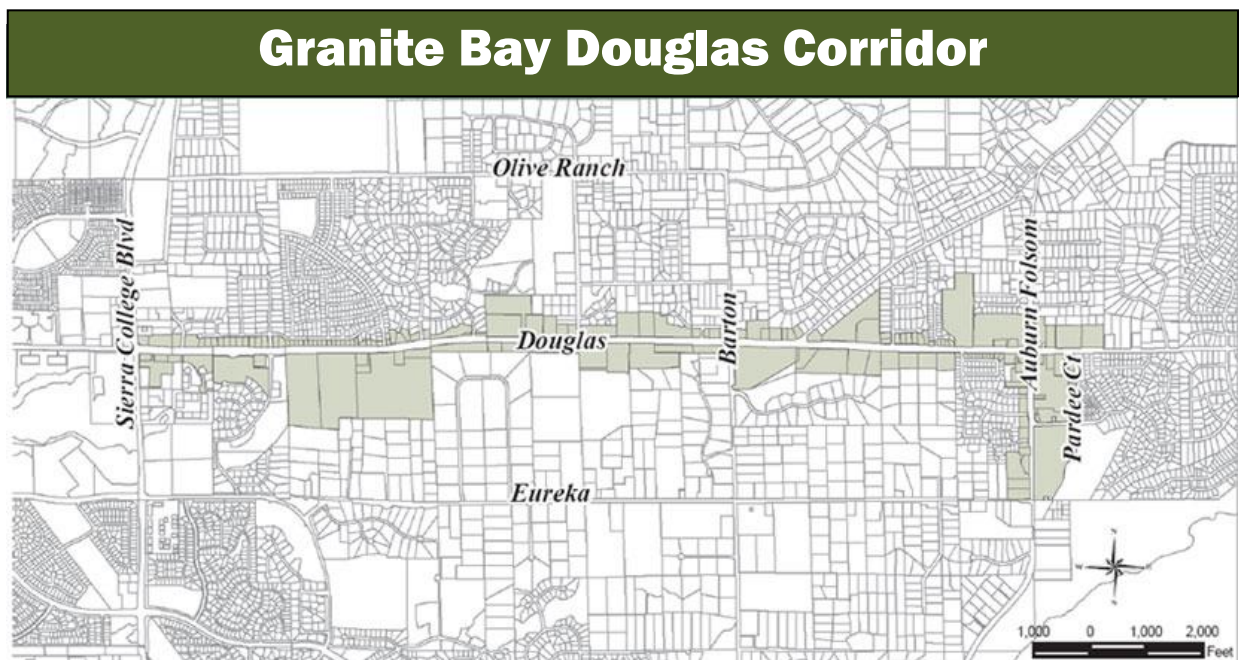




GRANITE BAY MUNICIPAL ADVISORY COUNCIL'S DESIGN ELEMENTS AND LANDSCAPE GOALS FOR DOUGLAS CORRIDOR

Effective Date: January 10, 2008, Revised October 5, 2011

Granite Bay's "Douglas Corridor" is comprised of the area extending east along Douglas Boulevard from Sierra College Boulevard to Pardee Court, and extending from approximately one block north of Douglas Boulevard, south along Auburn-Folsom Road to Eureka Road. Placer County has designated both Douglas Boulevard and Auburn-Folsom Road as "Scenic Roads."



The Granite Bay Municipal Advisory Council, (MAC) uses these Design Elements and Landscape Goals when reviewing development projects proposed in the corridor and to make recommendations to the Placer County Planning Services Division and Board of Supervisors. The elements are intended to identify the design characteristics preferred by the MAC and the community for development in the corridor and to further implement the goals and policies of the Granite Bay Community Plan.

The MAC provides project applicants with an opportunity to present their proposed projects to the community and to receive input from the MAC and the community regarding their projects. Accordingly, applicants are strongly encouraged to present the concepts of their projects to the MAC as an "Information Item" on the MAC agenda during the very early stages of a proposed development and again as changes in the design are proposed. Applicants should also seek a MAC recommendation as an "Action Item" approximately two months prior to a public hearing at the County Planning Commission or before the Board of Supervisors.

Granite Bay Community Profile

Granite Bay is a small, close-knit community, known for its excellent schools, natural scenic beauty and its rural lifestyle. The community is set in amidst gently rolling hills covered in tall grasses and oak trees, further enhanced by rivers, streams, ponds and wetlands, as well as distinctive granite outcroppings. Its ideal location -- with immediate access to Folsom Lake and views of the Sierras, and within commuting distance of Sacramento and the adjacent communities of Roseville, Rocklin, Loomis and Folsom – make Granite Bay a highly desirable place to live.

Granite Bay residents have worked diligently to retain and further develop the rural residential village character of the community, and to protect the natural amenities that make the community so visually pleasing. “Open space” areas, nature preserves, and accommodation for riparian areas and other landscape features, are encouraged for any new development. Douglas Boulevard, the central route into Granite Bay, is noteworthy for a lushly landscaped median and the south side of the Boulevard is protected by a 300-foot open-space setback, which includes a pristine wetlands preserve near the center of the community.

Preferred Design Elements and Goals for the Douglas Corridor

I. Building Design Aesthetic Elements

The design vision for the Douglas Corridor is that of a Craftsman-style village – an aesthetic that relies on natural features, building design elements, lush landscaping and natural materials – intended to enhance the natural attributes of the area, and to foster a rural, and social, community environment. The goal is not strict Craftsman design; but the construction and/or refurbishment of buildings so as to incorporate the use of the Craftsman elements.



Such design elements include:

- a. Single-story buildings;
- b. Low-pitched rooflines with gabled or hipped roofs;
- c. Overhanging eaves;
- d. Attractive use of quality materials such as wood, brick and stone;
- e. Exposed rafters, beams, braces or decorative brackets under eaves;
- f. The clustering of windows into horizontal bands;
- g. A mix of natural materials throughout the structure;
- h. Enjoyment of the natural setting through porches, courtyards, trellises, and outdoor spaces;
- i. Tapered, square columns supporting the roof;
- j. Lush, natural-looking landscaping, walkways, and paths;
- k. External lighting should be directed downward and shielded from neighbors;
- l. Building colors that complement and blend with the surrounding natural landscape (i.e. “earth tones.”);
- m. Articulation of building fronts and rooflines; and,
- n. Signs should be low profile and be compatible with the Craftsman-style village.



II. Landscape Goals

- a. Proposed projects should demonstrate a respect for scale in terms of the ratio of building size (and parking area) to lot size. Projects should avoid being built to full width and depth of the subject lot to provide for lush landscaping buffers around buildings.
- b. Open space and/or extensive landscaping are integral to Granite Bay’s appeal – the use of courtyards, mini-park areas, and sensitivity to natural surroundings is strongly encouraged. Grading should be kept to a minimum and the natural contours of the land should be incorporated into the landscape design where possible.
- c. Landscaping themes should be reasonably consistent in the Corridor and should emphasize low maintenance, drought-tolerant, native and compatible plants. Existing native trees should be preserved, and the retention and use of granite boulders and natural water features is encouraged. Non-native trees, such as palm trees, eucalyptus trees, and cactus are discouraged.
- d. All development in the Corridor should provide for improved trails and/or meandering sidewalks, separated from the roadway.

The same design elements and landscape goals are applicable to projects along both Douglas Boulevard and Auburn-Folsom Road; although, commercial or office professional zoned lots in proximity to the intersection of Auburn-Folsom Road and Douglas Boulevard, extending southward to Eureka Rd. and eastwards to Pardee Court would be appropriate for a mixed residential/retail “village” design (again, incorporating Craftsman-style elements) that would contain business use on lower floors and residences on second floors.

For additional reference, please see the following guidelines:

1. The Granite Bay Community Plan (Appendix A “Community Design Standards/Guidelines”; and Circulation Element)
2. Placer County Design Guidelines (particularly, pg. 106: “Granite Bay Special District Guidelines”)
3. Placer County Landscape Design Guidelines
4. Placer County Rural Design Guidelines